

**Grantee: Reading, PA**

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

**January 1, 2012 thru March 31, 2012 Performance Report**

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**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&rsquo;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&rsquo;s downtown core while 18 is located in a vital &ldquo;gateway&rdquo; 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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$33,031.25	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$781,041.66	\$4,640,300.50
<b>Program Funds Drawdown</b>	\$781,041.66	\$4,640,300.50
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$253,834.21	\$453,467.74
<b>Total Funds Expended</b>	\$1,184,246.38	\$4,546,586.42
<b>Match Contributed</b>	\$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	\$369,833.37
Limit on State Admin	\$0.00	\$369,833.37

## 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:

In this past reporting quarter (1stQuarter 2012), the Reading Consortium has sold 4 properties. This brings the total number of units sold to eight (833 North Front St., 200 North Front St., 655 Tulpehocken St., 152 West Green St., 219 Greenwich St., 164 Greenwich St., 722 Weiser St., 637 Ritter St.) Of 41 units acquired for rehabilitation, we have 10 on the market, two under contract pending sale, and 21 currently under construction.

## 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	\$729,825.83	\$3,695,660.00	\$4,270,467.13
3, Cancelled: Homeownership Counseling	\$0.00	\$0.00	\$0.00
4, NSP Administration	\$51,215.83	\$383,031.25	\$369,833.37



## Activities

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

**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	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$675,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$343,513.56	\$643,742.42
Our City Reading	\$343,513.56	\$643,742.42
<b>Match Contributed</b>	\$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:**

In this acquisition only activity we can report cumulative acquisition of 28 units for LMMI homebuyers. In this QPR, we increased reporting of expenditures to \$643,742 on a cumulative basis of which \$549,104 was acquisition of LMMI properties. As the B3 activity for LMMI rehabilitation has been fully expended, we are reporting an additional \$94,000.00 expended on this activity until we can increase the LMMI rehabilitation budget. We plan to do this in the 2nd quarter of 2012 by modifying our Action Plan to combine the acquisition and rehabilitation sides of this activity. Together, activity B1 and B3 represent real spending of \$3,343,742 on LMMI units. The accomplishments for this work are reported on activity B3: rehab for LMMI homeowners.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties

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

## 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

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<b>Grantee Activity Number:</b>	<b>B-2</b>
<b>Activity Title:</b>	<b>NSP Acquisition LM - CD/RHA</b>

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$246,308.75
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$246,308.75	\$246,308.75
Our City Reading	\$246,308.75	\$246,308.75
<b>Match Contributed</b>	\$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:**

In this acquisition-only activity, we can report cumulative acquisition of 13 units for LH25 homebuyers. In this QPR, we increase reporting of expenditures to \$246,308.75 although actual spending on acquisition for LH25 housing is \$319,562.20. The excess \$73,253.43 spent on LH25 acquisition is reported as expended in activity B4: Rehab for LH25 housing. We plan to fix this in 2Q12 by modifying our Action Plan to combine the acquisition and rehabilitation sides of this LH25 activity. Together, B2 and B4 accurately represent \$792,634 of spending on LH25 units. The accomplishments for this work are reported on activity B-4: Rehab for LH25 homeowners.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	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	

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<b>Grantee Activity Number:</b>	<b>B-3</b>
<b>Activity Title:</b>	<b>NSP Rehab - OCR</b>

**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	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,748,924.08
<b>Total Budget</b>	\$0.00	\$3,748,924.08
<b>Total Obligated</b>	\$0.00	\$2,700,000.00
<b>Total Funds Drawdown</b>	\$465,996.99	\$2,913,333.76
<b>Program Funds Drawdown</b>	\$465,996.99	\$2,913,333.76
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$127,792.44	\$218,938.94
<b>Total Funds Expended</b>	\$286,995.72	\$2,700,000.00
Our City Reading	\$286,995.72	\$2,700,000.00
<b>Match Contributed</b>	\$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 the first quarter of 2012, we sold two units of LMMI housing for a cumulative total of 6 units of LMMI housing. In this rehab-only activity, we can report progress on rehab of 28 units for LMMI homebuyers. In this QPR, we increase reporting of expenditures to equal our \$2.7 million budget on this activity. The additional \$94K expended on this activity is being reported on activity B1: acquisition of LMMI housing until we can increase the LMMI rehab budget. We plan to do this in 2Q12 by modifying our Action Plan to combine the acquisition and rehabilitation sides of this LMMI activity. Together, they accurately represent \$3,343,742 of spending on LMMI units. The accomplishments for this work are reported in this B-3 Activity: Rehab for LMMI homeowners.

A previously reported address, 164 Greenwich St. was previously reported on this activity. We were unable to delete the address on this activity but have added it to B4 since it was sold to an LH25 homeowner. We are adjusting the number of beneficiaries to reflect this change.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	6/80

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	6/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	6/80	6/80	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
722 Weiser St.	Reading		Pennsylvania	19601-	Match / N
219 Greenwich 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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,490,523.71
<b>Total Budget</b>	\$0.00	\$1,490,523.71
<b>Total Obligated</b>	\$0.00	\$995,660.00
<b>Total Funds Drawdown</b>	\$263,691.00	\$1,080,939.51
<b>Program Funds Drawdown</b>	\$263,691.00	\$1,080,939.51
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$64,466.90	\$110,547.75
<b>Total Funds Expended</b>	\$256,302.60	\$546,325.34
Our City Reading	\$256,302.60	\$546,325.34
<b>Match Contributed</b>	\$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:**

As of March 31 2012, we have sold two units of LH25 housing for a cumulative total of 2 units of LH25 housing. One of these (164 Greenwich) was sold for a LH25 household in the fourth quarter of 2011 and was previously reported on the B3 LMMI activity.

In this QPR, we reflect cumulative expenditures totaling \$546,325.34. This includes \$73,253.43 of acquisition spending since actual spending on acquisition for LH25 housing of \$319,562.20 exceeded the B2 budget \$246,308. The excess spent on LH25 acquisition is reported as expended here in activity B4: Rehab for LH25 housing. We plan to fix this in 2Q12 by modifying our Action Plan to combine the acquisition and rehabilitation sides of this LH25 activity. Together, B2 and B4 accurately represent \$792,634 of spending on LH25 units. The accomplishments for this work are reported on activity B-4: Rehab for LH25 homeowners. In the Action Plan it states that LH 25 activities will be set-aside for rentals, the consortium is expanding this to include homeownership and fully expect to meet the 25% set-aside accomplishment threshold(s).



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		2/20	
# ELI Households (0-30% AMI)	1		1/0	

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/20	0/0	2/20	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
665 Tulpehocken St.	Reading		Pennsylvania	19601-	Match / N
164 Greenwich 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	



<b>Grantee Activity Number:</b>	<b>B-7</b>
<b>Activity Title:</b>	<b>NSP Administration</b>

**Activity Category:**

Administration

**Project Number:**

4

**Projected Start Date:**

01/15/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

12/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Reading

**Overall**

	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$413,837.03
<b>Total Budget</b>	\$0.00	\$413,837.03
<b>Total Obligated</b>	\$33,031.25	\$383,031.25
<b>Total Funds Drawdown</b>	\$51,215.83	\$369,833.37
<b>Program Funds Drawdown</b>	\$51,215.83	\$369,833.37
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$51,125.75	\$410,209.91
City of Reading	\$51,125.75	\$410,209.91
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

Staff salaries and other NSP2 administrative expenses.

**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

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