

Grantee: Allentown, PA

Grant: B-08-MN-42-0001

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-08-MN-42-0001	Obligation Date:	Award Date:
Grantee Name: Allentown, PA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,113,456.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,113,456.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$2,113,456.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Areas of Greatest Needs The City of Allentown has determined that it will use the HUD Risk Score, Income Eligibility Status and Vacancy of units as the data used to define its areas of greatest needs. More explanation and maps of this data are available on the City's website found at www.Allentownpa.gov. Analysis of data showed areas of greatest need to include Census Tracts 8,9,10, 11 and 18 as areas of greatest need. The City of Allentown designated the Old Allentown Historic District, located predominantly in Census Tract 18, as the priority neighborhood for use of NSP funds.

Distribution and and Uses of Funds:

As required by the HERA regulations, the City of Allentown will target its NSP funds to the areas of greatest need, including those with the greatest percentage of home foreclosures and those identified as likely to face a significant rise in the rate of home foreclosures. Although much of the City falls into the highest percentage area, the City will target its funds to the Census Tracts 8, 9, 10, 11 and 18, in order to make the most impact on the targeted neighborhood.

Definitions and Descriptions:

- 1. Blighted Structure** The City of Allentown and the Redevelopment Authority of the City of Allentown utilize the states definition of "blighted property" as found in Pennsylvania's Urban Redevelopment Law found at 35 P.S. § 1712.1 (c). For the purposes of the NSP grant, this definition shall apply.
- 2. Affordable Rents** The City of Allentown defines rents as affordable when a household pays no more than 30 percent of its gross income for rent, including utilities or the applicable fair market rent for the area less any utility costs paid by the tenants, whichever is lower.
- 3. Continued Affordability** HUD's NSP program requires grantees to ensure, to the extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties under this section remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income. All homebuyer units assisted must include provisions for meeting the following requirements designed to ensure their long-term affordability restrictions meeting at least the following requirements. Continued affordability will be ensured by the recording of mortgages and deed restrictions. Proceeds from the resale where the subsidy recapture provision is used will be reinvested in eligible NSP activities within the first five program years. After the five year period is over, all NSP proceeds must be returned to the Federal Treasury in accordance with the federal NSP regulations.
HOMEBUYER
SUBSIDY AMOUNT, MINIMUM AFFORDABILITY PERIOD, MINIMUM RESTRICTIONS
<\$15,000
5 Years
Subsidy recapture, 20% forgiveness/year
\$15,000-\$40,000
10 Years
Subsidy recapture, 10% forgiveness/year
>\$40,000
15 Years
Subsidy recapture, 6.66% forgiveness/year
- 4. Housing Rehabilitation Standards** The City of Allentown's Rehabilitation Standards are contained within the City



of Allentown's Property Rehabilitation and Maintenance Code, most recently updated and approved by Allentown City Council in May, 2008. These standards can be found on the City's website, www.allentownpa.gov under the codified ordinances section of the government dropdown.

5. Abandoned Property According to the HERA, a home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days and the property has been vacant for at least 90 days
6. Foreclosed Property According to the HERA, a property "has been foreclosed upon" at the point that, under state or local law, the mortgage or tax foreclosures is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

Low Income Targeting:

The City of Allentown will make available at least 25 percent (\$528,364) of its total NSP award of \$2,113,456 for housing for individuals and families whose incomes do not exceed 50 percent of the Area Median Income. It is anticipated that these funds will be used for homeownership units. Homes acquired, rehabilitated and resold to households within this income group will be counted as satisfying this requirement.

Acquisition and Relocation:

No relocation is planned since all properties acquired will be vacant. The City of Allentown may acquire properties which were originally built as single family dwellings but later converted to multi-unit buildings, and ultimately convert them back to single family affordable homeownership dwellings.

- It is anticipated that 20 units may be lost
- The City of Allentown intends to mitigate this loss by making nine owner occupied houses (units) available to low, moderate and middle income households, whose income does not to exceed 120 percent of AMI.
- In addition, the City of Allentown anticipates making four owner-occupied houses (units) available to low income households whose incomes do not exceed 50 percent of AMI.

Public Comment:

The City of Allentown's Neighborhood Stabilization Plan was posted on the City's Website on November 11, 2008. A display advertisement was printed in the local section of The Morning Call newspaper on November 12, 2008 (see attached ad). Public hearings were held to receive comments on the plan on Wednesday, November 19, 2008 at 10:00 A.M. and 4:00 P.M. No one attended the hearings. One person requested a copy of the plan be sent and the City of Allentown received no comments on the plan.

The plan was submitted to HUD on December 1, 2008.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,113,456.00
Total Budget	\$0.00	\$2,113,456.00
Total Obligated	\$0.00	\$2,113,456.00
Total Funds Drawdown	\$0.00	\$2,113,456.00
Program Funds Drawdown	\$0.00	\$2,113,453.00
Program Income Drawdown	\$0.00	\$3.00
Program Income Received	\$0.00	\$3.00
Total Funds Expended	\$0.00	\$2,113,459.00
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Allentown1	\$ 0.00	\$ 111,346.00
City of Allentown2	\$ 0.00	\$ 200,682.88
Redevelopment Authority of the City of Allentown	\$ 0.00	\$ 1,801,430.12



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$211,324,465.44	\$.00	\$.00
Limit on Public Services	\$317,018.40	\$.00	\$.00
Limit on Admin/Planning	\$211,345.60	\$211,346.00	\$.00
Limit on Admin	\$.00	\$211,346.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$528,364.00		\$657,960.27

Overall Progress Narrative:

Contractor has been selected and utilities and sewer lines are being managed..

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP Acquisition	\$0.00	\$1,183,207.87	\$1,183,207.87
2, Rehabilitation-LH	\$0.00	\$379,060.25	\$379,057.25
3, Administration	\$0.00	\$211,346.00	\$211,346.00
4, Demolition	\$0.00	\$139,159.00	\$139,159.00
B-6, Activity E	\$0.00	\$200,682.88	\$200,682.88

