

Grantee: Reading, PA

Grant: B-09-CN-PA-0014

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-09-CN-PA-0014

Obligation Date:

Award Date:
02/11/2010

Grantee Name:
Reading, PA

Contract End Date:
02/11/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
\$5,000,000.00

Grant Status:
Active

QPR Contact:
Daniel Z Wright

Estimated PI/RL Funds:
\$200,000.00

Total Budget:
\$5,200,000.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

Executive Summary

The City of Reading, Our City Reading, Inc. and the Reading Housing Authority welcomes the opportunity to address the foreclosure crisis within the City through the usage and implementation of Neighborhood Stabilization Funding 2. The City is fortunate enough to have the commitment of two very strong partners with a long, proven track record of success in rehabilitating housing units and providing decent, safe and affordable homes to low/mod individuals and families. Census tracts were identified due to the high impact of vacancy and foreclosure rates &ndash the consortium wanted to have the most direct impact on the targeted geography that met HUD’s criteria, among which, will have funding going to the purchase and rehabilitation of single family dwellings and no multi-family dwellings even considered for funding. We are confident that this team can meet all rules and requirements (25% of funding to 50% below area medium income for example) set forth and look forward to getting to work on undertaking this momentous assignment.

Target Geography:

Targeted Geography

The targeted geography for the NSP2 program was selected due to the number of foreclosures within the census tracts chosen. The following census tracts were selected: 10 (foreclosure score 13, vacancy score 18, max score 18), 11 (foreclosure score 14, vacancy score 18, max score 18), 12 (foreclosure score (15, vacancy score 18, max score 18), 13 (foreclosure score 15, vacancy score 19, max score 19), and census tract 18 (foreclosure score 12, vacancy score 17, max score 17). The first four tracts are located centrally within the City’s downtown core while 18 is located in a vital &ldquogateway” into the City.

Program Approach:

Program Approach

The three entities comprising of the NSP2 consortium have been addressing issues of neighborhood stability in the City of Reading for some time, including the issue of foreclosure and the destabilizing effect that this has had on neighborhoods. Please view our budget below.

CDBG Eligible Activity
Responsible entity
Amount in original NSP2 application
Proposed number of units in original NSP2 application
Revised budget amount
Revised number of units
Acquisition of foreclosed and vacant homes for renovation
City of Reading Community Development Department with Our City-Reading
\$1,080,000.00
120
\$675,000.00



80
Renovation of foreclosed, abandoned and vacant homes
Our City-Reading
\$4,320,000.00
120
\$2,700,000.00
80

Homeownership counseling
Our City-Reading
\$40,000.00
120
\$25,000.00
80

Acquisition of homes meeting the HUD guidelines for rental renovation for families at 50% or below medium income
City of Reading Community Development Department & the Reading Housing Authority
\$394,094.00
31
\$246,308.75
20

Renovation of homes meeting the HUD guidelines for rental renovation for families at 50% or below medium income
The Reading Housing Authority
\$1,593,056.00
31
995,660.00
20
Homeownership counseling
The Reading Housing Authority
\$12,850.00
31
\$8,031.25
20

Project Administration
City of Reading CD Dept. Our City Reading and the Reading Housing Authority
\$560,000.00
151
\$350,000.00
100
Total(s):

\$8,000,000.00
151
\$5,000,000.00
100

Consortium Members:

Consortium Members
The Consortium is comprised of the City of Reading, Pennsylvania (lead agency), the Reading Housing Authority (RHA) and Our City-Reading, Inc.
Our City Reading (OCR)

Our City Reading is a 501C non profit corporation with a three pronged mission: to create pride and stability through home ownership to Reading's first time home buyers, to bring new high quality job opportunities to the area, and-to enhance the quality of life for city and surrounding community residents. In 2001 Our City Reading began to interact with government entities, bankers, and local building contractors, to fully restore market and sell houses in all areas of the city of Reading. As of January 2007, Our City Reading has assisted over 300 families to become first time homebuyers. OCR's banking partners provided low interest loans, at rates below standard residential housing mortgage rates.

OCR's non-profit structure, high volume purchasing of home restoration materials, local contractors and the favorable financing arrangements have made the transition from rental to home ownership very affordable for our inner city Reading residents. Homes sell for less than most residents now pay in rent per month including taxes and insurance.

Currently OCR has renovated and restored over 425 houses within the City of Reading providing first time homebuyers an excellent home at affordable costs. Please check out Our City-Reading's website at: <http://www.ourcityreading.org/ocr/index.htm>

The Reading Housing Authority (RHA)

The Reading Housing Authority (RHA) is a Public Housing Agency that is organized under the laws of Pennsylvania, and whose primary contract is with the U.S. Department of Housing and Urban Development (HUD). The agency was organized in 1939 under the U.S. Housing Act in order to meet the housing needs of residents of the City of Reading, many of whom who could not otherwise afford housing that was decent and safe. The agency continues to seek that end today, by offering quality, affordable housing options and opportunities for the families that are served.



The Reading Housing Authority operates different programs in order its goal. Affordable rents for income eligible individuals and families in the agency's 1600+ Public Housing Apartments and Townhouses that are located in 8 different developments throughout the City of Reading. Through the Section 8 Housing Choice Voucher Program, more than 600 families are assisted in paying their rent to private landlords. In its Homeownership programs, participants are able to purchase a house in the City of Reading by utilizing short and long term assistance with budgeting and rent/mortgage payments. The Homeownership program uses both the Public Housing and Section 8 Housing Choice Voucher programs to assist those interested in homeownership and many families have taken advantage of these programs and become homeowners.

The City of Reading, Community Development Department

The City of Reading's Community Development Department is well versed in administering federal grants from HUD &ndash we are an entitlement community receiving an allocation of CDBG, HOME and ESG eachy

Consortium Members:

ear. In addition to these funds the City is currently administering activities funded through our HPRP and CDBG-R grants. The City has three full time community development specialists, one full time fiscal officer and a full time rehabilitation specialist. Our department director has vast experience in community and economic development/revitalization. The Department's direct line is (610) 655-6211. Daniel Z. Wright, the system administrator can be reached at Daniel.wright@readingpa.org

How to Get Additional Information:

How to get additional information

To contact the City of Reading:

<http://www.readingpa.gov> homepage

Daniel Z. Wright, Community Development Specialist
(610) 655-6211 or Daniel.wright@readingpa.org

Daniel Robinson, Community Development Director
Daniel.robinson@readingpa.org (610) 655-6211

Contacts/addiotnal information regarding Our City-Reading

<http://www.ourcityreading.org/ocr/index.htm> homepage

Communications regarding affordable housing: Carrie Miller, Housing Director (610) 898-6138 or carriemiller@boscovs.com

Project Management/Construction: Garreth Donly, (610) 898-6166 or gdonly@boscovs.com

Mr. Albert Boscov, Chairman (610) 898-1011 or aboscov@boscovs.com

Contacts/Additional Information regarding the Reading Housing Authority

<http://www.readingha.org> homepage

info@readingha.org.
Daniel Luckey, Executive Director

Reading Housing Authority
400 Hancock Boulevard

Reading, PA. 19611-1802
Phone: (610) 775-4813
Fax: (610) 777-5965

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	(\$25,000.00)	\$4,966,968.75
Total Funds Drawdown	\$285,718.60	\$3,859,258.84
Program Funds Drawdown	\$285,718.60	\$3,859,258.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$108,487.03	\$199,633.53
Total Funds Expended	\$436,356.07	\$3,362,340.04
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	\$0.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$318,617.54
Limit on State Admin	\$0.00	\$318,617.54

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$383,031.25

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$1,241,968.75

Overall Progress Narrative:

NSP2 QPR, 4thQuarter of 2011 (range; 10/01/2011 – 12/31/2011).

Narrative:

The Reading Consortium continues to make substantial progress with the NSP2 program. To date, we have successfully sold four (4) units (152 West Green St., 637 Ritter St., 833 North Front Street and 164 West Greenwich St.). Of these four – 164 West Greenwich and 833 North Front are included within this 4thquarter reporting period. The Consortium looks forward to reporting on more units being sold in the 1stquarter of 2012. Currently 15 houses are at advanced stages of completion with a few more going through the work write-up stages (3 homes are under contract with the expectation of being sold within the next 30 days). We are reporting all of our beneficiaries and accomplishments under B4 and B3, after rehabilitation has allowed the property to benefit from sale (not in B1 and B2). All members of the Consortium continue to be active members and the feedback received through the technical assistance providers, and HUD, have been greatly appreciated.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP Acquisition	\$0.00	\$921,308.75	\$0.00
2, NSP Rehabilitation	\$285,631.87	\$3,695,660.00	\$3,540,641.30
3, Cancelled: Homeownership Counseling	\$0.00	\$0.00	\$0.00
4, NSP Administration	\$86.73	\$383,031.25	\$318,617.54



Activities

Grantee Activity Number:	B-1
Activity Title:	NSP Acquisition LMMI - CD/OCR

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

04/15/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP Acquisition

Projected End Date:

12/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Our City Reading

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$675,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$137,941.88)	\$300,228.86
Our City Reading	(\$137,941.88)	\$300,228.86
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant/foreclosed/abandoned properties in Central City of Reading as well as Gateways of Reading.

Location Description:

Targeted geography based upon foreclosure score & located centrally within the City of Reading and the gateway into the City.

Activity Progress Narrative:

A corrective entry of -47 was added to correct past over reporting of past accomplishments on this activity. Going forward, all accomplishments will be reported on the rehabilitation LMMI activity to avoid double counting of units and beneficiaries. This quarter's report for expended of \$-137,941.88 is intended to correct accidental over-reporting of expended for this activity in past QPR(s). Expended should equal draw-down of \$300,228.86.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-47	0/80



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/80	0/80	0

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:	B-2
Activity Title:	NSP Acquisition LM - CD/RHA

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

04/15/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NSP Acquisition

Projected End Date:

12/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Our City Reading

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$246,308.75
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Our City Reading	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of homes meeting the HUD guidelines for rental renovation for families at 50% or below medium income

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/20



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/20	0/0	0/20	0

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:	B-3
Activity Title:	NSP Rehab - OCR

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition and Rehabilitation

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Our City Reading

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,748,924.08
Total Budget	\$0.00	\$3,748,924.08
Total Obligated	\$0.00	\$2,700,000.00
Total Funds Drawdown	\$108,638.50	\$2,447,336.77
Program Funds Drawdown	\$108,638.50	\$2,447,336.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$91,146.50
Total Funds Expended	\$574,182.95	\$2,413,004.28
Our City Reading	\$574,182.95	\$2,413,004.28
Match Contributed	\$0.00	\$0.00

Activity Description:

Renovation of foreclosed, abandoned and vacant homes.

This activity includes homeownership counseling activities for NSP2 buyers. Our city-Reading, Inc. contracts with vendors like BCAP and NHS to provide home-ownership counseling to NSP2 buyers. Activity B3 now includes payment of vendors to NHS and BCAP by Our City-Reading, Inc.

Location Description:

Activity Progress Narrative:

In this quarter we are reporting a home sold on June 29th (152 West Green St.) to correctly bring or cumulative total up to 4 homes sold (in our 3rd Quarter QPR we reported 152 West Green St. was sold on Sept. 23rd). A third and fourth home was sold on Oct. 4th and Dec. 21st - as reported here.

As mentioned in the overall progress narrative, we are reporting our beneficiaries and accomplishments under B4 and B3, after rehabilitation has allowed the property to benefit from sale. As of 12.31.2011 we have sold 4 units that are reported under B3 (4), as they did not meet the 50% AMI or below threshold. There are 27 properties currently in this activity that are undergoing rehab.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-11	4/80



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-11	4/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	4/80	4/80	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
833 North Front St.	Reading		Pennsylvania	19601-	Match / N
164 West Greenwich St.	Reading		Pennsylvania	19601-	Match / N
152 West Green St.	Reading		Pennsylvania	19601-	Match / N

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: B-4

Activity Title: NSP Rehab - RHA

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Acquisition and Rehabilitation

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Our City Reading

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,490,523.71
Total Budget	\$0.00	\$1,490,523.71
Total Obligated	\$0.00	\$995,660.00
Total Funds Drawdown	\$174,872.02	\$817,248.51
Program Funds Drawdown	\$174,872.02	\$817,248.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$46,080.85	\$46,080.85
Total Funds Expended	\$0.00	\$290,022.74
Our City Reading	\$0.00	\$290,022.74
Match Contributed	\$0.00	\$0.00

Activity Description:

Renovation of homes meeting the HUD guidelines for rental renovation for families at 50% or medium income. Although OCR will acquire and rehabilitate these units, the management will be carried out through the RHA. This includes the long term management of the rental units as well as identification and qualifications of tenants.

Location Description:

Activity Progress Narrative:

Rehabilitation continues on 331 Elm St., 460 Centre Ave., and 201 North 3rd St.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/20
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Housing Units

0

0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/20	0/0	0/20	0

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: B-5

Activity Title: Homeownership Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3

Projected Start Date:

06/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Cancelled: Homeownership Counseling

Projected End Date:

12/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Our City Reading

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$25,000.00)	\$0.00
Total Obligated	(\$25,000.00)	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Our City Reading	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Instruction, direction & guidance regarding expenses relative to homeownership and the operation of a home, maintenance and its budget.

Location Description:

Activity Progress Narrative:

Homeownership assistance funds are tracked through activity delivery via units that are sold to homebuyers. A request was made to HUD, since it has been City practice to account for these funds not through their separate allocation, rather through activity delivery, to understand and accept these changes proposed by the City.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/80



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/80	0/80	0
# Owner Households	0	0	0	0/0	0/80	0/80	0

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:	B-6
Activity Title:	Homeownership Counseling - RHA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3

Projected Start Date:

06/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Cancelled: Homeownership Counseling

Projected End Date:

12/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Reading Housing Authority

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$8,031.25)	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Instruction, direction and guidance regarding expenses relative to homeownership and the operation of a home, maintenance and its budget.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	0/20	0/0	0/20	0
# Owner Households	0	0	0	0/20	0/0	0/20	0

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:	B-7
Activity Title:	NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

NSP Administration

Projected Start Date:

01/15/2010

Projected End Date:

12/30/2011

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Reading

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$413,837.03
Total Budget	\$33,031.25	\$413,837.03
Total Obligated	\$0.00	\$350,000.00
Total Funds Drawdown	\$86.73	\$318,617.54
Program Funds Drawdown	\$86.73	\$318,617.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$115.00	\$359,084.16
City of Reading	\$115.00	\$359,084.16
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Reading's administration of the NSP grant funds.

Location Description:

Activity Progress Narrative:

The administrative expenses have been relatively low for the 4thQuarter of 2011; the one full time staff representative attended no trainings and the City is making efforts to charge more time towards activity delivery.

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

