

Apr 1, 2011 thru Jun 30, 2011 Performance Report

Grant Number:
B-08-MN-42-0001

Grantee Name:
Allentown, PA

Grant Amount:
\$2,113,456.00

Estimated PI/RL Funds:
\$0.00

Total Budget:
\$2,113,456.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Obligation Date:

Award Date:

Contract End Date:
03/20/2013

Reviewed By HUD:
Submitted - Await for Review

Disasters:
Declaration Number

NSP

Areas of Greatest Need:

The purpose of the NSP funds is to address the negative ramifications of the housing crisis that occurred over the past five years due to subprime mortgage lending. Nationally, subprime mortgage lending resulted in significant number of homeowners entering into foreclosure, with entire neighborhoods becoming vacant and abandoned. Pennsylvania, while experiencing subprime mortgage lending rates that were above the national average, has not shown the same amount of housing foreclosures. Likewise, the City of Allentown has not exhibited the same level of housing foreclosures as those seen in some areas, such as Las Vegas and several municipalities in California, Florida and Arizona. The City attributes some of this difference to its long term support of homeownership counseling programs which are provided to low/moderate income households, downpayment and closing cost assistance for low/moderate income households and first time homebuyer programs run by several non-profit housing developers. This variety of programs all warn about, discourage and do not allow the use of financing provided by predatory lenders. The City of Allentown will use NSP funds for the purposes intended: to promote neighborhood stabilization where subprime lending, foreclosure and housing vacancies have negatively affected the housing market.

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

	Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	3,455,566	
Total Budget	0	2,113,456	
Total Obligated	\$170,000.00	\$2,113,456.00	
Total Funds Drawdown	\$207,652.15	\$1,837,150.35	
Program Funds Drawdown	\$207,652.15	\$1,837,150.35	
Program Income Drawdown	\$0.00	\$0.00	
Program Income Received	\$0.00	\$0.00	
Total Funds Expended	\$0.00	\$1,151,591.98	
Match Contributed	\$0.00	\$0.00	

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	317,018.4	0
Limit on Admin/Planning	211,345.6	124,048.81
Limit on State Admin	0	124,048.81

Progress Toward Activity Type Targets

Activity Type	Target	Actual

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	528,364	560,000

Overall Progress Narrative:

During this reporting period the City completed the demolition of four blighted properties which were detrimental to the health and safety of the residents of the low/moderate income target area. No additional properties were purchased. Rehabilitation is still underway for properties being rehabilitated by Habitat for Humanity and Housing Association and Development Corporation.

Project#, Project Title	Project Summary		To Date
	This Report Period		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP Acquisition	20,081.02	1,572,110	1,424,403.3
2, Rehabilitation-LH	17,107.24	160,000	149,539.24
3, Administration	31,304.89	211,346	124,048.81
4, Demolition	139,159	170,000	139,159
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
1	NSP Acquisition	B-1	NSP Acquisition, etc. LMMI
1	NSP Acquisition	B-2	NSP Acquisition-LM
2	Rehabilitation-LH	B-3	NSP Rehabilitation
3	Administration	B-4	Administration
3	Administration	B-5	RACA Administration
4	Demolition	700-01-7406-0001	NSP Demolition

Activities

Grantee Activity Number:

700-01-7406-0001

Activity Category:

Clearance and Demolition

Project Number:

4

Projected Start Date:

08/01/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Authority of the City of Allentown

Benefit Type:

Area Benefit (Census)

Activity Title:

NSP Demolition

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

	Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources:		N/A	\$170,000.00
Total Budget:		\$0.00	\$170,000.00
Total Obligated:		\$170,000.00	\$170,000.00
Total Funds Drawdown		\$139,159.00	\$139,159.00
Program Funds Drawdown:		\$139,159.00	\$139,159.00
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$139,159.00	\$139,159.00
Redevelopment Authority of the City of Allentown	\$139,159.00		\$139,159.00
Match Contributed:		\$0.00	\$0.00

	Accomplishments Performance Measures		Beneficiaries Performance Measures			
		This Report Period Total	Cumulative Actual Total / Expected Total			
# of Properties	4		4/4			
		This Report Period Total	Cumulative Actual Total / Expected Total			
# of Housing Units	4		4/0			
# of Multifamily Units	0		0/0			
# of Singlefamily Units	4		4/0			
			Beneficiaries - Area Benefit / Census Method			
# of Persons			Low	Mod	Total	Low/Mod%
			7,163	2,682	12,704	77.5

Activity Description:

Location Description:

Activity Progress Narrative:

During the reporting period, four deteriorated properties were demolished using NSP funds. Demolition was complete. One property was slated for demolition, however when demolition began, the contractor found the property could not be demolished without compromising the integrity of the adjoining property, so this demolition was halted. The City is anticipating re-programming the remainder of these demolition funds to another eligible NSP activity.

Address	City	Activity Location:	State	Zip	Status / Accept
212 North Church Street	Allentown		Pennsylvania	18102-	Not Validated / N
520 Gordon Street	Allentown		Pennsylvania	18102-	Not Validated / N
229 North Sixth Street	Allentown		Pennsylvania	18102-	Not Validated / N
210 North Church Street	Allentown		Pennsylvania	18102-	Not Validated / N

Other Funding Sources Budgeted - Detail
Match Sources

	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources

	Amount
Neighborhood Stabilization Program	170,000
Total Other Funding Sources	170,000

Grantee Activity Number:

B-1

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

05/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Authority of the City of Allentown

Benefit Type:

Direct Benefit (Households)

Activity Title:

NSP Acquisition, etc. LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

08/30/2010

Completed Activity Actual End Date:

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$1,172,110.00
Total Budget:	\$0.00	\$1,172,110.00
Total Obligated:	\$0.00	\$1,172,110.00

Total Funds Drawdown		\$11,366.47	\$1,124,318.12
Program Funds Drawdown:		\$11,366.47	\$1,124,318.12
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$11,366.47	\$553,121.16
Redevelopment Authority of the City of Allentown	\$11,366.47		\$553,121.16
Match Contributed:		\$0.00	\$0.00

# of Properties	Accomplishments Performance Measures This Report Period Total			Cumulative Actual Total / Expected Total			
	0				6/9		

# of Households	Beneficiaries Performance Measures This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
0	0	0	0	0/0	0/9	0/9	0

Activity Description:

Acquisition of vacant/foreclosed/abandoned properties in the Old Allentown Historic District. Using an RFP process, properties will be sold to non-profit or for-profit developers, rehabilitated and ultimately sold to families with incomes between 51-120% of AMI.

Location Description:

Properties in the Old Allentown Historic District will have priority for acquisition.

Activity Progress Narrative:

No new activity to report. All acquisitions completed in previous quarters. Properties to be offered for sale via an RFP process

Activity Location:

Address	City	State	Zip	Status / Accept
523-525 North Seventh Street	Allentown	Pennsylvania	18102-	Not Validated / N
428-436 North Sixth Street	Allentown	Pennsylvania	18102-	Not Validated / N
615 North Sixth Street	Allentown	Pennsylvania	18102-	Not Validated / N
616 North Sixth Street	Allentown	Pennsylvania	18102-	Not Validated / N
612 Gordon Street	Allentown	Pennsylvania	18102-	Not Validated / N
928 Chew Street	Allentown	Pennsylvania	18102-	Not Validated / N
402-406 North Seventh Street	Allentown	Pennsylvania	18102-	Not Validated / N
546 Park Street	Allentown	Pennsylvania	18102-	Not Validated / N
333 North Ninth Street	Allentown	Pennsylvania	18102-	Not Validated / N
245 North Tenth Street	Allentown	Pennsylvania	18102-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Subtotal Match Sources

0

Other Funding Sources

Amount

Neighborhood Stabilization Program

1,172,110

Total Other Funding Sources

1,172,110

Grantee Activity Number:

B-2

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

05/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Redevelopment Authority of the City of Allentown

Benefit Type:

Area Benefit (Survey)

Activity Title:

NSP Acquisition-LM

Activity Status:

Planned

Project Title:

NSP Acquisition

Projected End Date:

08/30/2010

Completed Activity Actual End Date:

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$400,000.00
Total Budget:	\$0.00	\$400,000.00
Total Obligated:	\$0.00	\$400,000.00
Total Funds Drawdown	\$8,714.55	\$300,085.18
Program Funds Drawdown:	\$8,714.55	\$300,085.18
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$8,714.55	\$473,632.42
Redevelopment Authority of the City of Allentown	\$8,714.55	\$473,632.42
Match Contributed:	\$0.00	\$0.00

	Accomplishments Performance Measures			
	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	6		13/4	

	Beneficiaries Performance Measures			
	Beneficiaries - Area Benefit / Survey Method			
	Low	Mod	Total	Low/Mod%
# of Persons	4	0	4	100

Activity Description:

The RACA will acquire vacant/abandoned/foreclosed properties located in the Old Allentown Historic District. Using an RFP process, properties will be sold to non-profit or for-profit housing developers, rehabilitated and ultimately resold to families with incomes below 50% of AMI.

Location Description:

The RACA will acquire vacant/abandoned/foreclosed properties located in the Old Allentown Historic District.

Activity Progress Narrative:

During the reporting period, one property, 827 Chew Street was rehabilitated by Habitat for Humanity and the property was sold to a low-income (under 50%AMI) family. The other properties were sold to non-profit housing development agencies for \$1 and rehabilitation has begun or is set to begin on these properties.

Activity Location:

Address	City	State	Zip	Status / Accept
137 North 12th Street	Allentown	Pennsylvania	18102-	Not Validated / N
1112 Chew Street	Allentown	Pennsylvania	18102-	Not Validated / N
427 North Sixth Street	Allentown	Pennsylvania	18102-	Not Validated / N
416 Oak Street	Allentown	Pennsylvania	18102-	Not Validated / N
416 Liberty Street	Allentown	Pennsylvania	18102-	Not Validated / N
827 Chew Street	Allentown	Pennsylvania	18102-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0

Grantee Activity Number:

B-3

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Redevelopment Authority of the City of Allentown

Benefit Type:

Direct Benefit (Households)

Activity Title:

NSP Rehabilitation

Activity Status:

Planned

Project Title:

Rehabilitation-LH

Projected End Date:

08/30/2010

Completed Activity Actual End Date:

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$160,000.00
Total Budget:	\$0.00	\$160,000.00
Total Obligated:	\$0.00	\$160,000.00
Total Funds Drawdown	\$17,107.24	\$149,539.24
Program Funds Drawdown:	\$17,107.24	\$149,539.24
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$17,107.24	\$93,862.24
Redevelopment Authority of the City of Allentown	\$17,107.24	\$93,862.24
Match Contributed:	\$0.00	\$0.00

	Accomplishments Performance Measures This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	6	6/4
# ELI Households (0-30% AMI)	0	0/0
	This Report Period Total	Cumulative Actual Total / Expected Total

Beneficiaries Performance Measures

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	1	0	1	1/4	0/0	1/4	100

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	1	1	0	0	0	0	1	1
Households Female	0		0		1		0		0		1	

Activity Description:

The RACA will oversee the rehabilitation of properties acquired with NSP funds, to be sold to families with incomes below 50% AMI. Another non-profit may ultimately purchase the properties and oversee the rehabilitation.

Location Description:

Old Allentown Historic District

Activity Progress Narrative:

Rehabilitation completed on one property, 827 Chew Street, which was completed by Habitat for Humanity. Rehab begun on other properties.

Activity Location:

Address	City	State	Zip	Status / Accept
827 Chew Street	Allentown	Pennsylvania	18102-	Not Validated / N
416 Liberty	Allentown	Pennsylvania	18102-	Not Validated / N
1112 Chew Street	Allentown	Pennsylvania	18102-	Not Validated / N
137 North 12th Street	Allentown	Pennsylvania	18102-	Not Validated / N
416 Oak Street	Allentown	Pennsylvania	18102-	Not Validated / N
427 North Sixth Street	Allentown	Pennsylvania	18102-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Subtotal Match Sources

0

	Other Funding Sources	Amount
Neighborhood Stabilization Program		0
Total Other Funding Sources		0

Grantee Activity Number:
B-4

Activity Category:
Administration

Project Number:
3

Projected Start Date:
05/01/2009

National Objective:
N/A

Responsible Organization:
City of Allentown

Benefit Type:
N/A

Activity Title:
Administration

Activity Status:
Planned

Project Title:
Administration

Projected End Date:
08/30/2010

Completed Activity Actual End Date:

	Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources:		N/A	\$111,346.00
Total Budget:		\$0.00	\$111,346.00
Total Obligated:		\$0.00	\$111,346.00
Total Funds Drawdown		\$8,937.16	\$33,914.39
Program Funds Drawdown:		\$8,937.16	\$33,914.39
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$8,937.16	\$28,554.59
City of Allentown	\$8,937.16		\$28,554.59
Match Contributed:		\$0.00	\$0.00

Activity Description:

City of Allentown's administration of the NSP grant funds

Location Description:

City of Allentown

Activity Progress Narrative:

Administration of the NSP program continues.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail
Match Sources

No Other Match Funding Sources Found

Subtotal Match Sources

0

Amount

Other Funding Sources

Neighborhood Stabilization Program

0

Amount

Total Other Funding Sources

0

Grantee Activity Number:

B-5

Activity Category:

Administration

Project Number:

3

Projected Start Date:

05/01/2009

National Objective:

N/A

Responsible Organization:

Redevelopment Authority of the City of Allentown

Benefit Type:

N/A

Activity Title:

RACA Administration

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

08/30/2010

Completed Activity Actual End Date:

Overall	Apr 1 thru Jun 30, 2011		To Date
Total Projected Budget from All Sources:		N/A	\$100,000.00
Total Budget:		\$0.00	\$100,000.00
Total Obligated:		\$0.00	\$100,000.00
Total Funds Drawdown		\$22,367.73	\$90,134.42
Program Funds Drawdown:		\$22,367.73	\$90,134.42
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$22,367.73	\$70,914.72
Redevelopment Authority of the City of Allentown	\$22,367.73	\$70,914.72	
Match Contributed:		\$0.00	\$0.00

Activity Description:

RACA's administration of NSP program

Location Description:

City of Allentown

Activity Progress Narrative:

Payment of funds for the Redevelopment Authority of the City of Allentown to deliver the NSP activities of acquisition/rehabilitatio and demolition.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0