

# Action Plan

**Grantee:** Philadelphia, PA

**Grant:** B-09-LN-PA-0013

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<b>LOCCS Authorized Amount:</b>	\$ 43,937,371.08
<b>Grant Award Amount:</b>	\$ 43,937,371.08
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 13,119,162.40
<b>Total Budget:</b>	\$ 57,056,533.48

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Executive Summary:

The plan requests funding from the Department of Housing and Urban Development for funding for four coordinated approaches to market transformation, all set within the context of a broader array of planned activities. These approaches will be used in neighborhood(s) that are most appropriate; in some cases, more than one tool will be used. The four NSP2 activities that will stabilize neighborhoods by addressing foreclosure and vacancy, are: (1) Homebuyer Incentives, (2) Purchase and Renovation, (3) Gap-Financing for Market Catalyzing Anchor developments, and (4) Demolition.

The City of Philadelphia is confident that the resources can be deployed quickly and can be used to catalyze development and improve the quality of life in these targeted neighborhoods- while creating the momentum to move the revitalization of Philadelphia forward.

### Target Geography:

Conservation Areas

Census Tracts: 55, 60, 98, 114, 115, 118, 119, 156, 162, 163, 180, 191, 247, 248, 249, 250, 259, 260, 262, 263.01, 263.02, 264, 265, 266, 267, 268, 274, 275, 277, 279, 280, 282, 283, 284, 286, 300, 302, 303, 305, 311, 314, 315, 320, 326, 330.

Redevelopment Areas

Point Breeze Census Tracts: 21, 21, 31, 32.

Mantua Census Tracts: 108, 109.

Wayne Junction/Nicetown Census Tracts: 204, 205, 244.

### Program Approach:

The City will focus the activities under NSP2 in two kinds of areas, as defined by census tracts: (1) Conservation Areas, which are areas of high foreclosure, with low vacancy, and (2) Redevelopment Areas, which are areas with higher vacancy, but which offer the potential to build housing markets and stabilize neighborhoods.



## Consortium Members:

Redevelopment Authority  
Philadelphia Department of License and Inspections  
Private Developers

## How to Get Additional Information:

Communications Department  
Office of Housing and Community Development  
1234 Market Street 17th Floor  
Philadelphia, PA 19107  
215-686-9723

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
A	Financing Mechanisms	<i>No activities in this project</i>	
Administration	Administration	1	RDA Administration
		1.2	OHCD Administration
		1.3	L & I Administration
B	Acquisition/Rehab	2.1	RDA SF LMMI WPRE (Rehab)
		2.2	RDA MF LH25 Shelton Court (Rehab)
		2.3	RDA MF LH25 Patriot House
		2.4	RDA MF LH25 Mt. Vernon Manor
		2.5a	RDA MF LH25 Haverford
		2.5b	RDA MF LMMI Haverford
		3	RDA SF LMMI Acq/Rehab/Resale REO
		4	L & I LMMI Demolition
D	Demolition		
E	Redevelopment	5	RDA SF LMMI WPRE (New)
		5.2	RDA SF LMMI CV 17th & Federal (New)
		5.3.a	RDA MF LH25 Nicetown II (New)
		5.3.b.	RDA MF LMMI Nicetown II (New)
		5.4	RDA SF LMMI Innova (New)
		5.5	RDA SF LMMI CV Scattered Site (New)
		5.6	RDA SF LMMI Cashel (New)
		5.7	RDA SF LMMI Northstar (New)
		5.8	RDA SF LMMI Latona Green



## Activities

**Project # / Title:** Administration / Administration

**Grantee Activity Number:** 1  
**Activity Title:** RDA Administration

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

03/01/2010

**Project Draw Block by HUD:**

Blocked by Vincent C Coles Sr

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

EXEMPT

**Total Budget:** \$ 4,389,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,389,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 3,639,000.00

**Location Description:**



N/A

**Activity Description:**

Administrative costs for managing the grant.

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**Grantee Activity Number:** 1.2  
**Activity Title:** OHCD Administration

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

03/20/2009

**Project Draw Block by HUD:**

Blocked by Vincent C Coles Sr

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Total Budget:** \$ 555,253.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 555,253.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 555,253.00

**Location Description:**

OHCD Office 1234 Market Street

**Activity Description:**

General administration of NSP Grants for the City of Philadelphia, PA.



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**Grantee Activity Number:** 1.3  
**Activity Title:** L & I Administration

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

03/20/2009

**Project Draw Block by HUD:**

Blocked by Vincent C Coles Sr

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

EXEMPT

**Total Budget:** \$ 400,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 400,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Department of License and Inspections

Redevelopment Authority

**Organization Type**

Local Government

State Agency

**Proposed Budget**

\$ 296,323.19

\$ 0.00

**Location Description:**

1401 JF Kennedy Blvd.

**Activity Description:**

Adminstration of demolistion for NSP2 project.



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**Project # / Title: B / Acquisition/Rehab**

**Grantee Activity Number:** 2.1  
**Activity Title:** RDA SF LMMI WPRE (Rehab)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

03/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:****Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

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

COMPLETED

**Total Budget:** \$ 416,250.00**Most Impacted and  
Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 416,250.00**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	18		18	100.00
# of Households	18		18	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	18
# of Housing Units	18
#Units & other green	18



**Activity is being carried out by Grantee:**

No

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

Redevelopment Authority

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

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 416,250.00

**Location Description:**

Census tract: 108.

**Activity Description:**

WPRE is a 40-unit, scattered site rental rehab and new construction development located in the Mantua neighborhood. \$925,000 in NSP2 funds have been committed. Leveraged funds include \$6.3 million in Low Income Housing Tax Credit equity, \$1.3 million in permanent financing, and \$389,000 in reinvested developer fee. The development will be LEED-certified and serve households at or below 60% AMI. 18 units are rehab and 22 are new construction rental units.

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**Grantee Activity Number:** 2.2  
**Activity Title:** RDA MF LH25 Shelton Court (Rehab)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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

**Total Budget:**

\$ 4,694,465.00

**Most Impacted and Distressed Budget:**

\$ 0.00

**Other Funds:**

\$ 0.00

**Total Funds:**

\$ 4,694,465.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

20

20

100.00

# of Households

20

20

100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

20

# of Housing Units

20

# ELI Households (0-30% AMI)

20

#Units exceeding Energy Star

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 4,694,465.00



**Location Description:**

Census Tract 268.

**Activity Description:**

Shelton Court will consist of the rehabilitation of 20 units apartments: 12 two-bedroom and 8 three-bedroom located in a four-story building. Two units will made wheelchair-accessible and 100% of the units will bemade Visitable. The project will be built to exceed Energy Star standards and where feasible incorporate sustainable, green building features.

The target population is homeless families earning less than 50% AMI where the female head of household suffers from chronic substance abuse and co-occurring disorders, many of which are veterans and victims of domestic violence. Supportive services and counseling will be provided to all residents on-site.

Development costs are \$6.96 million. Project sources include \$4.5 million from NSP2, \$1.8 million in equity generated from 4% LIHTC bond financing, \$496,000 in reinvested developer's fee and \$360,000 in permanent financing.

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**Grantee Activity Number:** 2.3  
**Activity Title:** RDA MF LH25 Patriot House

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

06/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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

**Total Budget:** \$ 1,891,300.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,891,300.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
15	15		100.00
15	15		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

15

# of Housing Units

15

# ELI Households (0-30% AMI)

#Units exceeding Energy Star

15

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 1,891,300.00



**Location Description:**

Census Tract 22.

**Activity Description:**

Patriot House is a rehab of an existing building of 15 units located in the Point Breeze neighborhood, built to exceed Energy Star standards. The development will serve homeless veterans with mental health and co-occurring substance abuse disorders and supportive services will be provided. \$1.8 million will be provided NSP2 funds. Leveraged funds include \$600,000 in HUD Supportive Housing funds, \$250,000 from FHLB of New York. The project sponsor is CATCH, Inc., a non-profit service provider.

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**Grantee Activity Number:** 2.4  
**Activity Title:** RDA MF LH25 Mt. Vernon Manor

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

02/01/2012

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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

**Total Budget:** \$ 3,800,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,800,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
75	75		100.00
75	75		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

75

# of Housing Units

75

# ELI Households (0-30% AMI)

#Units exceeding Energy Star

75

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 3,800,000.00



**Location Description:**

Census Tract 109

**Activity Description:**

Originally constructed and occupied in 1980 as a FHA 236 development, Mt. Vernon Manor is a multifamily development that consists of fourteen (14) one-bedroom, ninety six (96) two-bedroom, and fourteen (14) three-bedroom units, totaling 126 units in Mantua. The development is in need of significant capital repairs. NSP2 funds will be used to rehabilitate 75 units of the 126 units (Phase 1). The development shall meet Energy Star® Standards. Phase 1 will serve households at or below 50% AMI; the development meets the HUD definition as foreclosed as it is delinquent in its mortgage payments. Leveraged funds include equity generated from the Low Income Housing Tax Credit program.

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**Grantee Activity Number:** 2.5a  
**Activity Title:** RDA MF LH25 Haverford

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

07/01/2012

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Planned

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

03/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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

**Total Budget:** \$ 564,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 564,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Units exceeding Energy Star

#Energy Star Replacement Windows

**Total**

3

3

3

3

**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**

\$ 564,000.00





**Location Description:**

3909 Haverford Avenue

**Activity Description:**

People's Emergency Center CDC will acquire, rehabilitate a vacant and blighted multi-family structure for rent to low-income and moderate-income households, located at 3909 Haverford Avenue in Mantua. The building will exceed Energy Star standards. Number of units totals six. Fifty percent of the units will be leased to 50% AMI, meeting the 25% Set Aside.

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**Grantee Activity Number:** 2.5b  
**Activity Title:** RDA MF LMMI Haverford

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

07/01/2012

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Planned

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

03/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Total Budget:** \$ 564,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 564,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
3		3	100.00
3		3	100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Units exceeding Energy Star

#Energy Star Replacement Windows

**Total**

3

3

3

3

**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**

\$ 564,000.00



**Location Description:**

3909 Haverford Avenue

**Activity Description:**

People's Emergency Center CDC will acquire, rehabilitate a vacant and blighted multi-family structure for rent to low-income and moderate-income households, located at 3909 Haverford Avenue in Mantua. The building will exceed Energy Star standards. Number of units totals six. Fifty percent of the units will be leased to 50% AMI, meeting the 25% Set Aside.

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**Grantee Activity Number:** 3  
**Activity Title:** RDA SF LMMI Acq/Rehab/Resale REO

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

03/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Total Budget:** \$ 15,289,855.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 15,289,855.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	40		40	100.00
# of Households	40		40	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	40
# of Housing Units	40
#Units & other green	40

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

Responsible Organization	Organization Type	Proposed Budget
Redevelopment Authority	State Agency	\$ 6,875,000.00



**Location Description:**

NSP2 Eligible Census Tracts.

**Activity Description:**

The RDA provides acquisition and construction financing to 25 qualified developers to acquire vacant, foreclosed properties, rehabilitate them and sell to low-, moderate- and middle-income households. The RDA works in partnership with the National Community Stabilization, Fannie Mae, HUD, and other lenders to identify eligible properties suitable for NSP2.

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**Project # / Title: D / Demolition**

**Grantee Activity Number:** 4  
**Activity Title:** L & I LMMI Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

D

**Projected Start Date:**

03/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:****Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

02/28/2013

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

Area Benefit (Census)

**Total Budget:** \$ 4,000,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,000,000.00

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
41746	23961	7565	75.52

**Proposed Accomplishments**

# of Singlefamily Units

Total
199



# of Housing Units	199
# of buildings (non-residential)	1
# of Properties	200

LMI%:	75.52
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**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Department of License and Inspections

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

Responsible Organization	Organization Type	Proposed Budget
Department of License and Inspections	Local Government	\$ 4,000,000.00
Redevelopment Authority	State Agency	\$ 0.00

**Location Description:**

Census Tracts: 108, 109, 204, 205, 244, 280, 20, 21, 22, 30, 31 and 32.

**Activity Description:**

The City has executed a Memorandum of Understanding with the Department of Licenses and Inspections to perform targeted demolition of imminently dangerous structures in eligible census tracts in the neighborhoods of Point Breeze, Nicetown and Mantua. The City estimates demolishing approximately 200 imminently dangerous structures.

**Project # / Title: E / Redevelopment**

**Grantee Activity Number:**

5

**Activity Title:**

RDA SF LMMI WPRE (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

E

**Project Title:**

Redevelopment

**Projected Start Date:**

03/01/2010

**Projected End Date:**

02/28/2013

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

**Activity Draw Block Date by HUD:**



**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 508,750.00**National Objective:**

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

**Most Impacted and Distressed Budget:** \$ 0.00**Environmental Assessment:**

COMPLETED

**Other Funds:** \$ 0.00**Total Funds:** \$ 508,750.00**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
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22		22	100.00
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# of Households

22		22	100.00
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

22

# of Housing Units

22

#Units exceeding Energy Star

22

**Activity is being carried out by Grantee:**

No

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

Redevelopment Authority

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

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 12,000,000.00

**Location Description:**

Census tract 108.

**Activity Description:**

WPRE is a 40-unit, scattered site rental rehab and new construction development located in the Mantua neighborhood. \$925,000 in NSP2 funds have been committed. Leveraged funds include \$6.3 million in Low Income Housing Tax Credit equity, \$1.3 million in permanent financing and \$389,000 in reinvested developer fee. The development will be LEED certified and serve households at or below 60% AMI. 18 units are rehab; 22 units are new construction.



**Grantee Activity Number:** 5.2  
**Activity Title:** RDA SF LMMI CV 17th & Federal (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

04/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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)

**Total Budget:** \$ 3,794,755.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,794,755.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
11			0.00
11			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

11

# of Housing Units

11

#Units exceeding Energy Star

11

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 3,774,555.00





**Location Description:**

Census Tract 22.

**Activity Description:**

Community Ventures (CV) will develop 11 new construction single family units at 17th and Federal Streets in Point Breeze. All units will exceed the Energy Star for New Homes standard and have been designed to maximize passive and cooling techniques. All appliances, lighting, and HVAC systems will be Energy Star labeled. Eight units will be targeted to households at or below 80% AMI and three units will be affordable to households at or below 120% AMI. Two units will be accessible and one unit will be outfitted for a vision/hearing impaired household.

---

**Grantee Activity Number:** 5.3.a  
**Activity Title:** RDA MF LH25 Nicetown II (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

06/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/28/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Total Budget:**

\$ 5,512,301.00

**Most Impacted and Distressed Budget:**

\$ 0.00

**Other Funds:**

\$ 0.00

**Total Funds:**

\$ 5,512,301.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**

50

**Low**

25

**Mod**

25

**Low/Mod%**

100.00

# of Households

50

25

25

100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

50

# of Housing Units

50

# ELI Households (0-30% AMI)

50

#Units exceeding Energy Star

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 5,512,301.00



**Location Description:**

Census tract 205.

**Activity Description:**

Nicetown Court II is a 50-unit new construction rental housing development, located in adjacent to the Wayne Junction SEPTA Regional Rail Station in the Nicetown neighborhood. This transit-oriented development will be funded with \$5.5 million from NSP2 from the City of Philadelphia, \$1.5 million in NSP2 from The Community Builders, and \$9.6 million in Low Income Housing Tax Credit equity. Twenty-five units will be rented to households at or below 50% AMI.

---

**Grantee Activity Number:** 5.3.b.  
**Activity Title:** RDA MF LMMI Nicetown II (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

06/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/28/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

EXEMPT

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

0.0

**Proposed Accomplishments**

#Units exceeding Energy Star

**Total**

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 0.00

**Location Description:**



**Activity Description:**

---



**Grantee Activity Number:** 5.4  
**Activity Title:** RDA SF LMMI Innova (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

08/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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)

**Total Budget:** \$ 2,077,651.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,077,651.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
10		6	60.00
10		6	60.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Units exceeding Energy Star

**Total**

10

10

10

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 2,378,922.00

**Location Description:**

Census tract 21 and 31.

**Activity Description:**

Innova will develop 10 scattered-site, affordable, LEED-compliant, Energy-star certified, new construction single family homes in Point Breeze. One unit will be wheel-chair accessible. Six homes will be targeted to households at or below 80% AMI and four units will be targeted at or below 120%.

---

**Grantee Activity Number:** 5.5  
**Activity Title:** RDA SF LMMI CV Scattered Site (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

06/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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)

**Total Budget:** \$ 2,954,464.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,954,464.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
8		4	50.00
8		4	50.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Units exceeding Energy Star

**Total**

8

8

8

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 1,896,650.00





**Location Description:**

Census tract 22, 30 and 31.

**Activity Description:**

Community Ventures (CV) will develop 8 scattered-site, new construction units for homeownership in Point Breeze. The new homes will exceed Energy Star standards; disposed materials will be recycled and tree plantings are proposed where permissible. Four units will be targeted to households at or below 80% AMI and four units at or below 120%.

---

**Grantee Activity Number:** 5.6  
**Activity Title:** RDA SF LMMI Cashel (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

07/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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)

**Total Budget:** \$ 1,401,203.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,401,203.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
5			0.00
5			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Units exceeding Energy Star

**Total**

5

5

5

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 1,225,000.00

**Location Description:**

Census tract 20.

**Activity Description:**

Cashel is a 5-unit new construction homeownership project in Point Breeze, which will serve households at or below 120% AMI. Homes will be built exceed Energy Star for New Homes.

---

**Grantee Activity Number:** 5.7  
**Activity Title:** RDA SF LMMI Northstar (New)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

06/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

02/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Total Budget:** \$ 2,367,637.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,367,637.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
7			0.00
7			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

#Units exceeding Energy Star

7

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Redevelopment Authority

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

**Responsible Organization**

Redevelopment Authority

**Organization Type**

State Agency

**Proposed Budget**

\$ 1,999,999.00



**Location Description:**

Census tract 31.

**Activity Description:**

Northstar is a seven unit scattered site new construction infill homeownership project in Point Breeze. Units will be built to exceed Energy Star for New Homes standard and serve households at or below 120% AMI.

---



**Grantee Activity Number:** 5.8  
**Activity Title:** RDA SF LMMI Latona Green

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

01/01/2014

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

06/30/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low Moderate Middle Jobs

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Total Budget:** \$ 1,868,400.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,868,400.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
10			0.00
10			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

10

# of Housing Units

10

#Units exceeding Energy Star

10

# of Properties

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**

\$ 1,868,400.00



**Location Description:**

Developent 10 affordable homeownership housing units in the Point Breeze Neighborhood of South Philadelphia.

**Activity Description:**

The Latona Green Project is a new construction project to develop 10 affordable homeownership housing units in Point Breeze Neighborhood

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**Action Plan Comments:****Action Plan History**

Version	Date
B-09-LN-PA-0013 AP#1	06/20/2011
B-09-LN-PA-0013 AP#2	12/20/2011
B-09-LN-PA-0013 AP#3	05/08/2012
B-09-LN-PA-0013 AP#4	08/08/2012
B-09-LN-PA-0013 AP#5	08/29/2012
B-09-LN-PA-0013 AP#6	02/28/2013
B-09-LN-PA-0013 AP#7	03/20/2013
B-09-LN-PA-0013 AP#8	04/04/2013
B-09-LN-PA-0013 AP#9	06/13/2013
B-09-LN-PA-0013 AP#10	08/07/2013
B-09-LN-PA-0013 AP#11	10/29/2013



B-09-LN-PA-0013 AP#12	12/20/2013
B-09-LN-PA-0013 AP#13	02/25/2014
B-09-LN-PA-0013 AP#14	06/18/2014
B-09-LN-PA-0013 AP#15	07/01/2014
B-09-LN-PA-0013 AP#16	05/04/2015
B-09-LN-PA-0013 AP#17	10/07/2015
B-09-LN-PA-0013 AP#18	06/16/2017

