Grantee: State of Pennsylvania

Grant: B-11-DN-42-0001

April 1, 2013 thru June 30, 2013 Performance Report

Grant Number:
B-11-DN-42-0001

Obligation Date:

Award Date:

Grantee Name:
State of Pennsylvania

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Amount:
$5,000,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
$50,000.00

Total Budget:
$5,050,000.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The purpose of the NSP 3 funds is to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned.
The areas where the funds are being distributed are indicative of the demographics for the Commonwealth. In 2008, the number of Act 91 Notices served on all owner occupied units represented .8% of the total number of housing units. In 2010, the number rose to 1.2% of all occupied housing units receiving an Act 91 Notice. In Pennsylvania, the Act 91 Notice is the official notice that the mortgage on a home is in default, and the lender intends to foreclose.
Each grantee is encouraged to carry out the NSP 3 activities in the context of a comprehensive plan to make its neighborhoods not only more stable, but also sustainable, competitive, and integrated into the overall community fabric including access to transit, affordable housing, employers and services. Such application proposals will be given priority in the selection process. Applicants are encouraged to review the Commonwealth&rsquos Keystone Principles for Investment and the housing priorities for Targeting, Leverage and Impact contained in the Commonwealth&rsquos Consolidated Plan
Any applicant for NSP 3 funds must have within its geographic jurisdiction a Census block group with a HUD risk score of eleven (11) or higher. All applicants must show that their jurisdictions meet the &ldquoQualified Need Area&rdquo assessment, which constitutes the threshold of eligibility for NSP 3 funds.
NSP 3 funding is available to any unit of local government in the Commonwealth meeting the definition of a Qualified Need Area that also currently received an annual allocation of CDBG funding either through the State&rsquos act 179 distribution formula or that qualifies as a direct federal entitlement jurisdiction under the CDBG program. In addition, nonprofits, housing authorities or redevelopment authorizes in Qualified Need Areas may also apply for these funds.
Eligible entities must submit evidence that they have in place at the time of application the following plans and certifications:
· Fair Housing Plan
· Section 3 Plan
· Minority Business Enterprise/Women Business Enterprise (MBE/WBE) Plan
· Certification of Consistency with either:
- Local Consolidated Plan (for Federal CDBG entitlement areas)
- Local 3-Year Community Development Plan (for all other areas)
· Identify a Responsible Entity for conducting the Environmental Review
1. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
2. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properti

Summary of Distribution and Uses of NSP Funds:

es.
3. Establish land banks for homes that have been foreclosed upon.
4. Demolish blighted structures.
5. Redevelop demolished or vacant properties.

How Fund Use Addresses Market Conditions:

The areas where the funds are being distributed are indicative of the demographics for the Commonwealth. In 2008, the number of Act 91 Notices served on all owner occupied units represented .8% of the total number of housing units. In 2010, the number rose to 1.2% of all occupied housing units receiving an Act 91 Notice. In Pennsylvania, the Act 91 Notice is the official notice that the mortgage on a home is in default, and the lender intends to foreclose.
In addition, the non-prime fixed/ARM loans that were delinquent (90 days+ or in foreclosure) have risen from 9/7% / 17.3% at the beginning of 2008. In December of 2010, this figure has risen to 26.7% / 36% of all loans. These statistics show that the Commonwealth continues to see significant needs and housing problems due to foreclosures and sub-prime lending. The NSP 3 funds will be used to promote neighborhood stabilizations where foreclosures, sub-prime lending and housing vacancies are negatively impacting the housing market

Ensuring Continued Affordability:

HUD requires that states ensure, to the maximum extent practicable and for the longest feasible term, the continued affordability of housing units assisted with NSP 3 funds, including homes sold, rented, rehabilitated/improved or redeveloped. These housing units must remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income (AMI).
PHFA will require that all grantees adhere to the HOME Program affordability requirements and standards. Any rental units assisted or developed with NSP 3 funds fulfilling the requirements to create housing for households with incomes no greater than 50 percent AMI must remain available to households within that income limit for the duration of HOME Program affordability period.
Current HUD regulations state that all rental income above that needed for operations, maintenance and reserves is considered program income and must be returned to HUD. This provision does not provide for a sliding scale or shared return of those funds. Therefore, applicants are encouraged to consider the long term feasibility of rental housing using these funds.

Rent, occupancy, and affordability requirements for homebuyer and rental units will be enforced with covenants, mortgages, or deed restrictions on the property.

Definition of Blighted Structure:

1. The definition of &ldquoblighted structure&rdquo is outlined in two state laws, the Eminent Domain Law and Urban Redevelopment Law. Given that NSP 3 funds essentially cannot be used for Eminent Domain, Pennsylvania&rsquos Urban Redevelopment Law defines &ldquoblighted property&rdquo and can be found at 35 P.S. §1712.1 (c). Per that definition, blighted property shall include:
a. Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with local house, building, plumbing, fire and related codes.
b. Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
c. Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality has been designated by the department responsible for enforcement of the code as unfit for human habitation.
d. Any structure which is a fire hazard, or otherwise dangerous to the safety of person or property.
e. Any structure which is a fire hazard, or otherwise dangerous to the safety of person or property.
f. Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
g. Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of the act (P.L. 991, 1945), and those in the future having a two year tax delinquency.
h. Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of receipt of notice to rehabilitate from the appropriate code enforcement agency.

Definition of Affordable Rents:

1. NSP 3 assisted units will carry rent and occupancy restrictions Requirements. The rents will be set in order that individuals pay no more than 30 percent of their gross income for rent, including utilities or applicable fair market rents for the area less any utility costs paid by the tenants, whichever is lower.

Housing Rehabilitation/New Construction Standards:

1. The Uniform Construction Code (UCC) was adopted on April 9, 2004 for the state of Pennsylvania and is applicable to the construction, alteration, repair, movement, equipment, removal, demolition, maintenance, occupancy or change of occupancy of every building or structure which occurs on or after April 9, 2004.
DCED&rsquos Housing Rehabilitation Guide explains the applicability of the UCC, as well as local code requirements. Where no codes are in place, the housing rehabilitation standards in the guidebook will be the minimum acceptable housing rehabilitation standards. The guidebook can be found at DCED&rsquos website:

Vicinity Hiring:

All applicants awarded NSP 3 funds will be required to adopt a Section 3 Plan and include all applicable language for the Section 3 preference to hire local residents or to contract with local businesses where applicable

Procedures for Preferences for Affordable Rental Dev.:

The NSP 3 Program applicants will be awarded points for projects that serve individuals and households whose income is at or below 50% Area Median Income (AMI). As with the first allocation of NSP, most of the units that will be occupied by individuals or families at or below 50% AMI will be in rental units.

Grantee Contact Information:

Donna Enrico, Chief
Center for Community Financing
400 North Street
Harrisburg, PA 17120
(717) 720-7343
denrico@state.pa.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$5,000,000.00
Total Budget	$11,900.00	$5,000,000.00
Total Obligated	$11,900.00	$5,000,000.00
Total Funds Drawdown	$897,872.69	$2,965,538.61
Program Funds Drawdown	$897,872.69	$2,965,538.61
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$426,220.50	$3,256,072.25
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$750,000.00	$0.00
Limit on Admin/Planning	$500,000.00	$94,455.14
Limit on State Admin	$0.00	$94,455.14

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$500,000.00	$363,369.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$1,250,000.00	$1,543,786.80

Overall Progress Narrative:

Progress Narrative can be located in the current QPR under each activity that took place during this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
BEN-001 Bensalem Township, BEN-001 Construction of New	$337,499.95	$1,350,000.00	$1,350,000.00
Commonwealth of PA State Administration, Commonwealth of PA	$0.00	$200,000.00	$652.38
HAZ-001 Residential Rehab LH25%, HAZ-001 Residential Rehab	$44,675.78	$125,000.00	$103,187.82
HAZ-001 Residential Rehab LMMI, HAZ-001 Residential Rehab	$41,185.00	$343,750.00	$137,005.70
HAZ-002 Administration, HAZ-002 Adminisration	$0.00	$31,250.00	$27,522.00
MONR-0001 Monroe County, MONR-001 Monroe County	$0.00	$299,223.10	$299,223.10
MONR-001 Monroe County, MONR-001 Monroe County	$0.00	$99,741.05	$91,712.15
MONR-002 Monroe County, MONR-002 Monroe County Direct	$0.00	$98,544.85	$8,028.90
MONR-003 Monroe County Administration, MONR-003 -	$0.00	$33,094.00	$8,849.32
PIT-001 Sheraden LH25%, PIT-001 Residential Rehab Sheraden	$12,252.46	$100,000.00	$77,107.47
PIT-001 Sheraden LMMI, PIT-001 Residential Rehab Sheraden	$0.00	$233,340.00	$71,494.07
PIT-002 Stanton Heights LH25%, PIT-002 Residential Rehab	$0.00	$145,129.90	$67,896.50
PIT-002 Stanton Heights LMMI, PIT-002 Residential Rehab	$64,903.37	$188,210.10	$188,210.10
PIT-003 Larimer, PIT-003 Land Banking Larimer LMMI	$5,368.04	$278,692.00	$60,693.51
PIT-003 Larimer, PIT-003 Land Banking Larimer LH25%	$0.00	$0.00	$0.00
PIT-004 Administration, PIT-004 Administration	$11,690.00	$63,025.00	$53,200.00
SCR1-001 UNCDC, SCR1-001 UNCDC New Construction LMMI	$270,987.84	$581,250.00	$301,330.96
SCR1-001 UNCDC, SCR1-001 UNCDC New Construction LH25%	$90,329.29	$193,750.00	$100,443.67
YRK-001 City of York, YRK-001 City of York Residential Rehab	$8,355.34	$450,000.00	$8,355.34
YRK-001 City of York, YRK-001 City of York Residential Rehab	$6,394.18	$150,000.00	$6,394.18
YRK-002 Administration, YRK-002 Administration	$4,231.44	$36,000.00	$4,231.44

Activities

Grantee Activity Number:	**BEN-001 Construction of New Housing LH25% Bensalem**
Activity Title:	**BEN-001 Construction of New Housing LH25% Bensalem**

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
BEN-001 Bensalem Township

Project Title:
BEN-001 Construction of New Housing LH25% Bensalem

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Bensalem Township

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$697,500.00
Total Budget	$0.00	$697,500.00
Total Obligated	$0.00	$697,500.00
Total Funds Drawdown	$174,374.95	$697,500.00
Program Funds Drawdown	$174,374.95	$697,500.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$697,500.00
Match Contributed	$0.00	$0.00

Activity Description:

Bensalem Township will use NSP 3 funding to purchase an 11.43 acre site in Block group 3, census tract 1002.01. Upon that site will be constructed a 60 unit, 3 story multifamily residential structure for seniors aged 62 and older, 31 of the units will be for households LH25%.

Location Description:

Bensalem Township will construct a 60 unit, 3 story multifamily residential structure for seniors in census tract 1002 and 1001, block group 3, 31 of the units will be for LH25%.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	BEN-001 Construction of New Housing LMMI
Activity Title:	BEN-001 Construction of New Housing LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
BEN-001 Bensalem Township

Project Title:
BEN-001 Construction of New Housing LH25% Bensalem

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Bensalem Township

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$652,500.00
Total Budget	$0.00	$652,500.00
Total Obligated	$0.00	$652,500.00
Total Funds Drawdown	$163,125.00	$652,500.00
Program Funds Drawdown	$163,125.00	$652,500.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$652,500.00
Bensalem Township	$0.00	$652,500.00
Match Contributed	$0.00	$0.00

Activity Description:

Construction of a 3 story residential building in Bensalem PA, total of 60 units - 29 units will meet the LMMI threshold for the elderly 62 and over.

Location Description:

Construction of New Housing in Bensalem Township - Census Tract 1001-1002, block group 3

Activity Progress Narrative:

Expenses incurred this quarter for the construction of housing at 2400 Byberry Road.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	HAZ-001 Residential Rehab LH25%
Activity Title:	HAZ-001 Residential Rehab LH25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
HAZ-001 Residential Rehab LH25%

Project Title:
HAZ-001 Residential Rehab LH25%

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Hazelton

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$125,000.00
Total Budget	$0.00	$125,000.00
Total Obligated	$0.00	$125,000.00
Total Funds Drawdown	$44,675.78	$103,187.82
Program Funds Drawdown	$44,675.78	$103,187.82
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$103,187.82
Match Contributed	$0.00	$0.00

Activity Description:

The City of Hazelton, through the Redevelopment Authority, will purchase up to seven homes for the purpose of rehabilitation and resale to owner occupants. The homes will be located within census tracts 2172, block groups 1, 2 and 3.

Location Description:

The City of Hazelton, through the Redevelopment Authority, will purchase up to seven homes for the purpose of rehabilitation and resale to owner occupants. The homes will be located within census tracts 2172, block groups 1, 2 and 3.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	HAZ-001 Residential Rehab LMMI
Activity Title:	HAZ-001 Residential Rehab LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
HAZ-001 Residential Rehab LMMI

Project Title:
HAZ-001 Residential Rehab LMMI

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Hazelton

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$343,750.00
Total Budget	$0.00	$343,750.00
Total Obligated	$0.00	$343,750.00
Total Funds Drawdown	$41,185.00	$137,005.70
Program Funds Drawdown	$41,185.00	$137,005.70
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$137,005.70
Match Contributed	$0.00	$0.00

Activity Description:

The City of Hazelton, through the Redevelopment Authority, will purchase up to seven homes for the purpose of rehabilitation and resale to owner occupants. The homes will be located within census tracts 2172, block groups 1, 2 and 3.

Location Description:

The City of Hazelton, through the Redevelopment Authority, will purchase up to seven homes for the purpose of rehabilitation and resale to owner occupants. The homes will be located within census tracts 2172, block groups 1, 2 and 3.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	PIT-001 Sheraden Residential Rehab LH25%
Activity Title:	PIT-001 Sheraden Residential Rehab 25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
PIT-001 Sheraden

Project Title:
PIT-001 Residential Rehab Sheraden LH25%

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Pittsburgh

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$100,000.00
Total Budget	$4,760.00	$100,000.00
Total Obligated	$4,760.00	$100,000.00
Total Funds Drawdown	$12,252.46	$77,107.47
Program Funds Drawdown	$12,252.46	$77,107.47
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$77,107.47
City of Pittsburgh1	$0.00	$77,107.47
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize approximately 20-25% of the NSP 3 funds allocated to acquire foreclosed and abandoned properties in the Larimer neighborhood for land-banking purposes. The URA through its partners will participate in the national First Look Program to accomplish acquisition. At least 25% of the land acquired using NSP 3 funds will be committed to future use for housing development for households at or below 50% of AMI. The remaining funds will be used to acquire, renovate and resell five foreclosed and abandoned properties in the "tipping-point" neighborhoods of Sheraden and Stanton Heights. Properties will be resold to low and moderate income buyers. One-third of the homes will be reserved for purchase by buyers at or below 50% AMI.

Location Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize their NSP 3 funds to acquire foreclosed and abandoned properties in the Larimer, Sheraden and Stanton Heights neighborhoods, census tracts 1005, 2018, 1204, 1208, block groups 1,2 and 3.

Activity Progress Narrative:

Expenses incurred this quarter for Rehab and soft cost at 2738 Bergman St., Pittsburgh

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	PIT-001 Sheraden Residential Rehab LMMI
Activity Title:	PIT-001 Sheraden Residential Rehab LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
PIT-001 Sheraden

Project Title:
PIT-001 Residential Rehab Sheraden LMMI%

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pittsburgh

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$233,340.00
Total Budget	$0.00	$233,340.00
Total Obligated	$0.00	$233,340.00
Total Funds Drawdown	$0.00	$71,494.07
Program Funds Drawdown	$0.00	$71,494.07
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$136,397.44
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize approximately 20-25% of the NSP 3 funds allocated to acquire foreclosed and abandoned properties in the Larimer neighborhood for land-banking purposes. The URA through its partners will participate in the national First Look Program to accomplish acquisition. At least 25% of the land acquired using NSP 3 funds will be committed to future use for housing development for households at or below 50% of AMI. The remaining funds will be used to acquire, renovate and resell five foreclosed and abandoned properties in the "tipping-point" neighborhoods of Sheraden and Stanton Heights. Properties will be resold to low and moderate income buyers. One-third of the homes will be reserved for purchase by buyers at or below 50% AMI.

Location Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize their NSP 3 funds to acquire foreclosed and abandoned properties in the Larimer, Sheraden and Stanton Heights neighborhoods, census tracts 1005, 2018, 1204, 1208, block groups 1,2 and 3.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	PIT-002 Stanton -Residential Rehab LMMI
Activity Title:	PIT-002 Stanton - Residential Rehab LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
PIT-002 Stanton Heights

Project Title:
PIT-002 Residential Rehab Stanton Heights LMMI

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pittsburgh

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$188,210.10
Total Budget	$4,870.10	$188,210.10
Total Obligated	$4,870.10	$188,210.10
Total Funds Drawdown	$64,903.37	$188,210.10
Program Funds Drawdown	$64,903.37	$188,210.10
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$64,903.37	$188,210.10
City of Pittsburgh1	$64,903.37	$188,210.10
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize approximately 20-25% of the NSP 3 funds allocated to acquire foreclosed and abandoned properties in the Larimer neighborhood for land-banking purposes. The URA through its partners will participate in the national First Look Program to accomplish acquisition. At least 25% of the land acquired using NSP 3 funds will be committed to future use for housing development for households at or below 50% of AMI. The remaining funds will be used to acquire, renovate and resell five foreclosed and abandoned properties in the "tipping-point" neighborhoods of Sheraden and Stanton Heights. Properties will be resold to low and moderate income buyers. One-third of the homes will be reserved for purchase by buyers at or below 50% AMI.

Location Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize their NSP 3 funds to acquire foreclosed and abandoned properties in the Larimer, Sheraden and Stanton Heights neighborhoods, census tracts 1005, 2018, 1204, 1208, block groups 1,2 and 3.

Activity Progress Narrative:

Expenses incurred this quarter for acquisiton and ELDI overhead for 4705 Coleridge St., Pittsburgh.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	PIT-002 Stanton Residential Rehab LH25%
Activity Title:	PIT-002 Stanton Residential Rehab LH25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
PIT-002 Stanton Heights

Project Title:
PIT-002 Residential Rehab Stanton Heights LH25%

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Pittsburgh

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$145,129.90
Total Budget	$2,269.90	$145,129.90
Total Obligated	$2,269.90	$145,129.90
Total Funds Drawdown	$0.00	$67,896.50
Program Funds Drawdown	$0.00	$67,896.50
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$67,896.50
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize approximately 20-25% of the NSP 3 funds allocated to acquire foreclosed and abandoned properties in the Larimer neighborhood for land-banking purposes. The URA through its partners will participate in the national First Look Program to accomplish acquisition. At least 25% of the land acquired using NSP 3 funds will be committed to future use for housing development for households at or below 50% of AMI. The remaining funds will be used to acquire, renovate and resell five foreclosed and abandoned properties in the "tipping-point" neighborhoods of Sheraden and Stanton Heights. Properties will be resold to low and moderate income buyers. One-third of the homes will be reserved for purchase by buyers at or below 50% AMI.

Location Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize their NSP 3 funds to acquire foreclosed and abandoned properties in the Larimer, Sheraden and Stanton Heights neighborhoods, census tracts 1005, 2018, 1204, 1208, block groups 1,2 and 3.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	PIT-003 Larimer Land Banking/Acquisition LMMI
Activity Title:	PIT-003 Larimer Land Banking/Acquisition LMMI

Activitiy Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Under Way

Project Number:
PIT-003 Larimer

Project Title:
PIT-003 Land Banking Larimer LMMI

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pittsburgh

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$278,692.00
Total Budget	$0.00	$278,692.00
Total Obligated	$0.00	$278,692.00
Total Funds Drawdown	$5,368.04	$60,693.51
Program Funds Drawdown	$5,368.04	$60,693.51
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$60,693.51
City of Pittsburgh1	$0.00	$60,693.51
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize approximately 20-25% of the NSP 3 funds allocated to acquire foreclosed and abandoned properties in the Larimer neighborhood for land-banking purposes. The URA through its partners will participate in the national First Look Program to accomplish acquisition. At least 25% of the land acquired using NSP 3 funds will be committed to future use for housing development for households at or below 50% of AMI. The remaining funds will be used to acquire, renovate and resell five foreclosed and abandoned properties in the "tipping-point" neighborhoods of Sheraden and Stanton Heights. Properties will be resold to low and moderate income buyers. One-third of the homes will be reserved for purchase by buyers at or below 50% AMI.

Location Description:

The City of Pittsburgh, through the Urban Redevelopment Authority, will utilize their NSP 3 funds to acquire foreclosed and abandoned properties in the Larimer, Sheraden and Stanton Heights neighborhoods, census tracts 1005, 2018, 1204, 1208, block groups 1,2 and 3.

Activity Progress Narrative:

Expenses incurred for the acquisition and related costs for scattered sites in Larimer, Pittsburgh, PA

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	PIT-004 Administration
Activity Title:	PIT-004 Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
PIT-004 Administration

Project Title:
PIT-004 Administration

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Pittsburgh

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$63,025.00
Total Budget	$0.00	$63,025.00
Total Obligated	$0.00	$63,025.00
Total Funds Drawdown	$11,690.00	$53,200.00
Program Funds Drawdown	$11,690.00	$53,200.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$53,200.00
City of Pittsburgh1	$0.00	$53,200.00
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pittsburgh will use their administration funds to administer the Neighborhood Stabilization Program (NSP3).

Location Description:

The City of Pittsburgh will use their administration funds to administer the Neighborhood Stabilization Program (NSP3).

Activity Progress Narrative:

Admin expenses incurred this quarter for the oversight of the NSP Program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	SCR1-001 Construction of New Housing LMMI
Activity Title:	SCR1-001 Construction of New Housing LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
SCR1-001 UNCDC

Project Title:
SCR1-001 UNCDC New Construction LMMI

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
United Neighborhood Community Development Corporation

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$581,250.00
Total Budget	$0.00	$581,250.00
Total Obligated	$0.00	$581,250.00
Total Funds Drawdown	$270,987.84	$301,330.96
Program Funds Drawdown	$270,987.84	$301,330.96
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$270,987.84	$470,553.66
United Neighborhood Community Development Corporation	$270,987.84	$470,553.66
Match Contributed	$0.00	$0.00

Activity Description:

United Neighborhood Community Development Corporation, will use their NSP 3 award to complete phase two of the revitalization of a one-block area of Cedar Avenue in the City of Scranton. The site is in the center of a funded Elm Street Neighborhood and is part of the City's overall strategic plan for the redevelopment of a distressed neighborhood. This second phase of the plan will redevelop an entire city block of tax delinquent, abandoned and condemned buildings and empty lots into six townhomes, four single-family homes with related commercial shops and four two bedroom apartments for households at or below 50% AMI, phase one construction is in progress.

Location Description:

United Neighborhood Community Development Corporation, will use their NSP 3 award to complete phase two of the revitalization of a one-block area of Cedar Avenue in the City of Scranton, census tract 1026, block group 3.

Activity Progress Narrative:

Expenses incurred this quarter for insurance and architectural fees as well as construction cost at the 600 block of Cedar Avenue.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	SCR1-001 Construction of New HousingLH25%
Activity Title:	SCR1-001 Construction of New Housing

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
SCR1-001 UNCDC

Project Title:
SCR1-001 UNCDC New Construction LH25%

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
United Neighborhood Community Development Corporation

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$193,750.00
Total Budget	$0.00	$193,750.00
Total Obligated	$0.00	$193,750.00
Total Funds Drawdown	$90,329.29	$100,443.67
Program Funds Drawdown	$90,329.29	$100,443.67
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$90,329.29	$156,851.24
United Neighborhood Community Development Corporation	$90,329.29	$156,851.24
Match Contributed	$0.00	$0.00

Activity Description:

United Neighborhood Community Development Corporation will use their NSP 3 award to complete phase two of the revitalization of a one-block area of Cedar Avenue in the City of Scranton. The site is in the center of a funded Elm Street Neighborhood and is part of the City's overall strategic plan for the redevelopment of a distressed neighborhood. This second phase of the plan will redevelop an entire city block of tax delinquent, abandoned and condemned buildings and empty lots into six townhomes, four single-family homes with related commercial shops and four two bedroom apartments for households at or below 50% AMI, phase one construction is in progress

Location Description:

United Neighborhood Community Development Corporation, will use their NSP 3 award to complete phase two of the revitalization of a one-block area of Cedar Avenue in the City of Scranton, census tract 1026, block group 3.

Activity Progress Narrative:

Expenses incurred this quarter for insurance and architectural fees as well as construction expenses at the 600 block of Cedar Ave., Scranton, PA.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	YRK-001 Residential Rehabilitation LH25%
Activity Title:	YRK-001 Residential Rehabilitation LH25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
YRK-001 City of York

Project Title:
YRK-001 City of York Residential Rehab LH25%

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Housing Authority of the City of York

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$150,000.00
Total Budget	$0.00	$150,000.00
Total Obligated	$0.00	$150,000.00
Total Funds Drawdown	$6,394.18	$6,394.18
Program Funds Drawdown	$6,394.18	$6,394.18
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$6,394.18
Match Contributed	$0.00	$0.00

Activity Description:

The York Housing Authority will use NSP 3 funding to rehabilitate four homes in an Elm Street designated area. The area is adjacent to several housing authority properties and near PHFA revitalization sites. One of the rehabilitated homes will provide permanent housing to a MH/MR client earning less than 50% of AMI.

Location Description:

The York Housing Authority will rehabilitate four homes in an Elm Street designated area, census tract 2 & 5, block groups 2, 3 and 4.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	**YRK-001 Residential Rehabilitation LMMI**
Activity Title:	**YRK-001 Residential Rehabilitation LH25%**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
YRK-001 City of York

Project Title:
YRK-001 City of York Residential Rehab LMMI

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Housing Authority of the City of York

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$450,000.00
Total Budget	$0.00	$450,000.00
Total Obligated	$0.00	$450,000.00
Total Funds Drawdown	$8,355.34	$8,355.34
Program Funds Drawdown	$8,355.34	$8,355.34
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$8,355.34
Match Contributed	$0.00	$0.00

Activity Description:

The York Housing Authority will use an additional $369,115 in local and other/private funding to leverage $636,000 of NSP 3 funding to rehabilitate four homes in an Elm Street designated area. The area is adjacent to several housing authority properties and near PHFA revitalization sites. One of the rehabilitated homes will provide permanent housing to a MH/MR client earning less than 50% of AMI.

Location Description:

The York Housing Authority will rehabilitate four homes in an Elm Street designated area, census tract 2 & 5, block groups 2, 3 and 4.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	YRK-002 Administration
Activity Title:	YRK-002 Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
YRK-002 Administration

Project Title:
YRK-002 Administration

Projected Start Date:
03/17/2011

Projected End Date:
03/16/2014

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Housing Authority of the City of York

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	$36,000.00
Total Budget	$0.00	$36,000.00
Total Obligated	$0.00	$36,000.00
Total Funds Drawdown	$4,231.44	$4,231.44
Program Funds Drawdown	$4,231.44	$4,231.44
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$4,231.44
Match Contributed	$0.00	$0.00

Activity Description:

The Housing Authority of the City of York will use their NSP 3 award to administer the Neighborhood Stabilization Program

Location Description:

The Housing Authority of the City of York will use their NSP 3 award to administer the Neighborhood Stabilization Program

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	