

Action Plan

Grantee: Philadelphia, PA

Grant: B-08-MN-42-0002

LOCCS Authorized Amount:	\$ 16,832,873.00
Grant Award Amount:	\$ 16,832,873.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 8,304,209.48
Total Budget:	\$ 25,137,082.48

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Philadelphia is an Entitlement Community that is experiencing the nation-wide financial and mortgage crisis through an increase in foreclosed and abandoned houses. Philadelphia received a grant of \$16.8 million to (1) acquire and dispose of foreclosed properties, (2) rehabilitate foreclosed properties, and (3) to re-sell or reuse foreclosed properties as rental housing.

Distribution and Uses of Funds:

The City has targeted acquisition, rehabilitation and reuse on preforeclosure filing data organized by zip codes. Twelve zip codes (19124, 19131, 19134, 19135, 19138, 19140, 19141, 19142, 19143, 19145, 19149 and 19151) had more than 250 preforeclosure filing actions during 2007 and 2008. These zip codes account for 55% of all the preforeclosure filings for that period. Eight other zip codes (19111, 19120, 19132, 19136, 19144, 19146, 19148, 19150) had 150 to 249 filings accounting for 23% of the preforeclosure filings for the period. Together these 20 zip codes represent 78% of all preforeclosure actions from 2007 to the present.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	1a	Administration-RDA
		1b	Administration-OHCD
2017 Funding	2017 Funding	3.4a	Roberto Clemente Homes LH25
		3.4b	Roberto Clemente Homes LMMI
2e	Redevelopment	2-BI	Beaumont Accessible Homes
		2-ES	Evelyn Sanders Townhouses Phase 2
		2-IC	Ingersoll Commons
3b	Acquisition Rehab	3.1	RDA SF LMMI A/R/D REO
		3.2	RDA MF LH25 Venango
		3.3	RDA 4030 Haverford Ave
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 1 / Administration

Grantee Activity Number: 1a
Activity Title: Administration-RDA

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,607,593.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,607,593.57

Program Income Account:

rda - Program Income

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 1,607,593.57

Location Description:



Philadelphia Redevelopment Authority 1234 Market Street 16th Floor Philadelphia, PA 19107

Activity Description:

The RDA will carry out this activity under contract to OHCD



Grantee Activity Number: 1b
Activity Title: Administration-OHCD

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 325,693.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 325,693.30

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

OHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OHCD

Organization Type

Local Government

Proposed Budget

\$ 325,693.30

Location Description:

1234 Market Street
Philadelphia, PA 19107

Activity Description:

Management of NSP1 activity.



Project # / Title: 2017 Funding / 2017 Funding

Grantee Activity Number: 3.4a
Activity Title: Roberto Clemente Homes LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2017 Funding

Projected Start Date:

07/01/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

2017 Funding

Projected End Date:

05/31/2018

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 304,601.21**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 304,601.21**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	10
# of Housing Units	10
#Units exceeding Energy Star	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 304,601.21

Location Description:

The Roberto Clemente Homes, developed by Nueva Esperanza, will be located at 3921-61 N. 5th Street in North Philadelphia.

Activity Description:

The Roberto Clemente Homes, developed by Nueva Esperanza, will consist of rehabilitation and partial demolition of the former Roberto Clemente Middle School

The project will be divided into two separate condominium entities with 1) the residential portion consisting of 38 affordable rental units to be owned by Roberto Clemente Homes L.P., The current six-story one elevator building will be partially demolished into a three-story 59,071 square foot structure. The residential portion will have twenty-eight-(28) two-bedroom/1 bathroom units, and ten-(10) three-bedroom/ 1.5 bathrooms, a community room, property manager and service coordinator office, mailroom and storage space. All residential units will be 100% visitable and include six-(6) fully accessible units with two-(2) units set aside for individual sensory impairments

Activity will begin in late 2017.

Grantee Activity Number: 3.4b
Activity Title: Roberto Clemente Homes LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2017 Funding

Projected Start Date:

07/01/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

2017 Funding

Projected End Date:

05/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 852,883.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 852,883.39

Proposed Beneficiaries

Renter Households

Total

28

Low

Mod

28

Low/Mod%

100.00

of Households

28

28

100.00

Proposed Accomplishments

of Multifamily Units

Total

28

of Housing Units

28

#Units exceeding Energy Star

28

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 852,883.39



Location Description:

The Roberto Clemente Homes, developed by Nueva Esperanza, will be located at 3921-61 N. 5th Street in North Philadelphia.

Activity Description:

The Roberto Clemente Homes, developed by Nueva Esperanza, will consist of rehabilitation and partial demolition of the former Roberto Clemente Middle School

The project will be divided into two separate condominium entities with 1) the residential portion consisting of 38 affordable rental units to be owned by Roberto Clemente Homes L.P., The current six-story one elevator building will be partially demolished into a three-story 59,071 square foot structure. The residential portion will have twenty-eight-(28) two-bedroom/1 bathroom units, and ten-(10) three-bedroom/ 1.5 bathrooms, a community room, property manager and service coordinator office, mailroom and storage space. All residential units will be 100% visitable and include six-(6) fully accessible units with two-(2) units set aside for individual sensory impairments

Activity will begin in late 2017.

Project # / Title: 2e / Redevelopment
Grantee Activity Number:
2-BI
Activity Title:
Beaumont Accessible Homes
Activity Type:

Construction of new housing

Project Number:

2e

Projected Start Date:

01/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/15/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries
Total
Low
Mod
Low/Mod%


# Owner Households	2	2	100.00
# of Households	2	2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units exceeding Energy Star	2
#Low flow showerheads	2
#Low flow toilets	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Philadelphia Redevelopment Authority	State Agency	\$ 0.00

Location Description:

5015-5019 Beaumont Avenue in the Cedar Park

Activity Description:

New construction of two handicapped accessible homes on 3 vacant lots located on the 5000 block of Beaumont Avenue. Each new home will contain three bedrooms and two bathrooms, including a first floor accessible bedroom and bathroom.



Grantee Activity Number: 2-ES
Activity Title: Evelyn Sanders Townhouses Phase 2

Activity Type:

Construction of new housing

Project Number:

2e

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 800,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 800,000.00

Program Income Account:

rda - Program Income

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
31	31		100.00
31	31		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

Total

31

31

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 800,000.00



Location Description:

Legal addresses are as follows: New Construction of 31 rental units.
3029, 3045, 3063, 3040 North Percy Street (4 properties)
3061, 3060 North Hutchinson Street (2 properties)
909, 913 West Indiana Street (2 properties)

Activity Description:

New construction of 8 properties consisting of 31 units. 15 Two bedrooms, 10 Three Bedrooms and 6 Four Bedroom units



Grantee Activity Number: 2-IC
Activity Title: Ingersoll Commons

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2e

Projected Start Date:

03/01/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,616,903.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,616,903.73

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10			0.00
10			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

10

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 2,616,903.73

Location Description:



New construction of 10 affordable homeownership housing units for sale at 19th & Master Streets.

Activity Description:

Community Ventures will be the owner and developer of a project to develop 10 homeownership units in North Philadelphia.

Project # / Title: 3b / Acquisition Rehab

Grantee Activity Number: 3.1
Activity Title: RDA SF LMMI A/R/D REO

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3b

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

03/20/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 13,187,245.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 13,187,245.36

Program Income Account:

rda - Program Income

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
62			0.00
62			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

62

62

62



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Philadelphia Redevelopment Authority	State Agency	\$ 9,306,547.00

Location Description:

Citywide - 23 targeted zip codes

Activity Description:

The City proposes to use its NSP funding to acquire, rehabilitate and reuse as housing, properties which have been foreclosed upon. The Redevelopment Authority (RDA) may purchase, at a discount, properties from FHA or bank REO's or other foreclosed properties and make the properties available to redevelopers (either nonprofit or for-profit) to rehabilitate. The redeveloper will sell the properties to homebuyers or hold the properties as rental housing. Upon resale to a new homeowner, the City will recover as program income the sales proceeds, with the rehabilitation subsidy and related costs (soft costs, developers fee, etc.) remaining in the deal as a program cost or grant.

Grantee Activity Number: 3.2
Activity Title: RDA MF LH25 Venango

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3b

Projected Start Date:

03/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

03/20/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,442,161.92

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,442,161.92

Program Income Account:

rda - Program Income

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
53	53		100.00
53	53		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

53

53

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 5,442,161.92

Location Description:



Citywide

Activity Description:

53 efficiency apartments located at 2101 Venango Street.



Grantee Activity Number: 3.3
Activity Title: RDA 4030 Haverford Ave

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3b

Projected Start Date:

10/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Acquisition Rehab

Projected End Date:

10/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Philadelphia Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Philadelphia Redevelopment Authority

Organization Type

State Agency

Proposed Budget

\$ 0.00

Location Description:



Activity Description:

Action Plan Comments:

MARY ANNE Action Plan is acceptable. The information is consistent with the City's Substantial Amendment. Information in the DRGR reflects the requirements of the checklist.

MARY ANNE Changes consisted of correcting typos and the national objective for the Evelyn Sanders Townhouses activity.

MARY ANNE See comments under Activity #2.

Action Plan History

Version	Date
B-08-MN-42-0002 AP#1	09/15/2010
B-08-MN-42-0002 AP#2	09/16/2010
B-08-MN-42-0002 AP#3	12/20/2011
B-08-MN-42-0002 AP#4	01/10/2012
B-08-MN-42-0002 AP#5	12/07/2012
B-08-MN-42-0002 AP#6	04/04/2013
B-08-MN-42-0002 AP#7	07/28/2015
B-08-MN-42-0002 AP#8	08/26/2015
B-08-MN-42-0002 AP#9	09/29/2016
B-08-MN-42-0002 AP#10	07/07/2017

