

# City of Philadelphia



Council of the City of Philadelphia  
Office of the Chief Clerk  
Room 402, City Hall  
Philadelphia

(Resolution No. 150038)

## RESOLUTION

Amending Resolution No. 140528, approving the annual Program Statement and Budget for the expenditure of the Neighborhood Transformation Initiative (NTI) Bond Proceeds for Fiscal Year 2015.

WHEREAS, Pursuant to Bill No. 010694, as amended by Bill No. 020036, Council must approve, by resolution, an annual Program Statement and Budget for the expenditure of proceeds of Neighborhood Transformation Initiative bonds; and

WHEREAS, Council approved the annual Program Statement and Budget for Fiscal Year 2015; and

WHEREAS, Bill No. 010694, as amended by Bill No. 020036, authorizes Council to amend the annual Program Statement and Budget by Resolution; now, therefore

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That Section 1 of Resolution No. 140528 is hereby amended, as follows:

Section 1. The annual Program Statement and Budget for the expenditure of the Neighborhood Transformation Initiative (NTI) Bond Proceeds for Fiscal Year 2015, attached hereto as "Exhibit A," is hereby amended as follows:

\* \* \*

- (a) **\$136,655 included in Exhibit A for acquisitions in the 8th Council District shall instead be budgeted for the Basic Systems Repair Program, and shall be made available only for eligible homeowners who currently reside within the 8<sup>th</sup> Council District.**

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## BACKGROUND

**The Neighborhood Transformation Initiative Program Statement and Budget** describes the programs and activities that the City will fund using bond proceeds issued under the previous Administration's Neighborhood Transformation Initiative and the interest earned on those bond proceeds.

The Neighborhood Transformation Initiative (NTI) was created in 2001 to rebuild and restore Philadelphia's neighborhoods. Funding for NTI came from three primary sources: tax-exempt bonds, taxable bonds and qualified redevelopment bonds (QRBs) that totaled \$296 million. These bonds were all issued by the Redevelopment Authority (PRA). See Figure 1 for details.

**Figure 1**

### Sources

	May 2002	March 2005	TOTAL
Tax-Exempt	\$ 124,100,000	\$ 83,400,000	\$ 207,500,000
Taxable	\$ 18,500,000	\$ 25,000,000	\$ 43,500,000
Qualified Redevelopment	\$ -	\$ 45,000,000	\$ 45,000,000
<b>TOTAL</b>	\$ 142,600,000	\$153,400,000	\$ 296,000,000

*Note: These amounts reflect the face value of the bonds and not their ultimate sales price. See Figure 4 for that detail.*

When it issued the tax-exempt and Qualified Redevelopment bonds, the PRA agreed to follow specific usage requirements that would give the bonds a lower interest rate and ensure the bondholders that the bonds would retain their tax-exempt status. Those usage requirements are listed below along with a description of how the taxable bonds are to be used. (Note: any interest earned on the bonds carries with it the same restrictions as the original bond proceeds.)

**Taxable Bonds:** Taxable bond money, which can be used for many NTI programs with few restrictions, has been spent on programs such as the PHIL Loan, the Targeted Basic Systems Repair, and the Home Ownership Rehabilitation Loan programs. In addition, more than \$25 million in taxable bond funds was spent on land acquisitions.

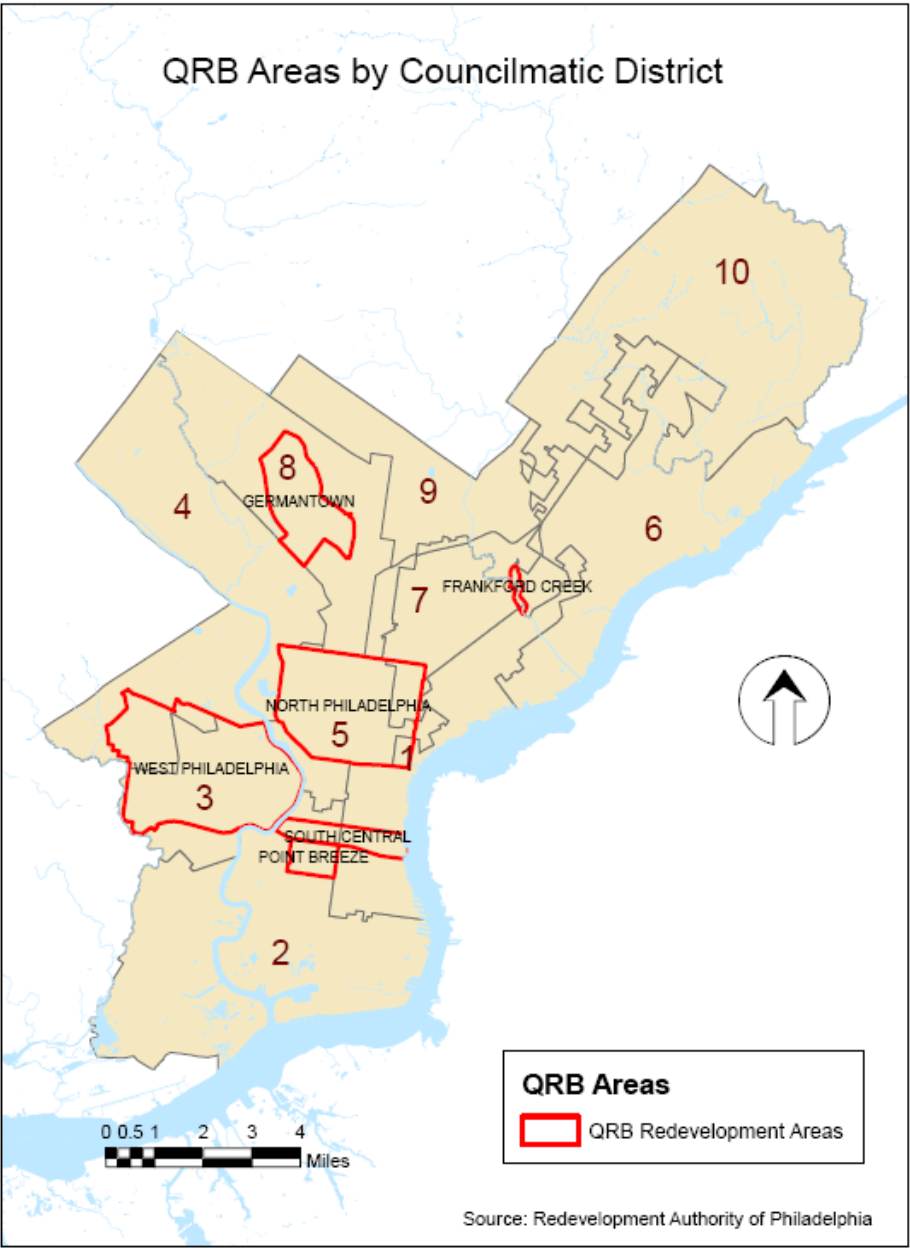
**Tax-Exempt Bonds:** Bond proceeds may only be used for activities that protect the health, safety and welfare of the public. Most of the tax-exempt money spent to-date has been on the demolition, stabilization and encapsulation of vacant, dangerous buildings. These funds may also be used to repair publicly-owned facilities and streets. Tax-exempt bonds may not be used to acquire property.

**Qualified Redevelopment Bonds:** Spending is restricted to specific activities (land acquisition, site preparation, rehabilitation and relocation expenses) in designated geographic areas. These city areas were agreed to by City Council before the bonds were issued in March 2005. (See Figure 2) Any property purchased using this money must then be disposed of at fair market value (unless the purchaser is a government entity).

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Figure 2



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In June 2013, City Council approved the FY14 Program Statement and Budget (Figure 3).

**Figure 3 FY14 Program Budget—Passed by City Council**

NTI Bond Proceeds Activity	FY13 Budgeted Bond and Interest Earned Amounts	Cumulative Drawdowns	NTI Bonds and Interest Remaining for Drawdown
<b>Demolition</b>			
Demolition	142,736,192	-142,466,692	269,500
Vacant Property Stabilization	5,743,591	-4,947,250	796,341
<b>Land Acquisition</b>	77,473,508	-58,702,549	18,770,959
<b>Housing and Neighborhood Preservation</b>			
Retaining Wall Reconstruction	2,422,156	-2,180,783	241,373
Expanded Home Rehabilitation Program	6,000,000	-6,000,000	0
Philadelphia Home Improvement Loan Program	3,800,000	-3,800,000	0
Anti-Predatory Loan Program	931,967	-810,954	121,013
Employer Assisted Housing- HomeBuy Now	2,560,944	-2,560,944	0
Targeted Basic System Repair Program	3,000,000	-3,000,000	0
NSP—Enhancement Basic Systems Repair	1,500,000	-1,500,000	0
Basic System Repair Program	31,877,924	-31,877,924	0
SHARP Home Repair Program	525,000	-525,000	0
Settlement Grant Assistance	4,300,000	-4,300,000	0
Preservation Development Initiative	250,000	-250,000	0
Adaptive Modification Program	11,750,000	-11,750,000	0
Historic Property Repair Program	1,457,500	-1,457,500	0
Affordable Rental Development	250,000	-250,000	0
Housing Trust Fund	1,500,000	-1,500,000	0
Equitable Development Strategy	163,221	-163,221	0
Homelessness Prevention Program	1,600,000	-1,600,000	0
Vacancy Prevention (Tangled Title Program)	100,000	-100,000	0
Foreclosure Prevention	2,000,000	-2,000,000	0
Affordable Housing Renovation	2,200,000	-2,200,000	0
<b>Management Information Systems</b>			
Land Tracking System	1,005,012	-596,765	408,247
Vacant Property Management Information System	5,700,000	-5,700,000	0
Unified Land Records System	3,095,133	-3,095,133	0

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Other MIS Projects	150,000		150,000
<b>Totals</b>	316,046,009	-295,288,576	20,757,433

From 2002 until May 2014, the City of Philadelphia drew down nearly \$297 million worth of bonds and interest earned on those bonds to spend on a variety of NTI-related programs (See Figure 4).

It should be noted that the bond amounts stated in Figure 4's "Deposits to Trustees" reflect the bonds' actual sale price. When bonds are issued, they often command a market price that is higher or lower than their face value—this occurred with three of the NTI bond issuances and the amount of money deposited with the Bond Trustee differed from the face value.

As of 4/30/14, \$20,623,834 worth of bond proceeds and interest remain to be drawn down. The FY15 budget reflects these available funds.

**Figure 4**

Sources	Tax Exempt	Taxable	QRB	Total
Deposits to Trustee				
2002 Series	\$ 125,228,569	\$ 18,185,700		\$ 143,414,269
2005 Series	\$ 83,371,915	\$ 25,000,000	\$ 45,000,000	\$ 153,371,915
Interest Earned	\$ 13,191,609	\$ 2,172,748	\$ 5,033,387	\$ 20,397,744
Cumulative Drawdowns	\$ 220,026,526	\$ 42,813,725	\$ 33,719,843	\$ 296,560,094
Funds Remaining	\$ 1,765,567	\$ 2,544,723	\$ 16,313,544	\$ 20,623,834

## PROPOSED FY2015 BUDGET

Since the FY2014 Program Statement and Budget was approved by City Council, the Department of Licenses and Inspections has provided the PRA new balances for Demolition and Vacant Property Stabilization. Additionally, some acquisition requests were received by district council members and acted upon by the PRA and the PRA completed a reconciliation of its acquisition records. As a result, just under \$10 million in funds remain to be drawn down for land acquisition (with some of those dollars already earmarked for projects—see Figures 7 and 8 for an accounting of what dollars remain should those projects proceed). Also, \$34,801 in QRB funds were drawn down to cover legal expenses related to the program. An additional \$100,000 was allocated from MIS to cover the Citywide data aggregation project with TRF Policy Map.

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The following interest was earned last year: taxable bonds, \$342 (allocated to land acquisition); QRBs, \$3403 (allocated to land acquisition) and tax-exempt bonds, \$424 (allocated to vacant property stabilization).

The Nutter Administration proposes the following budget for FY2015.

**Figure 5 – Cumulative NTI Drawdown and Proposed FY2015 Budget**

	Cumulative	Cumulative	FY15
	Budget	Expenses	Budget
<b>Demolition</b>			
Residential Demolition	\$ 136,660,895	\$ 136,660,895	\$ -
Large Vacant Building Demolition	\$ 6,075,297	\$ 5,805,797	\$ 269,500
	\$ -	\$ -	\$ -
<b>Land Assembly</b>	\$ -	\$ -	\$ -
Land Acquisitions	\$ 77,470,859	\$ 58,737,350	\$ 18,233,509
Pilot Rental Rehabilitation Program			\$ 500,000
<b>Housing and Neighborhood Preservation</b>	\$ -	\$ -	\$ -
Vacant Property Stabilization	\$ 5,743,273	\$ 4,947,250	\$ 796,023
Retaining Wall, Alley Driveway, Curbs & Sidewalk,	\$ -	\$ -	\$ -
Repair and Reconstruction Pilot Program	\$ 2,422,156	\$ 2,180,783	\$ 241,373
CLIP Vacant Property Stabilizations	\$ -	\$ -	\$ -
Expanded Home Rehabilitation Program	\$ 6,000,000	\$ 6,000,000	\$ -
Expanded Philadelphia Home Improvement Loan Program	\$ 3,800,000	\$ 3,800,000	\$ -
Sub-Prime Anti-Predatory Loan Product	\$ 931,967	\$ 810,954	\$ 121,013
Employer Assisted Housing Program	\$ 2,560,944	\$ 2,560,944	\$ -
Targeted Basic System Repair Program	\$ 3,000,000	\$ 3,000,000	\$ -
NSP Enhancement Basic System Repair	\$ 1,500,000	\$ 1,500,000	\$ -
Basic System Repair Program - Tier II	\$ 31,877,924	\$ 31,877,924	\$ -
Teacher & Student Retention Program	\$ -	\$ -	\$ -
SHARP Home Repair Program	\$ 525,000	\$ 525,000	\$ -
Settlement Grant Assistance	\$ 4,300,000	\$ 4,300,000	\$ -
Preservation Development Initiative	\$ 250,000	\$ 250,000	\$ -
Adaptive Modification Program	\$ 11,750,000	\$ 11,750,000	\$ -
Historic Property Repair Program	\$ 1,457,500	\$ 1,457,500	\$ -
Affordable Rental Development	\$ 250,000	\$ 250,000	\$ -
Housing Trust Fund	\$ 1,500,000	\$ 1,500,000	\$ -
Equitable Development Strategy	\$ 1,600,000	\$ 1,600,000	\$ -

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Commercial Corridor Support Initiative	\$ 1,953,861	\$ 1,953,861	\$ -
Homeless Preservation	\$ 1,600,000	\$ 1,600,000	\$ -
Vacancy Prevention (Tangled Tile Program)	\$ 100,000	\$ 100,000	\$ -
Foreclosure Prevention	\$ 2,000,000	\$ 2,000,000	\$ -
Affordable Housing Renovation	\$ 2,200,000	\$ 2,200,000	\$ -
Management Information Systems	\$ -	\$ -	\$ -
Land Tracking System	\$ 1,005,012	\$ 596,765	\$ 408,247
Vacant Property Management Information System	\$ 5,700,000	\$ 5,700,000	\$ -
Additional Management Information Systems	\$ 3,095,133	\$ 3,095,133	\$ -
Other	\$ 150,000	\$ 100,000	\$ 50,000
Total	\$ 317,479,821	\$ 296,860,362	\$ 20,619,665

### Demolition and Vacant Property Stabilization

The City of Philadelphia's Department of Licenses & Inspections manages NTI-related residential demolitions.

The demolition and vacant property stabilization budget allocations by City Council District are described in Figure 6. These commitments will be fulfilled using tax-exempt bond funds remaining to be drawn down (\$269,500 total) and money previously drawn down and not yet spent by L&I.

The Administration is committed to working with City Council on NTI's demolition activities. District councilpersons have had and will continue to have the opportunity to:

- Review, comment and participate in the selection and prioritization of dangerous and vacant properties for demolition bid packages and stabilization work within the districts;
- Participate as one of the City's representatives during pre-bid inspection tours and conferences with contractors and vendors for demolition and stabilization work;
- Review and comment on any relocation plans, except in those cases where an emergency relocation is required due to dangerous conditions; and,
- Review, comment and recommend interim treatments of vacant properties after demolition.

As a reminder, starting in FY08, the budget allocations and money available for targeted residential demolitions, large vacant building demolitions and vacant property stabilization became fungible. These dollars may also be used to renovate or do site work at publicly-owned facilities.

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**Figure 6**

## **Demolition & Vacant Property Stabilization Budgets by Council District**

<b>Council District</b>		<b>Total Budget</b>	<b>Total Spent</b>	<b>Total Available</b>
1	\$	11,344,393	\$ (11,344,393)	\$ 0
2	\$	10,822,810	\$ (10,822,810)	\$ 0
3	\$	12,872,078	\$ (12,872,078)	\$ 0
4	\$	6,720,724	\$ (6,720,724)	\$ 0
5	\$	23,237,357	\$ (23,237,357)	\$ 0
6	\$	808,733	\$ (624,713)	\$ 184,020
7	\$	12,511,709	\$ (12,511,709)	\$ 0
8	\$	12,337,363	\$ (12,337,363)	\$ 0
9	\$	4,600,875	\$ (4,600,875)	\$ 0
10	\$	410,000	\$ (364,855)	\$ 53,877
<b>TOTAL AVAILABLE</b>				<b>\$ 237,997</b>

### **Land Acquisition, site preparation and rehabilitation**

The PRA uses bond funds and NTI-related land sales proceeds to acquire land for development projects or to prepare certain city-owned sites for development or renovate certain city-owned structures. Those projects must fall squarely within the principles that have guided NTI for the past seven years and will continue to do so going forward.

Acquisition requests are evaluated by an Interagency Acquisition Review Team (IART) to ensure they are consistent with NTI's principles. Using criteria created when IART was first created in 2004, proposals are evaluated favorably if the development projects:

- Conform with strategic neighborhood plans supported by the City Planning Commission;
- Facilitate economic growth by building on market strengths and encouraging market-rate investments;
- Leverage City resources to the fullest extent possible by maximizing private investment, minimizing public subsidies and making investments that are linked to other public and private investments in an area; and
- Comply with the legal and financial requirements of the funding source, particularly when Qualified Redevelopment Bonds are used.

When evaluating requests for acquisition funds to support specific development projects, the IART also considers criteria such as the developer's capacity and track record; the project's feasibility, budget and timeline; the source and amount of public subsidy, if any; leverage; and neighborhood context (e.g., consistency with neighborhood plans, suitable strategic reuse of the site, and likelihood of stimulating investment activities by others).

The PRA is responsible for permanent relocations due to land acquisition and redevelopment activities. The PRA adheres to and abides by all federal and state relocation statutes, regulations and standards, and offers residents all relocation benefits to which they are entitled. In addition, the PRA will collaborate with the Housing Support Center, the Office of Housing and Community Development (OHCD), District Council staff and others as needed to enhance



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community outreach, notification and relocation support. Recognizing the disruption of lives and the high costs associated with relocation, every effort is made to keep relocations to a minimum.

Land acquisition funds are also used for the following activities: advertising for public hearings, title searches, appraisals, and relocation costs. QRB funds may be used for demolition and site preparation for city-owned properties in QRB areas as well as rehabilitation of city-owned structures in QRB areas.

### *Role of City Council*

The acquisition and disposition of vacant property is carried out in accordance with applicable federal, state and local laws, including, but not limited to: Section 5-900 of the Philadelphia Home Rule Charter, Section 16-400 of the Philadelphia Code, the Urban Redevelopment Authority Law and Redevelopment Cooperation Law, and the Uniform Relocation Act.

Because the highest concentration of vacant properties is located in certified urban renewal and redevelopment areas, the aggregation of land for redevelopment will be subject to City Council review. For example, in order for the PRA to exercise its powers of eminent domain, the Urban Redevelopment Law requires City Council approvals for the following:

- Creation or modification of Redevelopment Areas;
- Redevelopment Proposal Plans to support condemnation of the property by the PRA, including the number of properties that will be condemned and the proposed reuse;
- Selling, leasing or transferring of any real property in a Redevelopment Area to a developer, regardless of the means of acquisition by the PRA.

PRA and Office of Housing and Community Development (OHCD) meet regularly with each District Councilperson to discuss the land acquisition, site preparation and rehabilitation funds available for their district. District Council members have submitted requests to IART that have been reviewed and, in a number of cases, have been approved. City Council staff and the proposed developers have the opportunity to present proposed projects to IART before IART makes its formal recommendation to the Mayor's Chief of Staff. In some instances, IART will ask for additional information before making its final recommendation.

Once approved by IART, the proposed budget is sent to the City Councilperson for approval.

### *Interagency Acquisition Review Team (IART)*

The IART process was established to create a systematic method of reviewing and approving requests for land acquisition, site preparation and rehabilitation. This process, which evaluates requests for funds using the criteria listed above, helps to ensure the limited funds are spent in a manner that brings the highest value to the City. The inter-departmental team includes staff from the Philadelphia Redevelopment Authority, the Office of Housing and Community Development, the Philadelphia Housing Development Corporation, the Philadelphia Housing Authority, Finance Department, Commerce Department, Planning Commission, and Mayor's Office.

The process follows these steps:

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1. Councilperson completes a Land Acquisition, site preparation and rehabilitation application that asks for information such as the nature of the proposed development project, the street addresses of the parcels of land that need to be purchased, the name of the proposed developer, and other sources of funding for the project.
2. PRA staff prepare a budget.
3. Council members are invited to present their proposed projects at monthly IART meetings.
4. IART meets privately to review project based upon above criteria and decides to approve, disapprove or place on hold until questions about the project have been answered.
5. PRA prepares an acquisition budget using formal appraisals.
6. The IART decision is communicated to City Councilperson. If IART has recommended the project, the Councilperson must approve its moving forward.
7. The Chief of Staff approves the project.
8. If appraisals yield a higher budget for the project, this information is communicated to IART and the Councilperson who have the ability to pull the project before a Council resolution authorizing acquisition is introduced.
9. Councilperson introduces resolution authorizing PRA to purchase the property.

### *Community Outreach, Notification and Relocation Services*

In the event that a relocation of a property owner is necessary, the PRA sends out letters to the owner(s) who would be potentially relocated and its outreach strategy includes personal visits to each residence at the beginning of the process. In addition to the public notification requirements mandated in the federal Uniform Relocation Act, the PRA works closely with District Council members to engage and alert residents far in advance of City Council public hearings. Efforts include meetings that included the directly affected residents, PRA staff and the District Council member to discuss the proposed project and the rights of the individual or household in the relocation process.

The City also ensures that non-English speaking, Braille-reading and Signing residents have accurate information about relocations and access to the public process. To reach the Latino community, the PRA hired two bilingual relocation specialists and translated all its letters, brochures and print materials relating to relocation into Spanish. In addition, PRA legal notices pertaining to acquisition and planning processes are published in a Spanish-language newspaper. The following OHCD-funded translation services are also available:

- Interpreters to provide simultaneous verbal translation at community meetings;
- Translated acquisition and relocation materials as needed.

### *Acquisition Recycling Fund & Land Sales*

Pursuant to a July 2005 agreement among the City, PRA and then-existing NTI office, an Acquisition Recycling Fund was established to leverage the NTI bond funds used to finance land assembly activities. Most of the property that the PRA condemns is tax delinquent and/or has other municipal liens recorded against it. When the PRA settles with an owner or in the case of abandoned property, the PRA pays the “just compensation” or the appraised value of the real

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estate into Court. The City then collects the outstanding municipal liens it is owed (the School District also receives a portion of the collected liens based upon an agreed upon formula), up to the appraised value of the real estate and deposits these proceeds into the Acquisition Recycling Fund.

On an annual basis, the Administration includes as part of the City's operating budget an amount equal to the share of delinquent real estate taxes and other municipal liens that will be collected from the Court. Liens are then made available to the Office of Housing and Community Development through a year-end transfer ordinance. Finally, the PRA invoices OHCD, which transfers the funds to PRA for future land acquisitions. The originating City Council district or City Significant is "credited" the amount of the lien.

An agreement is also in place that allows land sales proceeds to be similarly credited to either the originating Council district or City Significant.

As of April 30, 2014 approximately \$3.2 million in recycled liens and \$9.8 million in land sale proceeds have been allocated back to individual Council district and City Significant budgets. Some of these proceeds have already been used for land acquisitions in the associated Council District and for City Significant projects.

### *Acquisition Budget—non-bond dollars*

In FY05, the land assembly budget was increased using funds derived from Community Development Block Grant (\$10 million) and the Pennsylvania Department of Community and Economic Development (\$5 million). During FY12, a number of City Council members agreed that DCED dollars allocated to their districts should be spent on the Basic Systems Repair Program activities instead of land acquisitions. CDBG funds are embedded in Figure 7 and broken out in Figure 8.

The DCED funds can only be spent on projects for which there is a redevelopment plan and all acquisition proposals must be approved by the Pennsylvania Department of Community and Economic Development. All of these dollars have been spent, meeting the state's spending deadline of June 30, 2013.

### *Acquisition Budget – PILOT RENTAL REHABILITATION PROGRAM*

The Administration proposes a pilot rehabilitation program in the Sixth District. Grants of up to \$15,000 per unit will be offered to responsible landlords for property improvements. One-to-three unit properties are eligible for the program and the property must have appropriate zoning to be eligible. The landlord must be current in taxes, have appropriate licenses and have no long-term violations, unless the grant is being used to cure the violation. Eligible repairs include plumbing, heating, electrical, roof, doors and windows, structural repairs to make the building safe, curb and sidewalk repair/replacement. Tenants' income must meet federal low-income guidelines. Landlords must rent the property to low-moderate income households for a period of five years. The grant will be secured by a self-amortizing lien on the property, which will be satisfied 20% each year for a period of five years, as long as the unit is occupied by a low-moderate income tenant.

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**Figure 7**  
**District Allocations and Obligations as of April 30, 2014**

District	Original Allocation	Additional Land Sales/Liens/Bond Interest	Total Obligations	Balance Remaining
1	\$ 7,025,000	\$ 1,117,464	\$ 5,129,487	\$ 3,012,977
2	\$ 7,025,000	\$ 1,259,803	\$ 6,756,897	\$ 1,590,662
3	\$ 7,025,000	\$ 1,111,432	\$ 8,191,952	\$ -
4	\$ 3,475,000	\$ 94,960	\$ 3,462,262	\$ 107,698
5	\$ 7,025,000	\$ 2,192,793	\$ 8,425,571	\$ 792,222
6	\$ 1,450,000	\$ 10,694	\$ 1,217,360	\$ 243,334
7	\$ 7,025,000	\$ 469,101	\$ 6,628,441	\$ 865,660
8	\$ 7,025,000	\$ 139,985	\$ 4,744,113	\$ 2,420,872
9	\$ 3,475,000	\$ 51,165	\$ 2,627,365	\$ 898,800
10	\$ 1,450,000		\$ 1,450,000	\$ -
CS	\$ 36,195,507	\$ 11,229,337	\$ 47,424,844	\$ -
Total	\$ 88,195,507	\$ 17,676,734	\$ 96,058,292	\$ 9,932,225

**Figure 8**  
**Remaining Balances by Council District, April 30, 2014**

NTI allocations as of 4-30-13						
District	Land Sales	Liens	CDBG	DCED	QRB	total
1	\$0	\$0	\$0	BSRP	\$3,012,977	\$3,012,977
2	\$586,524	\$236,757	\$0	BSRP	\$767,381	\$1,590,662
3	\$0	\$0	\$0		\$0	\$0
4	\$0	\$0	\$0	BSRP	\$107,698	\$107,698
5	\$425,008	\$0	\$284,337	BSRP	\$82,877	\$792,222
6	\$0	\$10,694	\$232,640	BSRP	\$0	\$243,334
7	\$0	\$0	\$183,915	BSRP	\$681,745	\$765,660
8	\$0	\$139,655	\$0	BSRP	\$2,281,217	\$2,420,872
9	\$0	\$51,165	\$847,635	BSRP	\$0	\$898,800
CS*	\$0	\$0	\$0	BSRP	\$0	\$0
Grand total	\$1,011,532	\$438,271	\$1,548,527		\$6,933,895	\$9,932,225

Remaining DCED balances were transferred to the Basic Systems Repair Program.

## **Retaining Wall, Alley Driveway, Curbs & Sidewalk Repair and Reconstruction**

Retaining walls are private property or “private infrastructure.” Property owners are responsible for their maintenance, repair or reconstruction costs. Retaining walls, which are used to provide lateral support for land of higher elevation, vary in type, size and composition. Consequently, the cost of retaining wall repairs is highly variable. In some instances, commonly shared

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retaining walls had deteriorated to the point that they represent a threat to the public safety.

In FY03, the Streets Department surveyed more than 60 retaining walls in need of repair citywide. The Streets Department provided cost estimates and developed a priority repair list based on the level of danger posed by the wall. The City then committed tax-exempt bond funds for the repair of the most dangerous walls. By law, abutting property owners are required to pay back a portion of the repair costs over four years, while the City pays for the balance.

Of the \$2,670,000 budgeted for this purpose, \$2,180,783 has been drawn down and \$250,000 was transferred to the Historic Property Repair Program in FY11. \$239,217 remains to be drawn down for the repair of retaining walls in FY13.

### **Anti-Predatory Lending Program**

Of the \$1,560,000 budgeted for this work, \$121,013 in taxable bond proceeds remain as a loan loss reserve to cover possible delinquent loans that originated with participating banks under the Mini PHIL & PHIL Plus Programs. These funds are obligated to remain until the loans are repaid.

### **HomeBuy Now – Employer Assisted Housing**

One way to stimulate investment in neighborhoods and aid community economic development is to involve local employers in providing new homeownership opportunities for their employees. HomeBuy Now, the NTI Employer Assisted Housing (EAH) program, encourages businesses to become active investors in Philadelphia neighborhoods by offering a City match of housing benefits that participating businesses provide to their employees.

HomeBuy Now benefits are generally in the form of settlement and down payment assistance, although the funds can also be used for housing counseling for program participants. HomeBuy Now can also be used in conjunction with the Pennsylvania Housing Finance Agency's (PHFA) Employer Assisted Housing program, which will match up to \$2,000 of an employer's contribution. 36 employers participated including the University of Pennsylvania, University of the Sciences, Temple University, P. Agnes Construction, The Neat Company, AugustaWestland, and New Courtland Elder Services.

Since HomeBuy Now's began in 2004, \$2,560,944 has been allocated to the program. Results to date include 211 employee-purchased houses, leveraging \$780,486 from the participating employers and approximately \$15.2 million in mortgage financing.

No funds remain to be drawn down.

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## **Neighborhood Stabilization Targeted--Basic Systems Repair Program**

In FY10, the Nutter Administration requested and City Council approved the allocation of \$1.5 million in previously unallocated Tax-Exempt bond interest be directed at neighborhoods that have applied for Neighborhood Stabilization Program (NSP) funds from HUD. These dollars enabled the City to maintain values of existing homes where HUD provided funding for construction of affordable housing. No additional funds have been budgeted to this program for FY13. No funds remain to be drawn down.

## **Basic Systems Repair Program**

The Basic Systems Repair Program (BSRP) helps maintain stable neighborhoods by providing homeowners with urgent repairs and needed improvements. The City will use tax-exempt government purpose bonds proceeds to fund this activity.

The BSRP provides two principal levels of repair services to low-income homeowners. The Tier I services consist of the Emergency Repair Hotline Program and Emergency Heater Hotline. These programs give the City an emergency response capability through which qualified contractors are assigned to complete needed basic systems repairs requiring relatively low expenditures of grant funds. Tier II provides up to \$12,500 of rehabilitation assistance. Typical Tier II repairs include heating system replacement, plumbing and drainage system replacement, wiring, roof replacement and structural systems repairs (floors, ceilings, walls, etc.) Eligible homeowners receiving Tier II services may also receive up to \$2,000 per property in weatherization assistance.

Since FY06, the City has allocated a total of \$30,775,000 for BSRP activities. In FY10, it increased the funding by \$1,102,924 using previously unallocated tax-exempt bond proceeds. Those dollars were drawn down in FY11 and no additional bonds remain to be drawn down.

## **Settlement Grant Assistance**

Helping more families to become homeowners has a stabilizing effect on neighborhoods. The aim of the settlement/down payment grants is to lower the barriers to homeownership for low- and moderate-income families. The City uses tax-exempt government purpose bonds and interest from those bonds to fund this activity.

Since 2004, the City's Settlement Assistance Grant Program has provided over 6,000 settlement grants to low- and moderate- income first time homebuyers. The \$500 grants are available to homebuyers that earn eighty percent (80%) or less of the area median income or \$65,000 for a family of four. Additionally, since 2005 the City's Homebuyer Assistance Grant program has provided over 300 grants of 6% of the purchase price of the home to low- and moderate income first time homeowners who have purchased a selected City sponsored home through the Philadelphia Redevelopment Authority. This sizable grant includes a 15 year forgivable lien on the property. Recipients of all grants complete pre-purchase housing counseling at an OHCD-funded housing counseling agency.

No additional bond funds remain to be used for this program.

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## **Adaptive Modifications Program**

The Adaptive Modifications Program (AMP) provides low-income Philadelphia residents with permanent physical disabilities with increased mobility within, as well as access to their homes. The City will use tax-exempt government purpose bonds to fund this activity.

The Adaptive Modifications Program is available for homeowner-occupied and renter-occupied houses which need to be made accessible for people with disabilities with income up to 80 percent of median income requirements. Adaptive modifications must meet one or more of the following objectives:

- Improve the consumer's ability to enter and exit the home;
- Increase the consumer's ability to perform activities of daily living; and/or,
- Enable the consumer to remain in the home and/or prevent institutionalization.

In FY08, NTI increased the budget by \$800,000 for a total of \$10.1 million allocated to this program. In FY10, the Nutter Administration proposed adding an additional \$850,000 in previously unallocated Tax-exempt bond proceeds to the program. City Council approved this increase. No additional funds remain to be drawn down.

## **Historic Property Repair Program**

Philadelphia boasts architecture of historical significance throughout its neighborhoods. The Historic Property Repair Program, originally funded with NTI taxable bond funds and operated by the Preservation Alliance of Greater Philadelphia through the Office of Housing and Community Development, makes grant funds available to low-to-moderate income residents to enable them to make historically competent façade repairs.

Since implementation of the program in 2006, the Preservation Alliance has received 225 requests for applications. Of these applications, 65 were completed and 43 inspection site visits were completed. Twenty-four projects are completed, underway or about to start. The average repair is about \$20,000 and the average homeowner contributes almost \$5,000 toward the cost of the repairs.

In FY08, the Historic Property Repair Program and Preservation Development Initiative budgets became fungible and \$207,500, allocated from tax-exempt interest earned on NTI bond proceeds, was added to the program. \$250,000 was added to this program's budget in FY11 and those monies were spent during the year. No funds remain.

## **Vacancy Prevention (Tangled Title)**

One half of the houses in Philadelphia are owned by people over 55 and data shows that 45 percent of older people have made no plans to either sell or transfer titles in their homes. Thus over the next 15 to 20 years, many houses in the city are at risk of abandonment. The Vacancy Prevention Program will address these issues.

The City has developed the HomeSMART (Start Managing Assets, Repairs, and Titles) Program. The activities include:

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- A training program for housing counselors and senior service providers to help older homeowners understand the value of estate planning, how estate planning benefits them and the community
- The establishment of a tangled title fund to help resolve title problems which prevent occupants from obtaining loans and grants for repairs or the smooth transfer of title of residence.
- Although emphasis is on the elderly, all ages are eligible for grants up to \$2,000.

\$100,000 was allocated to this program (\$50,000 in FY08 and an additional \$50,000 in FY09). No funds remain to be drawn down.

### **Foreclosure Prevention**

To address the impact of the foreclosure crisis on Philadelphia homeowners and neighborhoods, in FY09, the Nutter Administration proposed utilizing NTI funds and other programs to assist homeowners facing foreclosure and to prevent others from reaching that point. Among other activities, the City will implement the new HERO Loan and Philadelphia Renovate and Repair Programs as a coordinated approach to foreclosure prevention. These programs will be augmented by additional funding provided to Community Legal Services and housing counseling agencies. It allocated \$2.0 million for these mortgage foreclosure prevention programs. No funds remain to be drawn down.

### **Affordable Housing**

In FY14, the Philadelphia Redevelopment Authority (PRA) contracted with experienced developers to complete the rehabilitation of six publicly-owned vacant scattered site structures for affordable homeownership in the Point Breeze neighborhood. The project is designed to rehabilitate long-term, vacant publicly-owned structures and sell to income-eligible homebuyers and is expected to be complete in FY15. \$2.2 million in QRB dollars was transferred from the Land Acquisition line item to this new line item and those bond funds have already been approved for drawdown.

### **Land Tracking System and Other MIS Projects**

In FY14, \$100,000 was allocated to aggregate the City's property data with TRF's Policy Map to assist the City's planning efforts, grant applications and other projects/programs. In FY15 the budget shows \$408,000 to be used to assist in the Philadelphia Land Bank's launch and technology needs and \$50,000 remaining for Other MIS Projects.



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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-ninth day of January, 2015.

Darrell L. Clarke  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Bass

Sponsored by: Councilmember Bass