

Action Plan

Grantee: Pittsburgh, PA

Grant: B-08-MN-42-0101

LOCCS Authorized Amount:	\$ 2,002,958.00
Grant Award Amount:	\$ 2,002,958.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,002,958.00

Funding Sources

Funding Source	Funding Type
US Department of Urban and Development	Other Federal Funds

Narratives

Areas of Greatest Need:

The City of Pittsburgh has a local foreclosure rate of 4.7% and a high abandonment risk. The City of Pittsburgh has the third largest foreclosure rate of Federal Entitlement Communities in the state. The State of Pennsylvania overall has a 3% foreclosure rate and a medium local abandonment risk. In the County, there is a 20.15% of sub prime mortgages between 2004 and 2006. The City of Pittsburgh will use the Home Mortgage Disclosure Act (HMDA), Unemployment Rate, Predicted 18 Month Foreclosure Rate and the USPS Residential Vacancy Rate sources of data to determine the areas of greatest need in the City from the HUD Foreclosure/Abandonment Risk scores.

Distribution and Uses of Funds:

The City of Pittsburgh proposes to use the Neighborhood Stabilization Program funds to help areas that have been effected by HMDA High Cost Loan Rates, Foreclosure Rates, and Residential Vacancy Rate that produces the greatest foreclosure abandonment risk scores. The areas with scores that are 8 and greater are the areas of greatest need. Below is a listing of activities for the NSP Program: Program Administration - \$200,295.80 - Funds used for the administration of the NSP Program. Demolition - \$1,000,000.00 - Demolition activities. Approximately 150 structures will be demolished. Rental Housing Development - \$650,000.00 - Funds will be used to support Low Income Housing Tax Credit (LIHTC) Development on vacant land in the Hill District Neighborhood (Dinwiddie Street Phase I and Dinwiddie Street Phase II) where at least a portion of the site meets the definition of foreclosed or abandoned properties. Approximately 46 housing units will be developed--\$579,028 of the \$650,000 will be used for construction activities for Dinwiddie Street-Phase I (23 units), and \$70,972 of the \$650,000 will be used for the acquisition of abandoned/foreclosed properties in the Dinwiddie Street-Phase II (23 units). For Sale Housing Development/Greening - \$152,662.20 - Funds will be used to support the re-development of for-sale housing units in the Garfield Neighborhood of the City of Pittsburgh on properties which have been assembled using the City's land reserve process. A total of approximately 50 housing units will be developed.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
5100-2210011-2009	Demolition	5100-2210011-2009	Demolition
5100-2267290-2009	Neighborhood Housing Initiative	5100-2267290-2009-1	Program Administration
		5100-2267290-2009-2	Rental Housing Development
		5100-2267290-2009-2A	Dinwiddle - Phase 1
		5100-2267290-2009-2B	Dinwiddle - Phase 2
		5100-2267290-2009-3	For Sale Housing Development/Greening
9999	Restricted Balance	<i>No activities in this project</i>	

Activities



Grantee Activity Number: 5100-2210011-2009
Activity Title: Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 5100-2210011-2009

Projected Start Date:
 03/01/2009

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:

Benefit Report Type:
 NA

Activity Status:
 Completed

Project Title:
 Demolition

Projected End Date:
 02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,000,000.00

Proposed Accomplishments

of Properties

Total

125

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pittsburgh

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pittsburgh

Organization Type

Unknown

Proposed

\$ 1,000,000.00

Location Description:

Demolition will take place in the areas with Foreclosure/Abandonment Risk score of 8 and greater. The census tracts and block groups are listed in Section E. Distribution and Uses of Funds.

Activity Description:

The City's Bureau of Building Inspection (BBI) will use \$1,000,000.00 of the NSP funds for demolition activities. Properties demolished using NSP funds will be located in areas designated as 8,9 and 10 by HUD data. The URA will work with BBI and other City staff to target the NSP funded demolitions to those areas which will facilitate future development.



Grantee Activity Number: 5100-2267290-2009-1
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

5100-2267290-2009

Projected Start Date:

03/01/2009

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:

Completed

Project Title:

Neighborhood Housing Initiative

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,295.80

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 200,295.80

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pittsburgh/Urban Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pittsburgh/Urban Redevelopment Authority

Organization Type

Unknown

Proposed

\$ 200,295.80

Location Description:

N/A

Activity Description:



Funds used to pay for the administration of the City's Neighborhood Stabilization Program (NSP) by the URA. These costs include salaries, fringe benefits and indirect costs associated with the NSP program



Grantee Activity Number: 5100-2267290-2009-2
Activity Title: Rental Housing Development

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 5100-2267290-2009

Project Title:
 Neighborhood Housing Initiative

Projected Start Date:
 03/01/2009

Projected End Date:
 02/28/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 0.00

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	107

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Pittsburgh/Urban Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Pittsburgh/Urban Redevelopment Authority	Unknown	\$ 0.00

Location Description:
 Rental Housing Development will be located in areas with foreclosure/abandonment risk scores of 8 and greater. The census tracts and block groups are listed in section E. Distribution and Uses of Funds

Activity Description:
 A minimum of 25% of the grant funds will be used to house people at 50% or below median income. NSP funds will be used to

support Low Income Housing Tax Credit (LIHTC) Development(s) where at least a portion of the site meets the definition of foreclosed or abandoned properties.



Grantee Activity Number: 5100-2267290-2009-2A
Activity Title: Dinwiddle - Phase 1

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

5100-2267290-2009

Projected Start Date:

03/01/2009

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:

Activity Status:

Completed

Project Title:

Neighborhood Housing Initiative

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 579,028.00
Other Funds Total: \$ 7,690,947.00
Total Funds Amount: \$ 8,269,975.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total
10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pittsburgh/Urban Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pittsburgh/Urban Redevelopment Authority

Organization Type

Unknown

Proposed

\$ 579,028.00

Funding Source Name

US Department of Urban and Development

Matching Funds

Yes

Funding Amount

\$ 7,690,947.00

Location Description:

Rental Housing development will be located in areas with foreclosure/abandonment risk score of 8 and greater. The census tracts and block groups listed in section E. Distribution and Uses of Funds.

Activity Description:

NSP Funds are used to support Low income housing tax credit developments where at least a portion of the site meets the



definition of foreclosed or abandoned properties.



Grantee Activity Number: 5100-2267290-2009-2B
Activity Title: Dinwiddie - Phase 2

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 5100-2267290-2009

Project Title:
 Neighborhood Housing Initiative

Projected Start Date:
 03/01/2009

Projected End Date:
 02/28/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 70,972.00

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 70,972.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	2

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 City of Pittsburgh/Urban Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Pittsburgh/Urban Redevelopment Authority	Unknown	\$ 70,972.00

Location Description:
 200 Ross Street

Activity Description:
 Funds used to support low income housing tax credit developments where at least a portion of the site meets the definition of foreclosed or abandoned properties.

Grantee Activity Number: 5100-2267290-2009-3
Activity Title: For Sale Housing Development/Greening

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 5100-2267290-2009
Projected Start Date:
 03/01/2009
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:

Activity Status:
 Completed
Project Title:
 Neighborhood Housing Initiative
Projected End Date:
 02/28/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 152,662.20
Other Funds Total: \$ 1,079,331.05
Total Funds Amount: \$ 1,231,993.25

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	50

Activity is being carried out by Grantee: No **Activity is being carried out through:**

Organization carrying out Activity:
 City of Pittsburgh/Urban Redevelopment Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Pittsburgh/Urban Redevelopment Authority	Unknown	\$ 152,662.20
Funding Source Name	Matching Funds	Funding Amount
US Department of Urban and Development	Yes	\$ 1,079,331.05



Location Description:

Activities will be used in the areas with HUD Forclosure/Abandonment Risk Score of 8 and greater. The census Tracts and block groups are listed in the Section E. Distribution and Uses of Funds.

Activity Description:

Funds to be used to support the re-development of for-sale housing units by community development corporations on properties which have been assembled using the City's land reserve process. All of the properties will meet the definition of foreclosed and/or abandoned, since they were all acquired by the City via the tax sale process. NSP funds will be used to support proposed developments, including: acquisition, pre-development, demolition, greening construction and/or rehabilitation.

Action Plan Comments:

Reviewer - On 6-1-9 Pamela Coll rejected the entries and required modification since entries were not complete and not in agreement with approved application.

Reviewer - On 6-8-9, Pamela Coll rejected the action plan and req'd revision of the ending date for each activity to ensure compliance with the 4 year exp. req. Also, the grantee incorrectly included a nat'l objective for admin. The plan was revised on the same date in the system and has now been determined acceptable.

Reviewer - 11-18-9 - For some reason plan req'd acceptance again in order for grantee to submit quarterly report.

Reviewer - Reviewer - 1-26-10 - Review was required to accept revision of the plan to account for two specific activities being funded as a part of the Rental Housing Development activity.

Reviewer - This revision resulted solely from assignment of an improper matrix code to Chicago Title which has been corrected.

Reviewer - Plan was not modified they were attempting to put in the contract end date which is now missing on the QPRs.

Action Plan History

Version	Date
B-08-MN-42-0101 AP#1	01/25/2011
B-08-MN-42-0101 AP#2	01/24/2013
B-08-MN-42-0101 AP#3	05/09/2011



B-08-MN-42-0101 AP#4	11/01/2012
B-08-MN-42-0101 AP#5	01/03/2012
B-08-MN-42-0101 AP#6	02/03/2014
B-08-MN-42-0101 AP#7	02/13/2012

