

Grantee: Allentown, PA

Grant: B-08-MN-42-0001

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-42-0001

Obligation Date:**Grantee Name:**

Allentown, PA

Award Date:**Grant Amount:**

\$2,113,456.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Heidi K. Baer

Disasters:**Declaration Number**

NSP

Plan Description:

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.

Recovery Needs:**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.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$2,113,456.00
Total CDBG Program Funds Budgeted	N/A	\$2,113,456.00
Program Funds Drawdown	\$331,497.46	\$331,497.46
Obligated CDBG DR Funds	\$2,113,456.00	\$2,113,456.00
Expended CDBG DR Funds	\$331,497.46	\$505,756.66
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$317,018.40	\$0.00
Limit on Admin/Planning	\$211,345.60	\$22,127.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Allentown along with the Redevelopment Authority acquired an additional property using NSP funds, however offers were made and substantial progress was made on acquiring an additional seven properties which will be reported in the next quarterly report. To date six properties have been acquired with NSP funds. During the quarter three properties were sold to non-profits to be rehabilitated and sold to low income (under 50% AMI) households. In addition, contracts are being drafted to expend additional NSP dollars on rehabilitation of these properties. Substantial progress has been made during the quarter and the City anticipates expending its funds well within the time frame required by the program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP Acquisition	\$309,705.03	\$1,742,110.00	\$309,705.03
2, Rehabilitation-LH	\$0.00	\$160,000.00	\$0.00
3, Administration	\$21,792.43	\$211,346.00	\$21,792.43
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	B-1
Activity Title:	NSP Acquisition, etc. LMMI

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

1

Project Title:

NSP Acquisition

Projected Start Date:

05/01/2009

Projected End Date:

08/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,342,110.00
Total CDBG Program Funds Budgeted	N/A	\$1,342,110.00
Program Funds Drawdown	\$135,780.40	\$135,780.40
Obligated CDBG DR Funds	\$1,342,110.00	\$1,342,110.00
Expended CDBG DR Funds	\$135,780.40	\$135,780.40
Redevelopment Authority of the City of Allentown	\$135,780.40	\$135,780.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Acquisition of 130 North Seventh Street, a blighted property, likely to be demolished and low/mod housing built in its place.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/9
# of Households benefitting	0	0	0	0/0	0/9	0/9

Activity Locations

Address	City	State	Zip
130 North Seventh St.	Allentown	NA	18101

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	B-2
Activity Title:	NSP Acquisition-LM

Activity Category: Acquisition - general Project Number: 1 Projected Start Date: 05/01/2009 National Objective: NSP Only - LH - 25% Set-Aside	Activity Status: Planned Project Title: NSP Acquisition Projected End Date: 08/30/2010 Responsible Organization: Redevelopment Authority of the City of Allentown
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Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$173,924.63	\$173,924.63
Obligated CDBG DR Funds	\$400,000.00	\$400,000.00
Expended CDBG DR Funds	\$173,924.63	\$347,849.26
Redevelopment Authority of the City of Allentown	\$173,924.63	\$347,849.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

No additional acquisitions occurred during the reporting period, however substantial progress has been made in identifying other properties to purchase
 827 Chew Street conveyed to Habitat for Humanity for rehabilitation and subsequent resale to low income families.
 416 Oak Street and 416 Liberty Street conveyed to Housing Association and Development Corporation for rehabilitation and subsequent resale to low income families

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	5/4

# of Persons benefitting	0	0	0	0/4	0/0	0/4
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: B-3

Activity Title: NSP Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

2

Project Title:

Rehabilitation-LH

Projected Start Date:

05/01/2009

Projected End Date:

08/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$160,000.00
Total CDBG Program Funds Budgeted	N/A	\$160,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$160,000.00	\$160,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Redevelopment Authority of the City of Allentown	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Three properties sold to non-profit developers for rehabilitation, rehabilitation has begun but no funds drawn to date.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: B-4
Activity Title: Administration

Activity Category: Administration	Activity Status: Planned
Project Number: 3	Project Title: Administration
Projected Start Date: 05/01/2009	Projected End Date: 08/30/2010
National Objective: N/A	Responsible Organization: City of Allentown

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$111,346.00
Total CDBG Program Funds Budgeted	N/A	\$111,346.00
Program Funds Drawdown	\$334.57	\$334.57
Obligated CDBG DR Funds	\$111,346.00	\$111,346.00
Expended CDBG DR Funds	\$334.57	\$669.14
City of Allentown	\$334.57	\$669.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: B-5**Activity Title: RACA Administration****Activity Category:**

Administration

Activity Status:

Planned

Project Number:

3

Project Title:

Administration

Projected Start Date:

05/01/2009

Projected End Date:

08/30/2010

National Objective:

N/A

Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$100,000.00

Total CDBG Program Funds Budgeted

N/A

\$100,000.00

Program Funds Drawdown

\$21,457.86

\$21,457.86

Obligated CDBG DR Funds

\$100,000.00

\$100,000.00

Expended CDBG DR Funds

\$21,457.86

\$21,457.86

Redevelopment Authority of the City of Allentown

\$21,457.86

\$21,457.86

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

RACA's administration of NSP program

Location Description:

City of Allentown

Activity Progress Narrative:

The Redevelopment Authority of the City of Allentown administration and program delivery costs for the quarter.

Performance Measures**No Performance Measures found.****Activity Locations****No Activity Locations found.**

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00
