



# Proposed **Consolidated Plan 2018-2022**





# An Ordinance

Authorizing the Director of Planning and Development, on behalf of the City, to file applications with the United States Department of Housing and Urban Development for a Community Development Block Grant; to file applications to participate in the HOME Investment Partnership program and the Emergency Solutions Grant program; and to apply for a Housing Opportunities for Persons with AIDS grant; and to file applications with the Commonwealth to obtain grants under the Act of April 12, 1956, P.L. 1449, Section 4, as amended, to prevent and eliminate blight; authorizing the Director of Planning and Development and the Director of Commerce to file applications to obtain other grants from the Commonwealth; authorizing the Director of Commerce to use the Section 108 Loan Guarantee Program; and authorizing the Director of Planning and Development and the Director of Commerce to enter into all understandings and assurances contained in such applications and take all necessary action to accept the grants; all under certain terms and conditions.

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## The Council of the City of Philadelphia Hereby Ordains:

### **Section 1.**

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development (“HUD”) for a Community Development Block Grant (“CDBG”) in an amount up to \$40,000,000 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

### **Section 2.**

The Director of Planning and Development is hereby designated as the authorized representative of the City to act in connection with the application and is hereby directed to provide such additional information as may be required by HUD, to take such additional actions as may be required to complete the application, and to accept the grant.

### **Section 3.**

The provision in the application providing for the use of up to \$30,000,000 for interim construction financing is approved subject to the provision that the amount up to \$40,000,000 contained in the CDBG Application is awarded. Further, said monies shall only be made available for obligation upon certification by the Director of Finance that unexpended CDBG funds are available for Interim Construction Assistance and that any amounts made available are guaranteed by an irrevocable Letter of Credit or other security acceptable to the Director of Finance. At such time the Director of Finance may authorize amounts to be provided from this appropriation which amounts shall be financed by CDBG revenues. Amounts which are repaid shall be credited as program income to finance Community Development activities.

#### **Section 4.**

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2017, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XLI to Program Year XLII. Further, any questioned cost items from Program Year XL which are determined by HUD to be ineligible costs shall be transferred to Program Year XLII, after such costs are removed. Program regulations governing such transferred funds shall be determined by HUD. The Director of Finance shall notify the Clerk of Council periodically concerning Program Year XLII transfers.

#### **Section 5.**

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to \$9,500,000 under the HOME Investment Partnership program under Title II of the Cranston-Gonzalez National Affordable Housing Act, Pub. L. 101-625, as amended, to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

#### **Section 6.**

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to \$9,000,000 under the AIDS Housing Opportunity Act, 42 U.S.C. 12901 et seq., as amended, for a Housing Opportunities for Persons with AIDS (“HOPWA”) grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

#### **Section 7.**

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to \$4,500,000 under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, 42 U.S.C. § 11371 et seq., as amended, for an Emergency Solutions Grant (“ESG”), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

#### **Section 8.**

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Planning and Development is authorized to file shall be substantially in the form set forth in Exhibit “A” hereto and known as the Consolidated Plan 2018-2022; Annual Action Plan 2017-2018 (“Plan”); and further, contain a provision stating that: “Seventy-five percent {75%} of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used exclusively for programmatic activities authorized by the Consolidated Plan, excluding operating costs, both program delivery and administration. No more than twenty-five percent {25%} of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used for operating costs, including program delivery and administration.”

The Chief Clerk of the Council shall keep copies of Exhibit “A” on file and make them available for inspection and review by the public.

**Section 9.**

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under the Act of April 12, 1956, P.L. 1449, as amended, to prevent and eliminate blight in an activity or activities as identified, determined and authorized by the Consolidated Plan 2018-2022; Annual Action Plan 2017-2018 for housing and community development purposes in an amount not to exceed \$5,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

**Section 10.**

The City, through the Division of Housing and Community Development (formerly known as the Office of Housing and Community Development), will comply with laws and regulations dealing with the grant request for a State-Local blight prevention grant as stated in the Act of April 12, 1956, P.L. 1449, as amended; further, the City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State’s share of any expenditure found by the Commonwealth to be ineligible.

**Section 11.**

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania to obtain a grant or grants from the Keystone Communities Program including but not limited to the Elm Street Program; Façade and Planning; Public Improvement; and Accessible Housing Program grants administered by the Department of Community and Economic Development in an amount not to exceed \$1,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City.

Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State’s share of any expenditure found by the Commonwealth to be ineligible.

**Section 12.**

The Director of Commerce, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania to obtain a grant or grants from the Keystone Communities Program including but not

limited to the Main Street Program; Façade and Planning; and Public Improvement grants administered by the Department of Community and Economic Development in an amount not to exceed \$1,000,000. The Director of Commerce is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State's share of any expenditure found by the Commonwealth to be ineligible.

**Section 13.**

The Director of Commerce is hereby authorized, on behalf of the City, to file an application or applications, including all understandings and assurances therein, with HUD to use the Section 108 Loan Guarantee Program at a level up to \$20,000,000; to enter into an agreement with HUD to implement the loan guarantee program pursuant to such application; to pledge CDBG funds (including program income derived from such funds) which the City of Philadelphia is entitled to receive pursuant to Section 108 of the Act or other adequate security as determined by HUD and the City including but not limited to a promise to repay by the City as security for the repayment of loans guaranteed under the Section 108 Loan Guarantee Program; to execute notes evidencing the City's obligation to repay such loans; to act as the authorized representative of the City in connection with the application(s); and to take any and all other action necessary to complete the application(s), participate in the Section 108 Loan Guarantee Program and otherwise carry out the purposes of this Ordinance.

**Section 14.**

The City Solicitor shall include in the grant applications and agreements referred to herein such other terms and conditions as she deems necessary or desirable to protect the best interest of the City.

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# ES-05 Executive Summary

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## Introduction

The City of Philadelphia's *Consolidated Plan 2018-2022* is prepared by and administered by the Division of Housing and Community Development (formerly the Office of Housing and Community Development). The *Consolidated Plan* is the cornerstone of the City's application for federal funds from the U.S. Department of Housing and Urban Development (HUD) for four entitlement programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons With AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

The *Consolidated Plan* includes:

- Housing and Homeless Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Annual Action Plan

The first three elements are prepared every five years. The Annual Action Plan outlines how the City intends to spend the federal funds it is requesting for that fiscal year. The City also includes in the *Action Plan* other federal, state and local resources – including the Philadelphia Housing Trust Fund (HTF) and the Commonwealth of Pennsylvania's Keystone Communities program – that support housing and community and economic development activities. The *2017-18 Action Plan* also includes the first \$20 million of a \$60 million locally funded initiative to largely eliminate waiting lists in the City's Home Improvement Programs. This investment in home repairs is the largest infusion of local funding since the creation of the Housing Trust Fund in 2005.

The *2017-2018 Plan* outlines the expenditure of approximately \$128 million in federal, state and local funds for housing, community and economic development in the City's Fiscal Year 2018. The City's funding of housing programs will, as it has historically done, comprise more than 50 percent of its program funds.

When the City last prepared a complete *Consolidated Plan* in 2012, Philadelphia was beginning to recover from decades of population and job loss as well as the Great Recession.

Five years later Philadelphia continues to change.

Philadelphia's population is now approaching 1.6 million and is projected to grow by another 60,000 by 2035. Total employment in Philadelphia is now more than 710,000, the highest since 2002.

This growth is manifesting itself in the housing market. There is a housing boom in Center City and the surrounding neighborhoods. Private developers are willing to invest farther away from Center City as developable land becomes more scarce. The number of building permits has grown from slightly more than 17,000 in the city's fiscal year 2014 to a projected 23,000 for FY 17.

The largest driver of Philadelphia's growth is immigration. Philadelphia's foreign-born population has grown from approximately 100,000 in 1990 to more than 200,000 today. Immigrants are adding to Philadelphia's diversity, vitality and economy. Between 2000 and 2013 immigrant business owners accounted for 96 percent of the city's "Main Street" business growth.

At the same time significant problems remain.

Philadelphia's poverty rate remains the highest among the country's 10 largest cities. With a poverty rate of nearly 26 percent, more than 400,000 Philadelphians – including 37 percent of children – live below the federal poverty level.

Contributing to the poverty rate is a low level of educational attainment. More than half of Philadelphians over 25 years old – approximately 535,000 adults – have no more than a high school diploma. Nearly 20 percent did not complete high school.

Exacerbating the low educational attainment is the struggling school system. According to HUD data analyzed in the city's Assessment of Fair Housing (AFH), there are virtually no proficient schools in Philadelphia. (The lack of proficiency is a key factor in the City's initiatives to create Community Schools and to provide Universal Pre-K.)

The low educational attainment contributes to a labor force participation rate well below the national average. In turn the low labor force participation contributes to the high poverty level.

In addition, Philadelphia continues to experience the challenges it has faced for years. Its housing stock is aging and a large number of homeowners lack the resources to maintain their homes. There are far more people with disabilities than there are accessible units.

Many Philadelphians face housing problems. The AFH found that more than 40 percent of households faced housing problems such as substandard housing, overcrowding or cost burden. Seven percent of renters faced eviction and foreclosure remains an issue for Philadelphia homeowners.

In general, these problems – housing, education, employment – are more pronounced in Racially or Ethnically Concentrated Areas of Poverty, or R/ECAPs.

In addition, while immigrants contribute to Philadelphia in many positive ways, many also have limited or no proficiency in English, creating a barrier to accessing services, housing and jobs.

In short, many Philadelphia neighborhoods lack not only quality affordable housing but also access to opportunities.

The City of Philadelphia, in general and in its *Consolidated Plan*, takes a holistic approach to its goals of improving housing options, increasing access to opportunity and creating strong neighborhoods.

As part of its Assessment of Fair Housing the City, PHA and a diverse set of stakeholders identified 52 strategies to achieve these goals. Some of these strategies involve activities outlined in the *Consolidated Plan's Action Plan*. Some do not involve federal funding and therefore are not included in this *Consolidated Plan*. The entire list of AFH-identified strategies, whether addressed in the *Consolidated Plan* or not, is in Appendix pages 22-33).

Implementing these strategies requires actions from multiple city, regional and state agencies; fair housing advocates; for-profit and nonprofit developers; service providers; lenders, funders and investors; and residents.

The City will take a balanced approach to implementing these strategies. Based on resident and stakeholder input obtained when the City developed its AFH, the City will invest in weak market neighborhoods to strengthen them while creating opportunities for low- and moderate-income households in high-opportunity communities.

The *Consolidated Plan* identifies seven core goals.

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## **Create affordable homeowner and rental housing opportunities**

Nearly 145,000 Philadelphia renters are cost-burdened, as are nearly 100,000 homeowners. To increase rental and homeownership housing options affordable to low-, moderate- and middle-income residents, the City and its partners will

- Undertake neighborhood-based initiatives to produce affordable rental and special needs housing
- Assist income-eligible first-time homebuyers with closing costs
- Support a program in which local employers match city grants to enable low-, moderate- and middle-income households to purchase homes near their jobs

Strategies outside the *Consolidated Plan* include increasing homeownership opportunities for Philadelphia Housing Authority (PHA) tenants, promoting private sector development through density bonuses for affordable units, identifying additional incentives for affordable housing developed through the private sector, and streamlining the process for conveying publicly owned land for development of affordable housing.

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## Preserve affordable homeowner and rental housing

Philadelphia's supply of affordable rental and homeowner housing is threatened by several factors.

Philadelphia has very old housing stock and many low-income homeowners. As a result, many homeowners do not have the resources to maintain their homes. This threatens the housing supply with the potential loss of a unit and the homeowner with loss of a place to live. To prevent the loss of housing due to deferred maintenance, the City will support:

- The Basic Systems Repair Program (BSRP) to provide free repairs to the electrical, plumbing and heating systems in owner-occupied homes
- The Weatherization Assistance Program (WAP) to provide free weatherization and energy efficiency improvements in owner- or renter-occupied homes
- The Heater Hotline to provide emergency heater repairs
- Neighborhood Energy Centers to help income-eligible households lower their utility bills through education and completion of utility assistance applications

In addition to the Community Development Block Grant funds directed to BSRP, the City raised its transfer tax by one-tenth of one percent to support bonds dedicated to home repair programs. Over the next three years this \$60 million initiative will largely eliminate backlogs as long as five years in the Basic Systems, Weatherization and Adaptive Modifications Programs (see below). All Low-Income Housing Tax Credit (LIHTC)-financed rental developments currently have a 30-year affordability period. However, many of those developments have reached a 15-year mark at which capital improvements are necessary for operations to continue. Others will begin reaching the 30-year limit in 2021. To preserve these rental housing opportunities

- DHCD will implement a neighborhood-based initiative to provide funding to keep units in existing tax credit developments affordable

While Philadelphia is not facing the foreclosure crisis of nearly a decade ago, homeowners continue to face mortgage and, more recently, tax and reverse mortgage foreclosures. Residents in homes passed to them by a family member frequently do not have a clean title. This means that they cannot obtain home repair loans needed to maintain the property or qualify for property tax relief programs. Renters may be at a disadvantage in an eviction process in which the landlord frequently has legal representation while the tenant does not. To address these issues DHCD will

- Continue to fund housing counseling services to homeowners and tenants
- Continue to fund legal assistance to homeowners facing tangled title issues
- Fund legal representation for homeowners facing foreclosure and tenants facing eviction

Preservation strategies beyond the scope of the *Consolidated Plan* include ensuring compliance with HUD regulations for Rental Assistance Demonstration conversions, developing pilot programs to make homes lead- and mold-free, and exploring means to minimize displacement in appreciating markets.

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## Reduce homelessness and expand special needs housing opportunities

On January 27, 2016, Philadelphia's Point-In-Time count identified more than 4,000 households and more than 6,000 individuals who were homeless. More than 245,000 Philadelphians age five or older identify as disabled. Disabled Philadelphians face the dual challenge of finding housing that is both accessible and affordable.

To address the housing needs of the homeless and special needs populations, DHCD will

- Provide rental assistance to households facing homelessness and special needs households through a rapid rehousing program
- Provide rental assistance to people with HIV/AIDS using Housing Opportunities for Persons With Aids (HOPWA) funding<sup>1</sup>
- Use Emergency Solutions Grant funding matched by City general funds to provide emergency shelter, homelessness prevention services and rental assistance to households facing homelessness
- Continue to allocate Philadelphia Housing Trust Fund resources to the Adaptive Modifications Program (AMP), which makes accessibility improvements to enable people with disabilities to live more independently

The bond-supported \$60 million Home Improvement Program will also largely eliminate the waiting list for AMP, currently at two years. The City will continue its requirement that developments include units for people with disabilities, and that all new construction units be visitable if possible.

In addition to *Consolidated Plan* activities, the City will look to address the needs of homeless and special-needs persons through expanded PHA participation in the City's Blueprint Voucher program, an increased number of Rapid Re-housing placements and strengthened transition planning for youth.

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## Foster open access to all housing and community resources and programs

The City-funded housing programs outlined in the *Consolidated Plan* are effective only if residents are aware of them and access them. Accordingly the City supports a variety of efforts to ensure that Philadelphians are not only aware of these programs but take advantage of them. These include

- Neighborhood Advisory Committees, which engage residents in neighborhood issues such as planning and zoning and alert them to programs to meet housing and other needs
- Housing counseling agencies that offer guidance regarding the specific needs of homeowners, tenants, senior citizens and people with disabilities
- Neighborhood Energy Centers that help residents reduce their utility bills and access utility assistance programs

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<sup>1</sup> Philadelphia is the grantee for the metropolitan region that also includes Delaware County.

- Capacity-building assistance (through the Philadelphia Association of CDCs) and technical assistance (through the Community Design Collaborative) to organizations working to improve low- and moderate-income communities

Outside of *Consolidated Plan* activities the City and PHA will work to implement language access strategies to ensure that limited English proficiency is not a barrier to participation in housing programs. This will include providing guidance to City-funded private organizations that provide housing programs and services. In addition, PHA will review best practices and options for admissions and wait list administration to promote diversity consistent with fair housing statutes and regulations.

Fair housing outreach, education and enforcement are critical elements of ensuring access to housing resources and programs. City-funded housing counseling agencies are a critical element of that strategy by providing anti-predatory lending, prepurchase and financial literacy counseling. In addition the City and PHA will support fair housing training for staff and partner with other city agencies on fair housing and code enforcement issues.

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## **Address economic, education and income needs of people and communities**

In addition to addressing affordability, quality and access to housing, the City recognizes the impact that economic opportunity, education and financial resources have on Philadelphians' ability to access decent, affordable housing.

To promote increased economic opportunity, the City will

- Use CDBG funds to support a variety of programs aimed at small businesses in neighborhood commercial corridors, including technical assistance to micro businesses, small business loans, business attraction and expansion activities, corridor cleaning programs and organizational capacity building
- Support job training and education for youth who have dropped out of high school
- Provide support to organizations that help eligible residents apply for the Earned Income Tax Credit
- Support returning citizens seeking to reintegrate into society by funding a Pennsylvania Horticultural Society program that employs them to maintain vacant properties

In addition to *Consolidated Plan* activities, both the City and PHA will work to ensure that language barriers do not prevent access to programs that will increase economic opportunities for Philadelphians. PHA will serve residents through its Community Partners and economic self-sufficiency programs.

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## Strengthen community assets and manage vacant land

There are approximately 40,000 publicly or privately owned vacant lots in Philadelphia. Vacant lots blight neighborhoods, driving down property values. In contrast, studies show that maintained lots increase property values, improve resident health and reduce crime. To bring these benefits to low- and moderate-income neighborhoods, the City

- Will fund PHS to clean, green and maintain more than 10,000 vacant lots using small contractors, neighborhood nonprofits and the local residents that they each hire

Outside of *Consolidated Plan* activities the City will focus on leveraging public and private investment to build upon existing assets – the people, amenities and services in neighborhoods across the city. This community development implementation strategy will seek to extend the economic activity in and around Center City to outlying neighborhoods.

The City will also implement Community Schools in and around high poverty areas, expand access to Pre-K and support job-training programs for youth. Through its Rebuild initiative the City will also invest parks, libraries and recreation centers to create amenity-rich neighborhoods that meet resident needs. Rebuild will be a model for how the City can provide pathways to family sustaining careers<sup>p</sup>

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## Promote fair housing and access to opportunities

Fair housing and access to opportunity remain challenging, particularly for racial and ethnic minorities, those with limited English proficiency, families with children, people with special needs and other populations. To promote fair housing and access to opportunities, the City will

- Fund a new Fair Housing Coordinator position at the Philadelphia Human Relations Commission (PHRC) to organize fair housing trainings and educational briefings and to convene stakeholders to identify fair housing issues and strategies to address them
- Assist PHRC to secure Substantial Equivalency to be eligible for HUD funding to increase fair housing enforcement efforts

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## HUD objectives and outcomes identified in the plan

The City's seven core goals identified in the *Consolidated Plan* seek to achieve the following HUD- defined objectives and outcomes:

- Availability/Accessibility of Decent Housing
- Affordability of Decent Housing
- Sustainability of Decent Housing
- Availability/Accessibility of Suitable Living Environments
- Affordability of Suitable Living Environments
- Sustainability of Suitable Living Environments
- Availability/Accessibility of Economic Opportunity
- Sustainability of Economic Opportunity

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## Evaluation of past performance

In CDBG Year 41, the last year for which data are available, the City substantially met or exceeded the annual goals for 22 of the 27 three-to-five year goals and objectives it had identified. That several programs did not reach their targets did not lead the City to conclude that the goals should be changed. For example, weather disruptions impeded the Adaptive Modifications Program, the need for which is demonstrated by a multi-year waiting list. Similarly, the City fell short of its goal for Rental Assistance, HIV/AIDS not because there was insufficient need but rather because of insufficient funding. Accordingly, the City's evaluation of its past performance did not lead to any changes in its three-to-five year goals.

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## Summary of citizen participation process and consultation process

The development of the City's *Annual Action Plan* includes citizen participation from the very start. The first step in the process is a public hearing at which the public is invited to offer comment on the prior year's performance and to identify housing and community development needs. Those comments, along with the resources available, inform the City's *Preliminary Action Plan*, which is released in late March or early April. DHCD opens a 30-day comment period and, after the *Preliminary Action Plan* has been public for two weeks, holds a public hearing. Following the close of the comment period DHCD prepares a *Proposed Consolidated Plan* and submits that *Plan* to City Council for consideration. Council holds a hearing on the *Proposed Consolidated Plan*, which is followed by a Council committee meeting to consider the *Plan* and make any amendments the committee deems appropriate. Each of these three opportunities for citizen

participation is publicized on the DHCD website, through a mailing to DHCD's electronic mailing list, and through social media.

The *Consolidated Plan 2018-2022* is also informed by the public participation process the City and the Philadelphia Housing Authority implemented as part of their Assessment of Fair Housing. That process included

- A survey that gathered more than 5,000 responses, including from more than 1,000 PHA residents
- Six community focus groups, including two in Spanish and one geared toward people with disabilities
- Three "Resident Roundtables" with PHA residents
- Ten meetings with stakeholders to identify housing and access to opportunity challenges facing the city and the region and to develop goals and strategies to address them
- An official comment period that included three public hearings and generated more than 120 unduplicated comments

# PR-05 Lead and Responsible Agencies

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Agency/entity responsible for preparing/administering the *Consolidated Plan*

**Table 1: Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	Philadelphia	Division of Housing and Community Development
HOPWA Administrator	Philadelphia	Division of Housing and Community Development
HOME Administrator	Philadelphia	Division of Housing and Community Development
ESG Administrator	Philadelphia	Division of Housing and Community Development

■ **Consolidated Plan Public Contact Information**

City of Philadelphia  
Division of Housing and Community Development  
Communications Department  
1234 Market St., 17th Floor, Philadelphia, PA 19107  
Phone number: 215-686-9749

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# PR-10 Consultation

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## Introduction

DHCD's consultation process is not simply in the context of preparing an *Annual Action Plan*, but rather is an ongoing, year-round effort. DHCD meets regularly with its government colleagues in the housing, health, mental health and service areas, and with nonprofit organizations that are active in these areas. In addition to the organizations listed in Table 2, DHCD also meets with organizations that play a role in policy development but are not in HUD's Integrated Disbursement Information Systems (IDIS) and thus are not included in this section.

In addition, DHCD expanded its consultation process as it developed its Assessment of Fair Housing. In addition to obtaining resident input through a survey, multiple community focus groups, public housing resident roundtables and public hearings, DHCD and the Philadelphia Housing Authority convened a group of stakeholders representing nearly 40 local and regional organizations. These organizations included for-profit and nonprofit developers, fair housing and legal services providers, community-based organizations, foundations, lenders, health care and other service providers, educational institutions, advocacy groups, research organizations and a range of government agencies. (A complete list is in the Appendix pages 34-35.)

Working with the data provided by HUD and developed locally, and following up on the resident input, these stakeholders identified a series of goals and strategies for inclusion in the AFH. Those goals and strategies are now informing the projects and other steps outlined in the *Action Plan*.

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## Activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

DHCD consults with Continuum of Care and other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These organizations are asked to provide data on current and projected housing needs, inventory, services, and plans to provide housing and services in the future. The areas in which these organizations work include housing services, social services, fair housing services, health services, homeless services, agencies that discharge persons, business and civic leaders, lead-based paint, adjacent government, state (non-housing), metropolitan planning agencies, HOPWA and public housing. Because the City of Philadelphia and the County of Philadelphia are coterminous all City agencies also serve a county-wide function.

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## **Coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Philadelphia Office of Homeless Services (Homeless Services) is the public agency charged with the policy, planning, and coordination of the City's response to homelessness. Major areas of work include the coordination of the Homeless Continuum of Care (CoC) and implementation of policies and programs that align with the Federal Strategic Plan to Prevent and End Homelessness. Homeless Services is the entity responsible for ensuring the Philadelphia CoC fulfills all of the duties of a continuum of care set forth in 24 CFR Part 578 and Homeless Management Information System (HMIS) requirements as prescribed by the U.S. Department of Housing and Urban Development. Specifically, Homeless Services provides staff support to the CoC and related Board, committees and work groups, serves as the Collaborative Applicant for CoC Program funds, and serves as the CoC HMIS lead.

The mission of the Philadelphia CoC is to coordinate and implement a system that prevents and eradicates homelessness throughout Philadelphia. It is a broad-based coalition of homeless housing and shelter providers, consumers, advocates, government representatives and community stakeholders working together to shape citywide planning and decision-making. Membership in the Philadelphia CoC is open to all stakeholders interested in the purposes of the CoC, including nonprofit homeless assistance providers, victim service providers, faith-based organizations, government, businesses, advocates, public housing agencies, school district, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement and individuals currently or formerly experiencing homelessness.

All homeless assistance shelter and housing providers in Philadelphia and stakeholders serving on the Philadelphia CoC Board, CoC Advisory Committee and CoC Standing Subcommittees are automatically members of the Philadelphia CoC. Voting members are limited to the members of the Philadelphia CoC Board. In compliance with the CoC Program interim rule, the Philadelphia CoC Board includes members who represent the relative organizations and projects serving homeless subpopulations, specifically persons with HIV/AIDS, veterans, chronically homeless individuals, families with children and unaccompanied youth 18-24 years old. Also, four members of the Philadelphia CoC Board formerly experienced homelessness and represent single males, single females, families with children, and youth.

Beyond the work of the CoC Board, Advisory Committee, and Subcommittees, in 2016-17, Homeless Services brought together public and private sector stakeholders to identify shared goals and actions for a 100-day plan to address the needs of individuals in Philadelphia who are experiencing homelessness. This effort resulted in 108 permanent housing placements of mostly people who are living on the streets and who are experiencing chronic homelessness. Even after the expiration of the 100-day window, the teams focused on chronically homeless individuals and families and on unaccompanied youth have continued to meet regularly to advance the work of improving coordination and collaboration and better serving the needs of those target populations.

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The City of Philadelphia, through the work of the CoC, consults with local healthcare institutions and other publicly funded institutions (e.g. prisons) to develop policies and implement practices that prevent the discharge of persons from these institutions into homelessness. Individualized workgroups were convened in order to develop standardized procedures for discharge from these institutions.

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### **Consultation with the Continuum of Care to determine how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Through a Memorandum of Understanding, DHCD assigns the administration of ESG funds to Homeless Services, which is already responsible for ensuring that the Philadelphia CoC fulfills the duties of a continuum of care as set forth in 24 CFR Part 578 and HUD requirements for HMIS, and also serves as the Collaborative Applicant for CoC funding. As a result, ESG and CoC resources and activities are intrinsically coordinated, as Homeless Services uses PIT data, HMIS, and unmet need estimates to direct resources and services to homelessness response in Philadelphia. Homeless Services monitors performance of ESG subrecipients through expectations defined in contract scopes of services.

Homeless Services prepares an annual plan to expend ESG funds in accordance with the Office's larger strategy. Making homelessness rare, brief, and non-recurring requires not only programs for short-term and supportive housing, but also a focus on emergency assistance and response, housing retention, homeless prevention, and rapid rehousing to provide cost-effective support, outreach, and assistance with avoiding extended experiences of homelessness. For this reason, in Year 43, the ESG spending plan includes monies for homelessness prevention in addition to funding the operations of emergency shelters, for both singles and for families with children, and rapid rehousing activities. With the allocations for prevention and rapid rehousing, Homeless Services will contract with service providers to offer housing stability case management, short-term and medium-term rental assistance, security and utility deposits, and/or payments for utility arrearages to enable moves into stable housing, for extremely low-income households at risk of homelessness or experiencing homelessness, respectively.

ESG recipients are represented on the CoC Advisory Committee and the annual ESG spending plan is presented to the Advisory Committee and Board to ensure agreement with and support for the proposed funding priorities. The Board votes on approving the plan. This year, the CoC will also be actively involved in developing a new Homeless Services strategic plan with clear, measurable metrics reflecting a systems change agenda to drive performance, of programs with all sources of funding, toward making homelessness rare, brief, and nonrecurring. Right now, performance standards are based on ensuring that households move out of homelessness quickly and permanently.

In 2017-18, Homeless Services will implement the system performance measures HUD released in the summer of 2014, within the Guiding Framework being developed by the City's Health and Human Services

Cabinet. The CoC's Quality Improvement and Evaluation Subcommittee will continue to consult with Homeless Services to establish local performance targets appropriate for specific subpopulations and program types. While implementing HUD's system performance measures for specific subpopulations and program types, which Homeless Services will evaluate for applicability to ESG-supported projects and activities.

The CoC Board annually reviews and approves the HMIS Governance Charter and HMIS data quality, security, and privacy plans. The charter designates Homeless Services as the CoC's HMIS Lead Agency, conducting oversight of the HMIS, creating policies and procedures for its operation, ensuring consistent participation and executing a written Participation Agreement with each participating agency, monitoring and enforcing compliance with all requirements, and acting to maintain input of high-quality data. HUD recently issued new HMIS Data Standards and the City of Philadelphia Law Department is working on major data sharing policies. Homeless Services is working on revising our CoC HMIS Policies and Procedures accordingly.

**Agencies, groups, organizations and others who participated in the process and the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2: Agencies, Groups, Organizations Who Participated**

1	<b>Agency/Group/Organization</b>	<b>ACHIEVEability</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
2	<b>Agency/Group/Organization</b>	<b>Affordable Housing Centers of Pennsylvania</b>
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
3	<b>Agency/Group/Organization</b>	<b>1260 Housing Development Corp.</b>
	Agency/Group/Organization Type	Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
4	<b>Agency/Group/Organization</b>	<b>AIDS Activities Coordinating Office</b>
	Agency/Group/Organization Type	Services - Persons with HIV/AIDS Services - Health Services - Fair Housing Other Government - County Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

5	<b>Agency/Group/Organization</b>	<b>Bethesda Project</b>
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
6	<b>Agency/Group/Organization</b>	<b>CEIBA, Inc</b>
	Agency/Group/Organization Type	Services - Housing Business Leaders Civic Leaders First-time Homeownership and Foreclosure Prevention
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
7	<b>Agency/Group/Organization</b>	<b>Center in the Park</b>
	Agency/Group/Organization Type	Services - Housing Services - Elderly Persons
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
8	<b>Agency/Group/Organization</b>	<b>Community Design Collaborative</b>
	Agency/Group/Organization Type	Services - Housing Planning Organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
9	<b>Agency/Group/Organization</b>	<b>Community Legal Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

10	<b>Agency/Group/Organization</b>	<b>Mental Health Association of Delaware Valley</b>
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
11	<b>Agency/Group/Organization</b>	<b>Philadelphia VIP</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
12	<b>Agency/Group/Organization</b>	<b>Utility Emergency Services Fund</b>
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
13	<b>Agency/Group/Organization</b>	<b>SeniorLAW Center</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
14	<b>Agency/Group/Organization</b>	<b>Philadelphia Legal Assistance</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

15	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
16	<b>Agency/Group/Organization</b>	<b>Philadelphia Association of CDCs (PACDC)</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
17	<b>Agency/Group/Organization</b>	<b>Liberty Resources, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Health Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
18	<b>Agency/Group/Organization</b>	<b>People's Emergency Center CDC</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
19	<b>Agency/Group/Organization</b>	<b>New Kensington CDC</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

20	<b>Agency/Group/Organization</b>	<b>Nueva Esperanza, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
21	<b>Agency/Group/Organization</b>	<b>Hispanic Association Of Contractors and Enterprises (HACE)</b>
	Agency/Group/Organization Type	Housing Services - Housing Housing Counseling and Community Development
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
22	<b>Agency/Group/Organization</b>	<b>Uptown Entertainment Development Corporation</b>
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Revitalization
	What section of the Plan was addressed by Consultation?	Economic Development Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
23	<b>Agency/Group/Organization</b>	<b>Dignity Housing</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Homeless Services - Health
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

24	<b>Agency/Group/Organization</b>	<b>Diversified Community Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Housing Counseling and Community Development
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
25	<b>Agency/Group/Organization</b>	<b>Energy Coordinating Agency</b>
	Agency/Group/Organization Type	Services - Housing Utility and Energy Assistance
	What section of the Plan was addressed by Consultation?	Annual Action Plan - Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
26	<b>Agency/Group/Organization</b>	<b>Friends Rehabilitation Program, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
27	<b>Agency/Group/Organization</b>	<b>The Non-Profit Housing Development Corporation of Pennsylvania</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

28	<b>Agency/Group/Organization</b>	<b>Impact Services Corporation</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Employment Planning Organization
	What section of the Plan was addressed by Consultation?	Annual Action Plan
29	<b>Agency/Group/Organization</b>	<b>Northwest Counseling Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Housing Counseling and Foreclosure Prevention
	What section of the Plan was addressed by Consultation?	Annual Action Plan
30	<b>Agency/Group/Organization</b>	<b>Pathways to Housing PA</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
31	<b>Agency/Group/Organization</b>	<b>Philadelphia Corporation For Aging</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

32	<b>Agency/Group/Organization</b>	<b>Philadelphia Council for Community Advancement (PCCA)</b>
	Agency/Group/Organization Type	Housing Services - Housing Housing Counseling and Foreclosure Prevention
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
33	<b>Agency/Group/Organization</b>	<b>Licenses and Inspections</b>
	Agency/Group/Organization Type	Housing Services - Housing Other Government - County Other Government - Local
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
34	<b>Agency/Group/Organization</b>	<b>Philadelphia Housing Authority</b>
	Agency/Group/Organization Type	Housing PHA Services - Housing Other Government - State
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
35	<b>Agency/Group/Organization</b>	<b>Philadelphia Housing Development Corp.</b>
	Agency/Group/Organization Type	Housing Services - Housing Other Government - County
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

36	<b>Agency/Group/Organization</b>	<b>Philadelphia Redevelopment Authority</b>
	Agency/Group/Organization Type	Housing Services - Housing Other Government - State
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
37	<b>Agency/Group/Organization</b>	<b>Unemployment Information Center</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Employment Housing Counseling and Foreclosure Prevention
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
38	<b>Agency/Group/Organization</b>	<b>Urban Affairs Coalition</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Employment Business and Civic Leaders Tax Preparation and Anti-Predatory Loans
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
39	<b>Agency/Group/Organization</b>	<b>Urban League of Philadelphia</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Education Services - Employment Business and Civic Leaders Housing Counseling and Foreclosure Prevention
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

40	<b>Agency/Group/Organization</b>	<b>Women's Community Revitalization Project</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Victims of Domestic Violence Affordable Housing Development and Supportive Services
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
41	<b>Agency/Group/Organization</b>	<b>Asociación Puertorriqueños en Marcha (APM)</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Housing Counseling, Foreclosure Prevention and Community Development
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
42	<b>Agency/Group/Organization</b>	<b>ActionAIDS</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
43	<b>Agency/Group/Organization</b>	<b>Calcutta House</b>
	Agency/Group/Organization Type	Housing Services - Persons with HIV/AIDS Services - Health
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

44	<b>Agency/Group/Organization</b>	<b>CATCH, Inc.</b>
	Agency/Group/Organization Type	Services - Persons with Disabilities Services - Health Community Mental Health
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
45	<b>Agency/Group/Organization</b>	<b>Catholic Social Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
46	<b>Agency/Group/Organization</b>	<b>Center For H.O.P.E.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
47	<b>Agency/Group/Organization</b>	<b>Covenant House, PA</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

48	<b>Agency/Group/Organization</b>	<b>Depaul USA, Philadelphia</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
49	<b>Agency/Group/Organization</b>	<b>Office of Homeless Services (formerly Office of Supportive Housing)</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Other Government - County Other Government - Local Planning Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Annual Action Plan and Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
50	<b>Agency/Group/Organization</b>	<b>Homeless Advocacy Project</b>
	Agency/Group/Organization Type	Services - Homeless Legal Services
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

51	<b>Agency/Group/Organization</b>	<b>Homeless Assistance Fund, Inc.</b>
	Agency/Group/Organization Type	Services - Homeless Grant Program for Providers of Homeless Services
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
52	<b>Agency/Group/Organization</b>	<b>My Place Germantown</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
53	<b>Agency/Group/Organization</b>	<b>Drueding Center</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Education Child Care, Case Management and Counseling for Families
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Anti-Poverty Strategy* * In Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
54	<b>Agency/Group/Organization</b>	<b>Episcopal Community Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Education Case Management
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

55	<b>Agency/Group/Organization</b>	<b>Families Forward Philadelphia</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Education Case Management and Transitional Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children* * In Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
56	<b>Agency/Group/Organization</b>	<b>Gaudenzia, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Substance Abuse Treatment, Transitional and Permanent Housing
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
57	<b>Agency/Group/Organization</b>	<b>HELP Philadelphia</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Health Daycare Intensive Case Management
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

58	<b>Agency/Group/Organization</b>	<b>Horizon House, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless Services - Health Substance Abuse Treatment and Case Management
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
59	<b>Agency/Group/Organization</b>	<b>Lutheran Settlement House</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Health Services - Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
60	<b>Agency/Group/Organization</b>	<b>PathWays PA</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Education Case Management
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

61	<b>Agency/Group/Organization</b>	<b>Pennsylvania Community Real Estate Corporation</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children HOPWA Strategy Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
62	<b>Agency/Group/Organization</b>	<b>Philadelphia Interfaith Hospitality Network</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
63	<b>Agency/Group/Organization</b>	<b>Potter's House Mission</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Health Services - Education
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

64	<b>Agency/Group/Organization</b>	<b>Project HOME</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
65	<b>Agency/Group/Organization</b>	<b>Public Health Management Corp.</b>
	Agency/Group/Organization Type	Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless Services - Health Services - Education
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
66	<b>Agency/Group/Organization</b>	<b>Sunday Breakfast Mission</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Education Supportive Services and Meal Program
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
67	<b>Agency/Group/Organization</b>	<b>Salvation Army</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See introduction

68	<b>Agency/Group/Organization</b>	<b>Valley Youth House</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Health Services - Education
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
69	<b>Agency/Group/Organization</b>	<b>Veteran's Multi-Service Center</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Homeless Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
70	<b>Agency/Group/Organization</b>	<b>Whosoever Gospel</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Education Services - Employment Counseling and Rehabilitation
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
71	<b>Agency/Group/Organization</b>	<b>Women Against Abuse</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Victims of Domestic Violence Services - Homeless Services - Education Services - Victims
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

72	<b>Agency/Group/Organization</b>	<b>Women of Excellence</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
73	<b>Agency/Group/Organization</b>	<b>Youth Service, Inc./ Youth Emergency Service</b>
	Agency/Group/Organization Type	Housing Emergency Shelter for Youth
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

### **Agency types not consulted and rationale for not consulting**

DHCD did not purposefully omit any agency type from the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the *Plan***

**Table 3: Other Planning Efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Assessment of Fair Housing	City of Philadelphia, DHCD and Philadelphia Housing Authority	Many of the AFH goals and strategies will inform the five year <i>Consolidated Plan</i>
Continuum of Care	City of Philadelphia - Office of Homeless Services	Philadelphia CoC works to coordinate and implement a system that prevents and eradicates homelessness throughout Philadelphia, Pennsylvania. It is a broad-based coalition of mostly nonprofit homeless housing and service providers, consumers, advocates, city, state and federal governmental representatives, and community stakeholders, who all work collaboratively to shape citywide planning and decision-making. With the support of the Office of Homeless Services' efforts to provide leadership, coordination, planning and mobilization of resources to make homelessness rare, brief and non-recurring for the City of Philadelphia, the CoC is working to align with HUD priorities of having a systemic response to homelessness that uses a Housing First approach. This approach, based on the assessment of individual housing needs and the lightest touch intervention, overlaps with the <i>Consolidated Plan</i> goal of preventing homelessness by keeping people housed.
HIV Housing Advisory Committee	City of Philadelphia - DHCD	DHCD conducts bi-monthly HIV/AIDS Housing Advisory Committee Meetings to report on current housing issues, housing needs and unmet needs, and others issues related to Housing For Persons Living With AIDS (HOPWA).

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## Means of cooperation

In early May the City of Philadelphia distributed the *Preliminary Annual Action Plan 2017-18* to neighboring municipalities and counties, as well as the region's Metropolitan Planning Organization. In doing so it invited comment on content of the *Plan*.

Earlier in the development of the *Plan* the City invited the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED) to participate in the City's stakeholder process. DCED, which funds the Keystone Communities Program in support of neighborhood and economic development, accepted the invitation and participated in the process.

The City also works with the surrounding counties on the allocation of HOPWA funds. The City is the grantee for the metropolitan region that includes Delaware and Philadelphia counties. It also works with the Commonwealth of Pennsylvania's Department of Health to manage contracts that provide state-administered HOPWA funding to Bucks, Chester and Montgomery counties.

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## Distribution of *Preliminary Annual Action Plan 2017-18* for comment

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### Counties

- Bucks (PA)
- Chester (PA)
- Delaware (PA)
- Montgomery (PA)
- Burlington (NJ)
- Camden (NJ)
- Gloucester (NJ)
- Salem (NJ)

### Municipalities

- Abington (PA)
- Bensalem (PA)
- Bristol (PA)
- Chester City (PA)
- Haverford (PA)
- Lower Merion (PA)
- Upper Darby (PA)
- Camden City (NJ)
- Cherry Hill (NJ)

### Regional

- Delaware Valley Regional Planning Commission

## NA-05: Overview

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### Needs assessment overview

The City's housing and community development needs were identified through a comprehensive analysis of the HUD-provided Comprehensive Housing Affordability Strategy (CHAS) data from 2008 to 2012; extensive public engagement; and research from the 2016 Assessment of Fair Housing (AFH), the 2017 Philadelphia Land Bank Strategic Plan, and the Philadelphia City Planning Commission's District Plans.

In short, Philadelphia has an affordable housing crisis.

As reported in the 2016 AFH, 42 percent of the city's households, across all ethnicities and races, face substandard housing, overcrowding, or cost burdens, which are characterized as experiencing housing problems. More than half – 52 percent – of AFH survey respondents regard the affordability of housing in their neighborhood as only “fair” or “poor.” In addition, of those respondents who had looked to move in the past five years, 45 percent identified affordability as limiting their housing options.

Cost burden (spending more than 30 percent of household income on housing) and severe cost burdened (spending more than 50 percent of household income on housing) are the most prevalent housing problems. An overwhelming number of low-income households earning less than 50 percent of AMI are cost burdened as illustrated below:

- 243,000 households (41 percent of all households) earn less than 50 percent of Area Median Income (AMI). That represents \$36,150 for a three-person household.
- 27,950 renter households at 50 percent of AMI are cost burdened and 21,635 homeowners are cost burdened.
- An alarming number of renters at 50 percent of AMI -- 73,830 – are severely cost burdened, while 21,635 homeowners at 50 percent of AMI are severely cost burdened.

The 2016 AFH also revealed that a disproportionate percentage of Hispanic (31 percent), Black (24 percent) and Asian (21 percent) households are severely cost burdened.

At the same time, far too many neighborhoods lack the public facilities -- libraries, schools, health centers, parks, and fire and police stations – to provide vitally needed services to improve the health, education, safety and well-being of Philadelphia's 1.6 million residents.

The City's aging housing stock and 40,000 vacant properties threaten neighborhood stability. Although Philadelphia's transit system provides access to job centers, low educational attainment rates contribute to a labor force participation rate well below the national average. Philadelphians with Limited English Proficiency (LEP) are challenged to access housing, services and jobs.

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# NA-10: Housing Needs Assessment

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## Summary of housing needs

Below are highlights from the demographic and household (type, income and needs) tables.

According to Table 4, Philadelphia is home to 1.56 million people and 581,050 households citywide (Table 5). Philadelphia is a racially and ethnically diverse city, with similar concentrations of Black (42.8 percent) and White (41.7 percent) individuals, as well as growing Asian (6.9 percent) and Hispanic (13.4 percent) populations.

Although median household income grew slightly over the last five years, it remains extremely low at \$38,253 (Table 5).

According to the CHAS data presented in Table 6, two-thirds of all households (347,835) are low-moderate-income households earning less than 80 percent of AMI. Nearly half of all households (243,570) earn less than 50 percent AMI. Seniors age 75 and older and households with children 6 years old or younger are disproportionately low- and moderate-income. Approximately 77 percent of these senior households and 71 percent of households with young children earn below 80 percent AMI. Small family households, however, account for the largest number of households (112,165) with incomes below 80 percent AMI.

As a result, severe housing cost burden (households paying more than 50 percent of household on housing) is the most common housing problem for households at or below 30 percent AMI for renters and homeowners.

Generally, households at the lowest income levels and renter households (relative to owner households) are most affected by housing problems.

Small related and single-person households account for the majority of households impacted by housing problems. Householders who are elderly or are persons with disabilities are particularly vulnerable to housing cost burden, given their limited income and earning potential. Populations at-risk of becoming homeless also require special housing assistance.

**Table 4: Philadelphia Population**

Population	2010		2015		% Change	% Difference
	#	%	#	%	%	%
<b>Race</b>						
Black	661,839	43.4	664,911	42.8	0.5	-0.6
White	626,221	41.0	648,032	41.7	3.5	0.6
Asian	96,405	6.3	106,753	6.9	10.7	0.5
American Indian and Alaskan Native	6,996	0.5	5,326	0.3	-23.9	-0.1
Native Hawaiian and Other Pacific Islander	744	0.1	1,874	0.1	151.9	0.1
Some other race	90,731	6.0	86,668	5.6	-4.5	-0.4
Two or More Races	43,070	2.8	41,508	2.7	-3.6	-0.2
<b>Ethnicity</b>						
Hispanic	187,611	12.3	207,721	13.4	10.7	1.1
Non-Hispanic	1,338,395	87.7	1,347,351	86.6	0.7	-1.1
<b>All Races/Ethnicities</b>						
<b>Total</b>	<b>1,526,006</b>	<b>100.0</b>	<b>1,555,072</b>	<b>100.0</b>	<b>1.9</b>	<b>-</b>
Data Source: 2011-2015 ACS						

**Table 5: Housing Needs Assessment Demographics**

Demographics	Base Year: 2010	Most Recent Year: 2015	% Change
Population	1,526,006	1,555,072	2%
Households	599,736	581,050	-3%
Median Income	\$36,251.00	\$38,253.00	6%
Alternate Data Source Name: 2011-2015 ACS			

**Table 6: Number of Households**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	154,040	89,530	104,265	52,755	179,425
Small Family Households *	43,980	29,900	38,285	20,365	81,630
Large Family Households *	9,970	7,715	7,880	4,000	12,270
Household contains at least one person 62-74 years of age	25,555	18,255	19,445	9,480	31,910
Household contains at least one person age 75 or older	20,405	16,510	13,480	4,535	10,500
Households with one or more children 6 years old or younger *	23,660	15,370	15,975	7,130	15,440
* the highest income category for these family types is >80% HAMFI					
Data Source: 2008-2012 CHAS					

## Housing needs summary tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 7: Housing Problems - Listed Needs**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>Number of Households</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,305	915	550	210	3,980	1,110	495	375	370	2,350
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,595	590	535	320	3,040	125	260	210	135	730
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,420	1,395	1,040	325	5,180	520	760	990	475	2,745
Severe housing cost burden greater than 50% of income (and none of the above problems)	59,580	14,250	2,695	450	76,975	25,985	9,995	4,740	950	41,670
Housing cost burden greater than 30% of income (and none of the above problems)	9,120	18,830	18,240	3,390	49,580	10,145	11,490	14,250	5,550	41,435
Zero/negative Income (and none of the above problems)	11,985	0	0	0	11,985	4,745	0	0	0	4,745
Data Source: 2008-2012 CHAS										

### 2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 8: Severe Housing Problems**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>Number of Households</b>										
Having one or more of four housing problems	65,900	17,145	4,820	1,310	89,175	27,740	11,510	6,315	1,925	47,490
Having none of four housing problems	24,770	28,505	42,985	20,975	117,235	18,900	32,365	50,145	28,545	129,955
Household has negative income, but none of the other housing problems	11,985	0	0	0	11,985	4,745	0	0	0	4,745
Data Source: 2008-2012 CHAS										

### 3. Cost Burden > 30%

**Table 9: Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>Number of Households</b>								
Small Related	24,100	12,625	5,785	42,510	10,465	8,040	8,560	27,065
Large Related	5,715	2,720	500	8,935	2,220	2,115	1,665	6,000
Elderly	13,185	6,395	2,930	22,510	15,205	8,255	4,330	27,790
Other	30,695	13,245	12,245	56,185	9,235	3,830	4,830	17,895
Total need by income	73,695	34,985	21,460	130,140	37,125	22,240	19,385	78,750
Data Source: 2008-2012 CHAS								

### 4. Severe Cost Burden > 50%

**Table 10: Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>Number of Households</b>								
Small Related	21,115	4,375	280	25,770	8,125	3,815	1,590	13,530
Large Related	4,815	810	0	5,625	1,385	825	285	2,495
Elderly	9,770	2,665	615	13,050	9,530	3,375	1,265	14,170
Other	28,125	6,935	1,820	36,880	7,510	2,230	1,675	11,415
Total need by income	63,825	14,785	2,715	81,325	26,550	10,245	4,815	41,610
Data Source: 2008-2012 CHAS								

### 5. Crowding (More than one person per room)

**Table 11: Crowding Information – 1/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>Number of Households</b>										
Single family households	3,100	1,800	1,205	460	6,565	450	615	665	250	1,980
Multiple, unrelated family households	735	235	145	75	1,190	210	390	534	335	1,469
Other, non-family households	280	55	240	110	685	0	20	0	20	40
Total need by income	4,115	2,090	1,590	645	8,440	660	1,025	1,199	605	3,489
Data Source: 2008-2012 CHAS										

**Table 12: Crowding Information – 2/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>Number of Households</b>										
Households with Children Present	0	0	0	65,849	0	0	0	82,305	250	1,980
Data Source: 2008-2012 CHAS – Note data not available by renter/owner income categories										

### Number and type of single person households in need of housing assistance

According to 2011-2015 ACS estimates, there are 226,670 one-person households in the city. Single-person households account for 39.0 percent of all households and 46.6 percent of renter-occupied and 32.2 percent of owner-occupied housing units citywide.

The biggest housing issue facing single householders, as in the general population, is housing cost burden. The current median income for single-person households is \$24,059, which is 62.9 percent of AMI (\$38,253). At this income level, a single householder who spends over \$600 a month on housing would be considered cost burdened. Given the cost of housing in the city (e.g. median gross rent is \$922), it is likely that a significant portion of single householders are burdened by housing costs.

The 2008-2012 CHAS data provided in Tables 9 and 10 do not speak to single-person households specifically; however, 2015 ACS data suggest that almost a third of one-person households (29.7 percent; 67,300 households) are elderly householders age 65 and older and over 80 percent of nonfamily households are one-person households. Given that roughly 30 percent of “Elderly” households and 80 percent of “Other” households are single individuals, one-person householders likely account for around 30 percent of moderately cost burdened households and 20 percent of households with severe housing cost burden. Compared to single owner households, single renters have higher rates of moderate (40 percent) and severe cost burden (30 percent), a difference of more than 10 percentage points.

Thus, among single-person households, single renter households are most in need of housing assistance, particularly those at the lowest levels of income. The elderly are also especially vulnerable to housing cost burden, given their limited income and earning capacity.

## Number and type of families

### Disabled

**Table 13: Disability Characteristics: 2011-2015 American Community Survey 5-Year Estimates**

Subject	Philadelphia County, Pennsylvania		
	Total	With a disability	% with a disability
	Estimate	Estimate	Estimate
Total civilian non-institutionalized population	1,540,765	245,219	15.9%
<b>Sex</b>			
Male	726,591	108,845	15.0%
Female	814,174	136,374	16.7%
<b>Race And Hispanic Or Latino Origin</b>			
Black or African American alone	656,806	113,057	17.2%
American Indian and Alaska Native alone	5,264	1,587	30.1%
Asian alone	106,580	9,320	8.7%
Native Hawaiian and Other Pacific Islander alone	1,874	545	29.1%
White alone, not Hispanic or Latino	552,440	82,417	14.9%
Hispanic or Latino (of any race)	206,271	38,380	18.6%
<b>Disability Type By Detailed Age</b>			
With a hearing difficulty	(X)	45,603	3.0%
With a vision difficulty	(X)	47,556	3.1%
With a cognitive difficulty	(X)	110,729	7.7%
With an ambulatory difficulty	(X)	136,313	9.5%
With a self-care difficulty	(X)	57,239	4.0%
With an independent living difficulty	(X)	104,033	8.7%

Both behavioral health difficulties and mobility, hearing, and vision impairments may impact an individual's ability to secure and maintain suitable housing. There are 245,219 persons with disabilities in Philadelphia—making up 15.9 percent of the population—all of whom require housing units that are appropriate for their distinct needs and not cost prohibitive.

In terms of behavioral health difficulties, persons with such conditions predominate in Philadelphia's homeless system. The 2016 Point in Time Count indicates that Philadelphia is home to 1,762 homeless persons with a severe mental illness and 1,851 homeless persons with a chronic substance abuse condition. Overall, the 2007 American Community Survey tallied 62,792 non-institutionalized adults with a mental disability in Philadelphia. The Department of Behavioral Health and Intellectual disAbility Services administers a full range of services for this population, from bringing homeless individuals indoors via their Homeless Outreach program to providing mobile psychiatric services that can better equip them to stay housed in units on the private market.

In terms of ambulatory, hearing, and vision impairments, research indicates that affected populations face numerous barriers when seeking accessible units. According to a 2003 study, "Closing the Gap: Housing (un) Affordability in Philadelphia," most persons with disabilities must navigate the private housing market and even when modifications funds are available, it is difficult to make Philly's multi-story row homes accessible. Overall, the study found that 50 percent of survey respondents desired housing modifications, and only one-third of respondents reported that they had fully accessible housing. Affordability was a pressing issue for the respondents; over one-third spent more than 50 percent of their monthly income on rent. For Philadelphia's low-income renters, finding an affordable unit is quite difficult, but for Philadelphia's low-income, disabled renters, finding a unit that is both affordable and accessible is a compounded difficulty.

Both the Philadelphia Housing Authority (PHA) and the Division of Housing and Community Development (DHCD) are working to change this, though their respective waiting lists point to a continuing need for affordable, accessible housing. There is currently a lengthy waiting list for DHCD's Adaptive Modifications Program, and PHA's public housing waiting list includes more than 700 households (of a total Public Housing and PAPMC waiting list of more than 59,000 households) that indicate the need for an accessible unit.

PHA has made significant strides in serving Philadelphians with mobility, hearing, and vision impairments, however. Its portfolio includes approximately 1,230 accessible units with 0-6 bedrooms at locations throughout the city. Of PHA's 81 sites (including 10 scattered site management areas) with over 13,000 units, accessible units are found at 73 sites. All of PHA's newly developed housing sites (including sites developed with PHA funds by PHA partners) include accessible units. Hundreds of other PHA residents have received various modifications to their units and/or other reasonable accommodations.

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## Domestic Violence

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Domestic violence is often a driver of and correlate to housing instability. In January 2016, the Philadelphia Continuum of Care identified 648 victims of domestic violence within its system, including 469 persons sheltered in emergency housing, transitional housing, or safe havens and 179 unsheltered persons. As these data indicate, domestic violence is prevalent among shelter users throughout Philadelphia, not merely among those in dedicated domestic violence beds. In 2012, the Office of Homeless Services (then the Office of Supportive Housing) reported that 37 percent of residents in the City’s family shelters were victims of domestic violence.

Data from social service agencies also evince the prevalence of family violence. In FY 2016, Women Against Abuse (WAA), the largest domestic violence agency in Philadelphia, served 1,514 people (children and adults) through its housing programs. These housing programs included two emergency domestic violence shelters for women and their children (200 beds total), a 15-unit transitional housing program for domestic violence survivors who were homeless and had children, and a community-based case management program for domestic violence survivors who were living independently. In FY 2016, WAA was forced to turn away 14,644 requests for safe shelter due to a lack of space. Congreso de Latinos Unidos, another agency offering domestic violence services, manages a Rapid Re-Housing program for victims of domestic violence; in the first quarter of FY2017, Congreso received 41 referrals for that program. During the same time period, Lutheran Settlement House’s Bilingual domestic violence Program provided case management for eight families in the Emergency Beds Placement program, which offers temporary hotel stays to high needs families and male victims/survivors when domestic violence shelters are full. Women In Transition provided the same service to seven families.

To meet the needs of this sizeable, yet underserved population, City of Philadelphia and its partners coordinate the provision of housing and other supports for victims of family violence. Further, the City’s recently appointed director of domestic violence strategies is working with myriad stakeholders to initiate a process for integrating cross-systems domestic violence data. This data set will then inform efforts to craft and expand policies and programs for persons who have experienced domestic violence and its aftereffects.

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## Most common housing problems

As already stated, housing cost burden is the most prevalent housing problem facing Philadelphia renters and owners. As shown in Table 7, among households reporting a single housing problem and earning 0-100 percent of the area median income (AMI), the vast majority—85.8 percent—spend over 30 percent or 50 percent of their income on housing-related costs. Of those renters experiencing severe housing cost burden, 75 percent are at or below 30 percent AMI. More than half of the severely cost-burdened owners are extremely-low income.

Relatively fewer households report substandard housing (2.6 percent), overcrowding (4.8 percent), and zero/negative income (6.8 percent); however, collectively, these issues still impact almost 35,000 households citywide.

Recent estimates from the 2011-2015 ACS indicate that of Philadelphia households, 41.3 percent, or 239,880 households, are cost burdened, with renters accounting for 60.2 percent. Since 2009, the number of households burdened by housing costs increased by 4.7 percent, and although the number of burdened owner households decreased by 9.6 percent, renter households with cost burden increased by 16.9 percent.

**Table 14: Cost-Burdened Households 2009-2015**

Cost Burdened Households	2009	2015	% Change
Renter	123,515	144,363	16.9%
Owner	105,620	95,517	-9.6%
<b>Total</b>	<b>229,135</b>	<b>239,880</b>	<b>4.7%</b>
Data Source: 2011-2015 ACS			

**Populations/household types more affected than others by problems**

**Populations/Household Types**

As detailed in Table 15 below, “Other” households (made up of mostly single householders, as mentioned previously) account for the highest percentage (35.5 percent) of households with moderate and severe housing cost burden, followed by “Small Related” (33.3 percent), “Elderly” (24.1 percent), and “Large Related” (7.1 percent) households

**Table 15: Cost Burdened Households (Renter and Owner)**

Cost Burdened Households	Total				
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	
	#	#	#	#	%
Small Related	34,565	8,040	14,345	69,575	33.3%
Large Related	7,935	2,115	2,165	14,935	7.1%
Elderly	28,390	8,255	7,260	50,300	24.1%
Other	39,930	3,830	17,075	74,080	35.5%
Total need by income	110,820	22,240	40,845	208,890	100.0%
Data Source: 2008-2012 CHAS					

Additionally, as reported in the 2016 AFH, single female-headed households with children are likely to face disproportionate housing problems and cost burden. Single female-headed households make up 14.5 percent of all households and 37 percent of households living in substandard housing.

## Extremely Low- and Low-Income Renters and Owners

Extremely low income households—those earning 0-30 percent of AMI—report substandard housing, overcrowding, and moderate housing cost burden at higher rates than households at other income levels. In fact, more extremely low income households report substandard housing and severe cost burden than households earning 30-50 percent, 50-80 percent, and 80-100 percent of AMI combined. Moderate housing cost burden, however, is more common among households earning 50-80 percent and 30-50 percent of AMI. Zero/negative income is an issue only affecting households at 0-30 percent of AMI.

**Table 16: Housing Problems – Renters and Owners**

Number of Households	Total									
	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		Total	
	#	%	#	%	#	%	#	%	#	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	3,415	53.9	1,410	22.3	925	14.6	580	9.2	6,330	2.6
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,720	45.6	850	22.5	745	19.8	455	12.1	3,770	1.5
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,940	37.1	2,155	27.2	2,030	25.6	800	10.1	7,925	3.2
Housing cost burden greater than 50% of income (and none of the above problems)	85,565	72.1	24,245	20.4	7,435	6.3	1,400	1.2	118,645	48.5
Housing cost burden greater than 30% of income (and none of the above problems)	19,265	21.2	30,320	33.3	32,490	35.7	8,940	9.8	91,015	37.2
Zero/negative Income (and none of the above problems)	16,730	100.0	0	0.0	0	0.0	0	0.0	16,730	6.8

Data Source: 2008-2012 CHAS

Comparing renter and owner households, renter households are more impacted by housing problems, both in relative and absolute terms (see Table 17 below). Approximately 40.8 percent of renter households—89,175 households—have one or more housing problems, while only 26.1 percent of owner households—47,490 households—experience housing issues. Households with negative income are also more likely to be renter households than owner households.

**Table 17: Households with One or More of Four Housing Problems**

NUMBER OF HOUSEHOLDS	Households 0-100% AMI					
	Renter		Owner		Total	
	#	%	#	%	#	%
Having 1 or more of four housing problems	89,175	40.8	47,490	26.1	136,665	34.1
Having none of four housing problems	117,235	53.7	129,955	71.3	247,190	61.7
Household has negative income, but none of the other housing problems	11,985	5.5	4,745	2.6	16,730	4.2

Renter households also experience each individual housing problem at a higher rate than owner households, with the exception of moderate cost burden, which affects a greater percentage of owner households (Table 18). Specifically, extremely low-income renter households have the highest incidence of housing problems (except for severe cost burden) compared to renter households at other income levels.

**Table 18: Renter Problems**

Number of Households	Renter									
	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		Total	
	#	%	#	%	#	%	#	%	#	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,305	57.9	915	23.0	550	13.8	210	5.3	3,980	2.6
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,595	52.5	590	19.4	535	17.6	320	10.5	3,040	2.0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,420	46.7	1,395	26.9	1,040	20.1	325	6.3	5,180	3.4
Housing cost burden greater than 50% of income (and none of the above problems)	59,580	77.4	14,250	18.5	2,695	3.5	450	0.6	76,975	51.1
Housing cost burden greater than 30% of income (and none of the above problems)	9,120	18.4	18,830	38.0	18,240	36.8	3,390	6.8	49,580	32.9
Zero/negative Income (and none of the above problems)	11,985	100.0	0	0.0	0	0.0	0	0.0	11,985	8.0

Data Source: 2008-2012 CHAS

Among owner households, households at 0-30% of AMI have the highest rate of substandard housing and severe housing cost burden. As detailed in Table 19, moderate overcrowding and moderate cost burden are most common among owner households at 50-80% of AMI, while severe overcrowding impacts the greatest number of households at 30-50% AMI.

**Table 19: Owner Problems**

Number of Households	Owner									
	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		Total	
	#	%	#	%	#	%	#	%	#	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,110	47.2	495	21.1	375	16.0	370	15.7	2,350	2.5
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	125	17.1	260	35.6	210	28.8	135	18.5	730	0.8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	520	18.9	760	27.7	990	36.1	475	17.3	2,745	2.9
Housing cost burden greater than 50% of income (and none of the above problems)	25,985	62.4	9,995	24.0	4,740	11.4	950	2.3	41,670	44.5
Housing cost burden greater than 30% of income (and none of the above problems)	10,145	24.5	11,490	27.7	14,250	34.4	5,550	13.4	41,435	44.2
Zero/negative Income (and none of the above problems)	4,745	100.0	0	0.0	0	0.0	0	0.0	4,745	5.1

Data Source: 2008-2012 CHAS

Additional data from the 2016 AFH, found that 47.3 percent of non-family households, 35.0 percent of small family households (<5), and 50.1 percent of large family households (five+) have housing problems.

This data suggest, and the analysis concludes, that large family households are disproportionately impacted by housing problems relative to small family and non-family households.

Non-family households are also found to be disproportionate affected by severe housing cost burden. Non-family households with severe cost burden account for 26.4 percent of all non-family households in the city and are also the largest group.

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### **Characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c), and the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

While broad generalizations about the characteristics and needs of persons at imminent risk of becoming homeless is not possible, the households residing in shelters (for families and for singles) and unsheltered persons represent the best proxies available for those at imminent risk of joining them.

During the FY13 HUD reporting year (10/1/12 to 9/30/13), women, virtually all of whom were aged 18-30 (68 percent) or 31-50 (31 percent), headed the vast majority of the 4,644 households residing in family shelters. They were accompanied by young children, about twice as many under age six as between six and 12. Most households had two or three members. Families in shelters were almost all Black, with equal percentages identifying as non-Hispanic White and Hispanic White. Six percent of the adults reported a disability. Two percent reported veteran status. Six percent of the families residing or staying in shelters had female heads aged 18-24.

Almost half of those in shelters for singles were between age 31 and 50, with approximately 25 percent older and 25 percent younger. 70 percent were male. While predominantly serving Black people, these shelters housed proportionately more non-Hispanic White people (about 16 percent of residents) than the family facilities. 35 percent reported a disability and seven percent identified as veterans.

A total of 14 percent of the single adults living in shelter were unaccompanied youth ages 18-24: 60 percent young men, 39 percent young women, and 1 percent transgender youth. A smaller group of residents was under the age of 18 (four percent of the total). Two-thirds of those 263 children were girls.

As detailed below, Outreach teams had 39,750 contacts with 8,018 unduplicated individuals during calendar year 2016. Seventy one percent of the individuals were men. The population skewed older than those living in shelter, with 36 percent over age 50. Seventy three percent faced both substance abuse and mental health

issues, with only four percent facing neither. Six percent were identified as veterans. Fifty nine percent were Black/African American and 33 percent were White.

During 2016, persons on the street were surveyed twice. Both times, about half of those surveyed had been homeless for over a year and few reported engagement with services. In addition to high rates of mental health and substance abuse concerns, more than 50 percent of those surveyed in Kensington in July had chronic medical problems. In the fall, Center City surveys indicated that what would be most helpful in getting “where they want to be” was (in order of number of affirmative responses): housing, work, an ID, entitlement benefits, and mental health, drug/alcohol, and medical treatment.

Only four percent of households served in shelters who shared their residence the night before entry had come from their own rental units, more frequently entering after staying with family or friends or from some kind of treatment program. However, the Office of Homeless Services (OHS) is committed to making homelessness rare for all populations and stabilizing housing as early as possible. Its homelessness prevention program serves people renting their homes, who need an average of \$763 in rent, security deposit, and/or eviction prevention assistance to maintain that housing.

Philadelphia has been rapidly expanding its supply of rapid rehousing resources, but since the program provides assistance over time, there is a delay between increases in the number of households assisted and increased numbers ending their period of assistance. In the months through September, 32 families will reach the end of the leases with which they have been assisted. During the 4th quarter of 2017, the assistance of seven single adults and 112 families with children will end. To date, 85 percent of households served in rapid rehousing exit to permanent housing. Generally, the City’s programs offer up to 12 months of assistance, but depending on the source of funding, providers who determine that recipients need additional support may extend their assistance for another 12 months (up to 24 in total).

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## **Description of the operational definition of the at-risk group and the methodology used to generate the estimates**

The profile of the population at risk of homelessness is based on Philadelphia’s 2013 Annual Homelessness Assessment Report (AHAR) and on the profile of households to whom Homeless Services’ Emergency Assistance and Response Unit (EARU) provided homelessness prevention assistance between 7/1/15 and 6/30/16, described further below. The data about unsheltered persons comes from Street Outreach team records of engagement and from two surveys.

On June 16, 2016, the Kensington Homelessness Task Force held an event called Kensington Counts, with four drop-in locations open for the event from 7pm to 11pm: Catholic Worker (1813 Hagert St), Prevention Point (2913 Kensington Ave), Mother of Mercy House (801 W Allegheny Ave), and St. Mark’s Church (4442 Frankford Ave). In addition to the drop-in locations, five cars went out from 7pm to 11pm to conduct surveys and outreach with individuals unable or unwilling to go to drop-ins. Prevention Point also stationed

their medical van near the entrance to the tent city tracks at Hancock St and Indiana Ave. Volunteers for all sites were recruited by task force members. Team leaders were established for each drop-in, the van at Gurney Street, and the outreach cars. All team leaders were individuals with experience in conducting street outreach and participating in city Point-in-Time counts.

The event was advertised to homeless individuals during services provided by task force member agencies and through distribution of postcards. All drop-ins and street teams provided food, toiletry kits, and socks. Additionally, basic medical care was available at three locations: Catholic Worker, Prevention Point, and the tent city tracks.

Over 50 volunteers representing 11 different agencies volunteered the night of the event, providing services and support to an estimated 300 community members. All individuals who came to drop-ins or were encountered by street outreach were asked to complete a brief survey on their homelessness history, modeled on data collection instruments used during city street outreach encounters and Point-in-Time surveys. In total, 241 street homeless or unstably housed individuals were surveyed, answering questions about episodes of homelessness as well as total length of homelessness, co-occurring issues, and basic demographic information. Team leaders at each location oversaw the administration of surveys and provided a brief orientation to all volunteers and how to conduct survey. Surveys were administered primarily on paper and then immediately transcribed onto tablets rented through Grassroots Unwired. Transcription onto tablets allowed for easy collection of information into one dataset, provided to City officials for inclusion in the city's outreach database and comparison to city priority lists.

The second set of surveys was administered by Street Outreach teams between October 3, 2016 and October 14, 2016. The purpose of this survey was for outreach to be able to engage with and discover the current living environment, needs, and housing plans for individuals that may be experiencing street homelessness, with a focus on those seen in areas around Rittenhouse Square, Aviator Park and Two Penn Center.

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## **Particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As stated in the 2016 AFH, Philadelphia has a mismatch between household income and housing costs. Renters with the median income for area would need a rent of \$666 per month or less to avoid being cost burdened. Only 31 percent of rental units are under \$750 per month, and median rents are increasing rapidly. Almost 36 percent of city households earn less than \$25,000 a year, so the need for affordable rental units is high. For units with three or more bedrooms, only 23 percent of units rent for under \$750 per month. Given the large number of families in the city, the lack of affordable rentals with larger bedroom counts is certainly a contributing factor to family households with children facing disproportionate housing needs.

Further, research shows that households living in housing located in areas of racial and/or ethnic concentration of poverty (R/ECAPs) more frequently experience the instability of eviction. The Reinvestment

Fund evaluated eviction filings in Philadelphia Municipal Court in 2014 and 2015 to profile households that were at risk of eviction due to at least one court filing. This analysis does not capture efforts by landlords to remove tenants independent of the courts.

R/ECAPs had higher eviction filing rates than other parts of the city (10 percent compared to 7 percent) and more households subject to multiple eviction filings over a two-year period as a share of total households faced with evictions (12 percent compared to 7 percent).

Eviction filings were more common in distressed and middle markets than in strong markets (10 percent and nine percent compared to five percent), though there was little variation in households experiencing multiple filings between market types.

Within each market type (strong, middle, distressed), areas with heavily Black populations had eviction filing rates that were about twice as high as in areas with a smaller Black presence. As a group, areas with high Hispanic population levels did not experience elevated eviction levels. But when combined with race, areas with higher proportions of Black and Hispanic residents had different patterns than low-minority areas, particularly in terms of households with an eviction filing who faced more than one. In middle markets, 21 percent of households in high-Black/mid-Hispanic tracts faced multiple eviction filings, seven times the three percent rate in low-Black, low-Hispanic tracts. In distressed markets, 15 percent of all households with an eviction filing had multiple filings, compared to 8 percent of households living in mid-Black, low-Hispanic areas.

In order to respond to the needs of low-income individuals and families facing the city's rent/income mismatch and the danger of eviction, OHS operates an Emergency Assistance and Response Unit (EARU) funded by the Community Services Block Grant to prevent homelessness. Over Fiscal Year 2016 (July 1, 2015 – June 30, 2016), the average income of the 594 renter households assisted by the program was about 71 percent of the Federal poverty level for their household size. The recipients were overwhelmingly Black (94 percent) and non-Hispanic (96 percent). Forty five percent had income from employment or sources connected to employment. While 31.5 percent of the households were comprised of single individuals, nearly half of the households were single-parent families (46 percent), almost entirely headed by a woman. Children accounted for 45 percent of the people prevented from experiencing homeless.

OHS provided an average of \$763 per household to meet needs for:

- Rental assistance (268 payments)
- Security deposit assistance (167 payments)
- Combined security deposit and rental assistance, usually first month's rent (18 payments)
- Eviction prevention (139 payments)
- Subsidized housing relocation assistance (one payment)

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## **Discussion**

As stated throughout this section, housing cost burden is the most significant housing need facing low- and moderate-income Philadelphia owners and renters. The elderly, disabled and households with young children experiencing cost burden are particularly vulnerable. Public housing residents share the same challenges facing low-income Philadelphians.

Philadelphia's needs extend beyond housing to include the demand for high quality education, improved neighborhood assets and elimination of vacant and blighted properties.

The City will prioritize projects and programs in its Strategic Plan and Annual Action Plan to meet the most urgent housing and community development needs.

# NA-15: Disproportionately Greater Need: Housing Problems

## Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In this section, we discuss whether racial or ethnic groups are disproportionately impacted by housing problems at 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. The 2008-2012 CHAS data provided in the tables below include households with or more of the following housing problems:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- overcrowding (i.e. more than one person per room)
- cost burden greater than 30 percent (i.e. spending more than 30 percent of income on housing-related costs).

## 0%-30% of Area Median Income

**Table 20: Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	121,685	26,860	15,895
White	34,795	6,680	4,415
Black / African American	61,035	15,145	7,700
Asian	5,765	1,325	1,810
American Indian, Alaskan Native	320	55	40
Pacific Islander	65	0	0
Hispanic	17,780	3,205	1,635
Data Source: 2008-2012 CHAS			

**30%-50% of Area Median Income**

**Table 21: Disproportionally Greater Need 30-50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	57,285	33,465	0
White	19,580	12,550	0
Black / African American	26,165	15,445	0
Asian	3,430	1,710	0
American Indian, Alaskan Native	160	35	0
Pacific Islander	0	0	0
Hispanic	6,970	3,255	0
Data Source: 2008-2012 CHAS			

**50%-80% of Area Median Income**

**Table 22: Disproportionally Greater Need 50-80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	40,890	66,310	0
White	17,865	24,425	0
Black / African American	16,735	31,735	0
Asian	2,340	2,745	0
American Indian, Alaskan Native	125	175	0
Pacific Islander	30	0	0
Hispanic	3,095	6,345	0
Data Source: 2008-2012 CHAS			

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## 80-100% of Area Median Income

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**Table 23: Disproportionately Greater Need 80-100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	11,350	43,575	0
White	6,255	18,920	0
Black / African American	3,065	18,530	0
Asian	935	1,940	0
American Indian, Alaskan Native	4	45	0
Pacific Islander	0	0	0
Hispanic	880	3,620	0
Data Source:	2008-2012 CHAS		

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## Discussion

Tables 20-23 show the number of households with and without housing problems, as well the number of households with no or negative income (but no housing problems), for the city and each racial or ethnic group at four levels of AMI: Extremely Low Income (0-30 percent), Very Low Income (30-50 percent), Low Income (50-80 percent), and Middle Income (80-100 percent).

Disproportionate impact was determined using additional calculations.

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## Extremely Low Income (0-30 percent AMI)

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Of the 164,440 households earning 0-30 percent of AMI, 74.0 percent, or 121,685 households, report one or more housing problems. At this income level, disproportionate impact, as defined by HUD, exists only for Pacific Islander households, of which 100 percent (65 HHs) face housing problems. Other groups with relatively greater need—i.e. where, for a group, the proportion of households with housing problems is greater than that of the jurisdiction, but with a difference less than 10 percent—are: Hispanic (78.6 percent; 17,780 HHs), American Indian and Alaskan Native (77.1 percent; 320 HHs), and White (75.8 percent; 34,795) households.

Proportionately, Black/African American households account for the largest share of households with housing problems—50.2 percent, followed by White (28.6 percent), Hispanic (14.6 percent), Asian (4.7 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.1 percent).

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### **Very Low Income (30-50 percent AMI)**

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Of the 90,750 households earning 30-50 percent of AMI, 63.1 percent, or 57,285 households, report one or more housing problems. At this income level, disproportionate impact exists only for American Indian and Alaskan Native households, of which 82.1 percent (160 HHs) face housing problems. Other groups with relatively greater need include: Hispanic (68.2 percent; 6,970 HHs) and Asian (66.7 percent; 3,430) households.

Black/African American households account for the largest portion of households with housing problems—45.7 percent, followed by White (34.2 percent), Hispanic (12.2 percent), Asian (6.0 percent), and American Indian and Alaskan Native (0.3 percent) households.

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### **Low Income (50-80 percent AMI)**

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Of the 107,200 households earning 50-80 percent of AMI, 38.1 percent, or 40,890 households, report one or more housing problems. At this income level, disproportionate impact exists only for Pacific Islander households, of which 100 percent (30 HHs) face housing problems. Other groups with relatively greater need include: Asian (46.0 percent; 2,340 HHs), White (42.2 percent; 17,865 HHs), and American Indian and Alaskan Native (41.7 percent, 125 HHs) households.

White households account for the largest portion of households with housing problems—43.7 percent, followed by Black/African American (40.9 percent), Hispanic (7.6 percent), Asian (5.7 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.1 percent) households.

Additionally, the percentage of White households with housing problems is greater than percentage of White households overall, suggesting White households may be disproportionately impacted by housing problems at this income level. White households account for 43.7 percent of impacted and 39.4 percent of total households—a difference of 4.2 percentage points.

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### **Medium Income (80-100 percent AMI)**

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Of the 54,925 households earning 80-100 percent of AMI, 20.7 percent, or 11,350 households, report one or more housing problems. At this income level, disproportionate impact exists only for Asian households, of which 32.5 percent (935 HHs) face housing problems. White households also have relatively greater need, at 24.8 percent (6,255 HHs).

White households account for the largest portion of households with housing problems by far—55.1 percent, followed by Black/African American (27.0 percent), Asian (8.2 percent), Hispanic (7.8 percent), and American Indian and Alaskan Native (0.04 percent) households.

Also, for White and Asian households, the percentage of households with housing problems is greater than the percentage of households overall. White households account for 55.1 percent of impacted and 45.8 percent of total households, and Asian households make up 8.2 percent of impacted and 5.2 percent of households—a difference of 9.3 and 3.0 percentage points, respectively.

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### **All Income Levels Below AMI (0-100 percent AMI)**

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Finally, of the 417,315 households with incomes below AMI, 55.4 percent, or 231,210 households, report one or more housing problems. At 0-100 percent of AMI, only Pacific Islanders are disproportionately impacted by housing problems, by HUD's definition. Of the 95 Pacific Islander households with incomes below AMI, all (100 percent) have one or more housing problems. Other groups with relatively greater need include: American Indian and Alaskan Native (63.5 percent; 609 HHs), Hispanic (61.4 percent; 28,725 HHs) and Asian (56.7 percent; 12,470 HHs) households.

In absolute terms, Black/African American households make up the largest portion of households impacted by housing problems citywide—46.3 percent, followed by White (33.9 percent), Hispanic (46.3 percent), Asian (12.4 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.04 percent) households.

Lastly, the proportion of households with housing problems generally mirrors the population at large for each racial or ethnic group. The largest difference is seen in the Hispanic population where the percentage of impacted households (12.4 percent) is 1.2 percentage points more than in the in the general population (11.2 percent).

## NA-20: Disproportionately Greater Need: Severe Housing Problems

### Introduction

HUD defines “disproportionately greater need” as existing when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Here, we discuss whether racial or ethnic groups are disproportionately impacted by severe housing problems at four levels of AMI: 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. Severe housing problems, as referenced in this section, include the following:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- severe overcrowding (i.e. more than 1.5 persons per room)
- cost burden over 50 percent (i.e. spending more than 50 percent of income on housing)

### 0-30% of Area Median Income

**Table 24: Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	98,975	49,570	15,895
White	28,900	12,580	4,415
Black / African American	48,390	27,795	7,700
Asian	4,775	2,315	1,810
American Indian, Alaskan Native	260	114	40
Pacific Islander	65	0	0
Hispanic	15,005	5,975	1,635
Data Source:	2008-2012 CHAS		

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**30-50% of Area Median Income**


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**Table 25: Severe Housing Problems 30-50% AMI**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	24,925	65,820	0
White	9,570	22,560	0
Black / African American	10,285	31,330	0
Asian	1,515	3,625	0
American Indian, Alaskan Native	70	120	0
Pacific Islander	0	0	0
Hispanic	3,050	7,175	0
Data Source:	2008-2012 CHAS		

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**50-80% of Area Median Income**


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**Table 26: Severe Housing Problems 50-80% AMI**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	10,690	96,510	0
White	4,825	37,465	0
Black / African American	3,635	44,840	0
Asian	970	4,115	0
American Indian, Alaskan Native	30	270	0
Pacific Islander	30	0	0
Hispanic	935	8,515	0
Data Source:	2008-2012 CHAS		

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## 80-100% of Area Median Income

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**Table 27: Severe Housing Problems 80-100% AMI**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	2,755	52,170	0
White	1,065	24,110	0
Black / African American	915	20,675	0
Asian	395	2,485	0
American Indian, Alaskan Native	4	45	0
Pacific Islander	0	0	0
Hispanic	310	4,185	0
Data Source:	2008-2012 CHAS		

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## Discussion

Tables 24-27 show the number of households with severe housing problems at various levels of AMI.

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### Extremely Low Income (0-30 percent AMI)

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Of the 164,440 households earning 0-30 percent of AMI, 60.2 percent, or 98,975 households, report one or more severe housing problems. At this income level, disproportionate impact exists only for Pacific Islander households, of which 100 percent (65 HHs) face severe housing problems. Other groups with relatively greater need include: Hispanic (66.3 percent; 15,005 HHs), White (63.0 percent; 28,900) and American Indian and Alaskan Native (62.8 percent; 260 HHs) households.

Additionally, absolute terms, Black/African American households account for the largest portion of households with housing problems by far—48.9 percent, followed by White (29.2 percent), Hispanic (15.2 percent), Asian (4.8 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.1 percent) households.

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### Very Low Income (30-50 percent AMI)

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Of the 90,745 households earning 30-50 percent of AMI, 27.5 percent, or 24,925 households, report one or more severe housing problems. No group exhibits disproportionate need based on the 10 percent threshold; however, groups with relatively greater need include: American Indian and Alaskan Native

(36.8 percent; 70 HHs), Hispanic (29.8 percent; 3,050 HHs), White (29.8 percent; 9,570 HHs), and Asian (29.5 percent; 1,515 HHs) households.

Black/African American households account for the largest portion of households with housing problems—41.3 percent, followed by White (38.4 percent), Hispanic (12.2 percent), Asian (6.1 percent), and American Indian and Alaskan Native (0.3 percent) households.

Additionally, the percentage of White households with housing problems is greater than percentage of White households overall. White households account for 38.4 percent of impacted and 35.4 percent of total households—a difference of 3.0 percentage points.

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### **Low Income (50-80 percent AMI)**

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Of the 107,200 households earning 50-80 percent of AMI, 10.0 percent, or 10,690 households, report one or more severe housing problems. At this income level, disproportionate impact exists only for Pacific Islander households, of which 100 percent (30 HHs) face severe housing problems. Other groups with relatively greater need include: Asian (19.1 percent; 970 HHs) and White (11.4 percent; 4,825 HHs) households.

White households account for the largest portion of households with housing problems—45.1 percent, followed by Black/African American (34.0 percent), Asian (9.1 percent), Hispanic (8.7 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.3 percent) households.

In addition, for White and Asian households, the percentage of households with housing problems is greater than the percentage of households overall. White households account for 45.1 percent of impacted and 39.4 percent of total households, and Asian households make up 9.1 percent of impacted and 4.7 percent of households—a difference of 5.7 and 4.3 percentage points, respectively.

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### **Medium Income (80-100 percent AMI)**

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Of the 54,925 households earning 80-100 percent of AMI, 5.0 percent, or 2,755 households, report one or more severe housing problems. No group exhibits disproportionate need based on the 10 percent threshold; however, groups with relatively greater need include: Asian (13.7 percent; 395 HHs), American Indian and Alaskan Native (8.2 percent; 4 HHs), and Hispanic (6.9 percent; 310 HHs) households.

White households account for the largest portion of households with housing problems—38.7 percent, followed by Black/African American (33.2 percent), Asian (14.3 percent), Hispanic (11.3 percent), and American Indian and Alaskan Native (0.1 percent) households.

Also, for Asian and Hispanic households, the percentage of households with housing problems is greater than percentage of households overall. Asian households account for 14.3 percent of impacted and 5.2 percent of total households, and Hispanic households make up 11.3 percent of impacted and 6.9 percent of households—a difference of 9.1 and 3.1 percentage points, respectively.

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## All Income Levels Below AMI (0-100 percent AMI)

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Finally, of the 417,310 households with incomes below AMI, 32.9 percent, or 137,345 households, report one or more severe housing problems. At 0-100 percent of AMI, only Pacific Islanders are disproportionately impacted by housing problems, by HUD's definition. Of the 95 Pacific Islander households with incomes below AMI, all (100 percent) have one or more severe housing problems. Other groups with relatively greater need include: Hispanic (41.3 percent; 19,300), American Indian and Alaskan Native (38.2 percent; 364 HHs), and Asian (34.8 percent; 7,655 HHs) households.

In absolute terms, Black/African American households make up the largest portion of households impacted by housing problems citywide—46.0 percent, followed by White (32.3 percent), Hispanic (14.1 percent), Asian (5.6 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.1 percent) households.

The proportion of households with housing problems also generally mirrors the population at large for each racial or ethnic group. The largest difference is exists in the Hispanic population where the percentage of impacted households (14.1 percent) is 2.8 percent higher than in the in the general population (11.2 percent).

# NA-25: Disproportionately Greater Need: Housing Cost Burdens

## Introduction:

According to HUD, disproportionately greater need exists when the members of a racial or ethnic group experience housing cost burden or no or negative income at a greater rate (10 percentage points or more) than the population as a whole. This section examines whether certain racial and ethnic groups disproportionately face housing cost burden or no or negative income.

## Housing cost burden

**Table 28: Greater Need: Housing Cost Burdens AMI**

HOUSING COST BURDEN	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	331,925	106,735	125,005	16,855
White	156,130	40,830	42,165	4,555
Black/African American	128,375	47,550	57,075	8,220
Asian	16,450	5,815	6,235	1,905
American Indian, Alaskan Native	465	285	365	40
Pacific Islander	45	0	95	0
Hispanic	26,025	10,455	17,115	1,805
Data Source:	2008-2012 CHAS			

## Discussion

Table 28 shows the number of households with and without housing cost burden, as well as the number of households with no or negative income, by race or ethnicity and citywide. Households spending 30-50 percent or over 50 percent of their income on housing are considered moderately or severely cost burdened. Disproportionate impact among households with no or negative income is also considered.

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### **Moderate Housing Cost Burden (30-50 percent)**

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In the city, there are 106,735 households that spend 30-50 percent of their income on housing-related costs. Moderately cost burdened households account for 18.4 percent of the 580,520 households citywide. No racial or ethnic group is disproportionately affected by moderate housing cost burden, given the 10 percent threshold; however, the percentage of Black/African American households with moderate housing cost burden (44.5 percent) is slightly more than in the general population (41.6 percent)—a difference of three percentage points.

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### **Severe Housing Cost Burden (>50 percent)**

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Severely cost burdened households (i.e. households spending more than 50 percent of their income on housing) account for 21.5 percent of Philadelphia households, an estimated 125,005 households citywide. At the severe level of cost burden, Pacific Islander and American Indian and Alaskan Native households are disproportionately impacted, with 68 percent of Pacific Islander households and 31.6 percent of American Indian and Alaskan Native households expending more than 50 percent of their income on housing-related costs.

Hispanic and Black/African American households may also be disproportionately impacted, given that the proportion of Hispanic and Black/African American households with severe housing cost burden (13.7 percent and 45.7%, respectively) is greater than in the general population (9.5 percent and 41.6 percent, respectively) by a difference of 4.1 percentage points.

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### **No/Negative Income**

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No groups are disproportionately represented in the “no/negative income” category; however, the percentage of Black/African American households with no/negative income (48.8 percent) is 7.2 percentage points greater than in the general population (41.6 percent).

## NA-30: Disproportionately Greater Need: Discussion

### Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole

Given HUD’s definition of “disproportionate impact,” extremely low and low income Pacific Islander households are disproportionately affected by moderate and severe housing problems. Very low income American Indian and Alaskan Native and medium income Asian households are also disproportionately impacted by moderate by housing problems including moderate cost burden. No racial or ethnic group is disproportionately affected by moderate housing cost burden; however, Pacific Islander and American Indian and Alaskan Native households are disproportionately impacted severe housing cost burden.

The City’s analysis of HUD-provided data in its 2016 AFH (see section, “Disproportionate Housing Needs”) showed that Hispanic households are disproportionately impacted by housing problems, with 53.2% of Hispanic households experiencing housing problems throughout the city. “Other, non-Hispanic” minority race households are the third most affected group (47.5%), followed by non-Hispanic Black (45.5%), Asian or Pacific Islander (44.8%), and White (35.3%) households. Additionally, the City found that approximately 35.4% of Hispanic, 26.6% of Black, and 26.9% of Asian households are impacted by severe housing problems, and 30.9% of Hispanic, 23.7% of Black and 20.7% of Asian households are severely cost burdened.

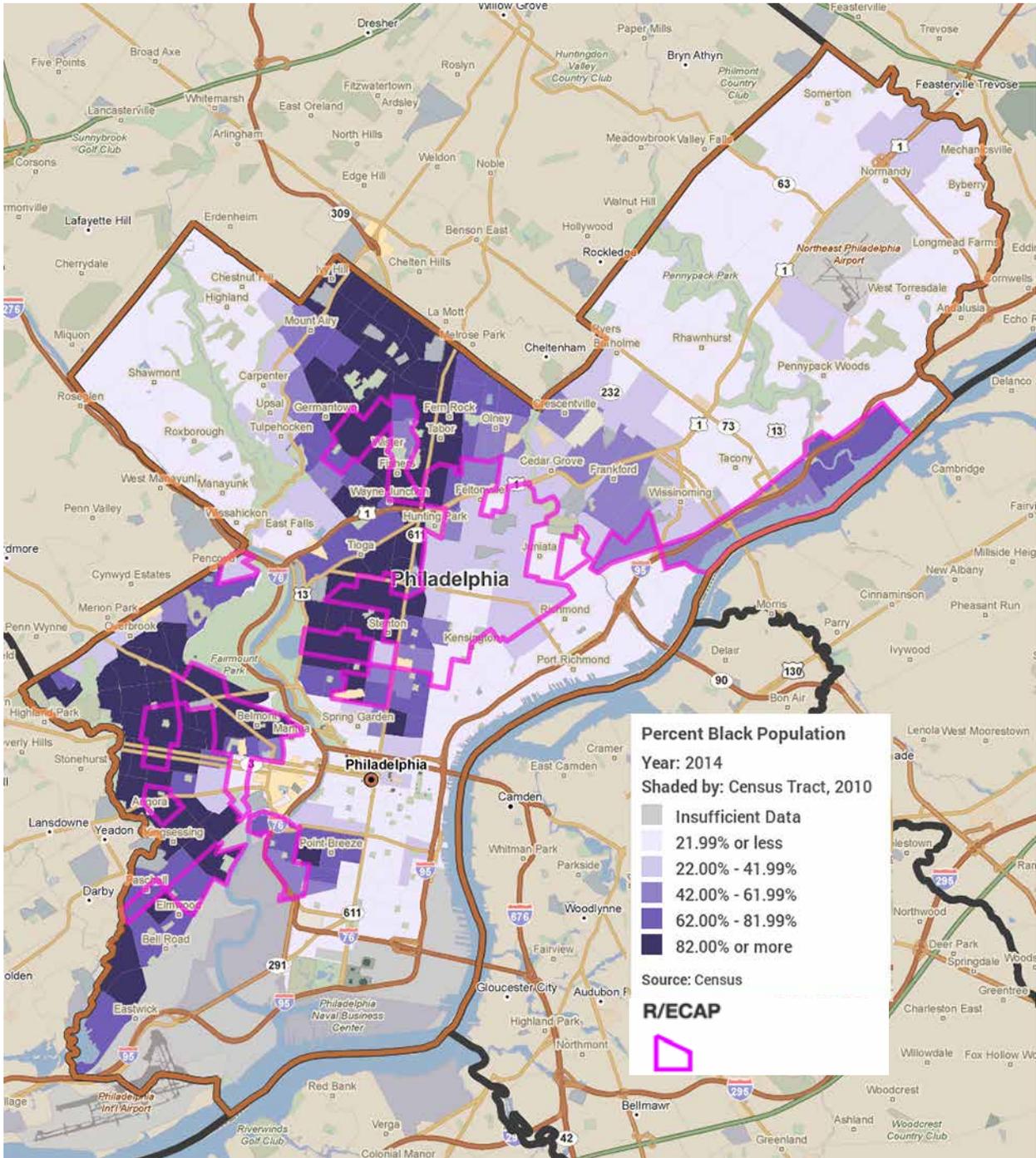
### Needs not identified above, what are those needs

Not applicable.

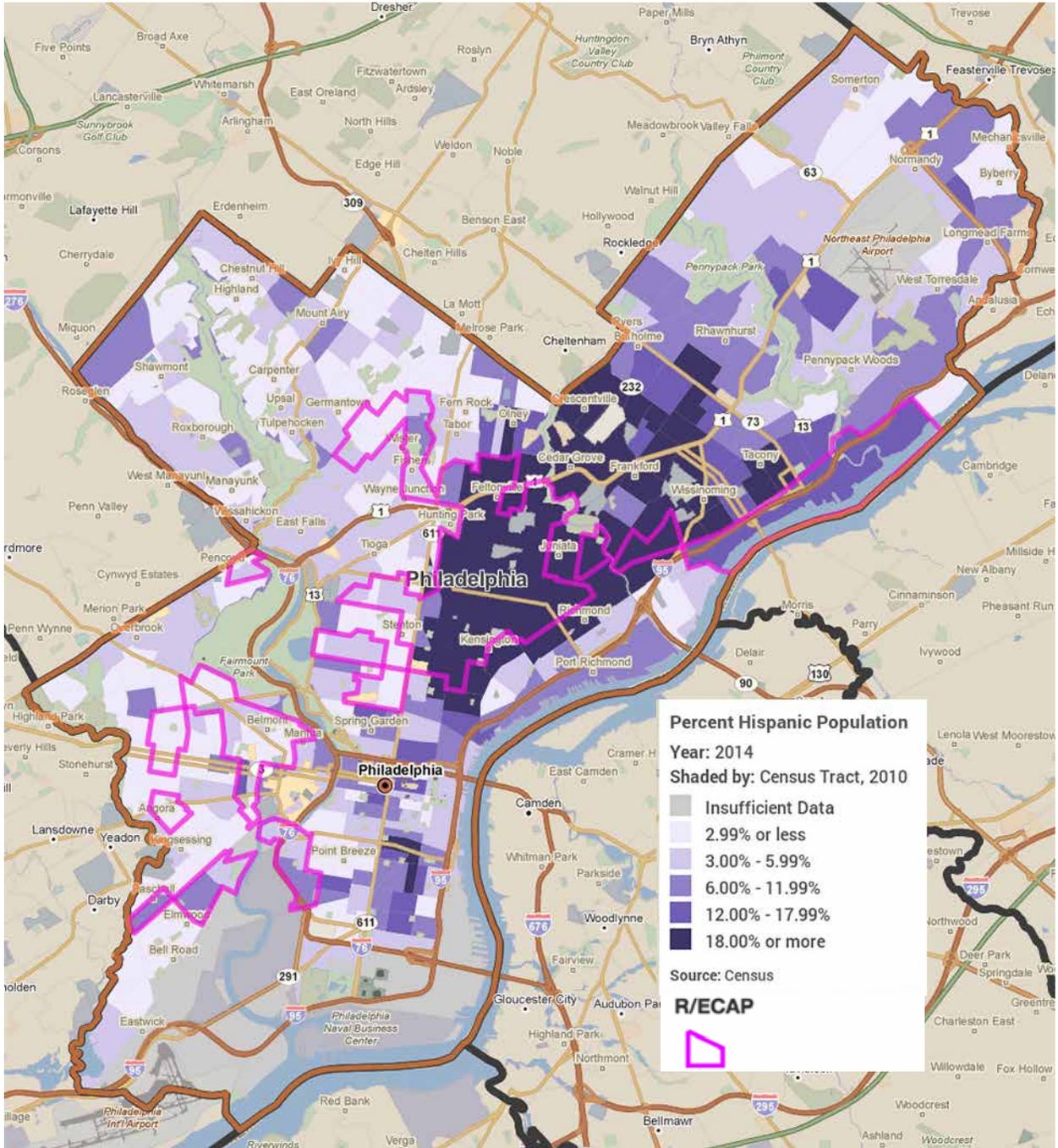
### Racial or ethnic groups located in specific areas or neighborhoods

As reported in the 2016 AFH, page 115, there are a disproportionate number of Black and Hispanics individuals that reside in Racially and Ethnically Concentrations of Poverty (R/ECAP)s. The percentage of Blacks found in R/ECAPs in the city is 13 percent higher than their overall percentage of the population here. This is particularly evident in the region where Blacks constitute 55 percent of those in R/ECAPs and only 20 percent of the overall population. Similar characteristics can be seen with respect to Hispanics. For example, in the city and region, Hispanics account for approximately 28 and 29 percent respectively, of those living in R/ECAPs. However, they only comprise 12 and 8 percent of the overall population of these areas. The following maps show R/ECAPs in Philadelphia in relation to concentrations of the different races/ ethnicities referenced above.

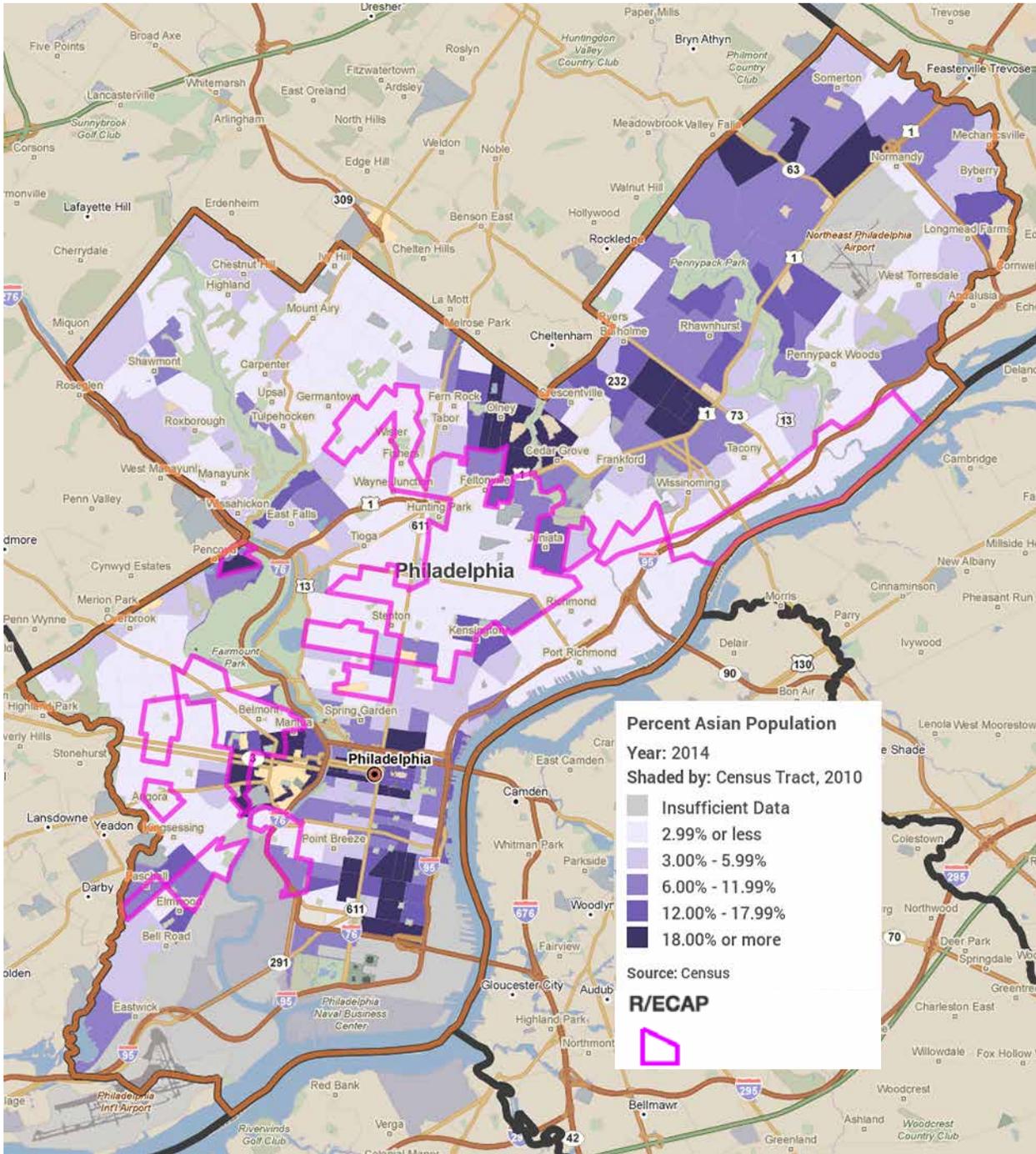
# Estimated Percent of All People Who Were Black Between 2010-2014 With R/ECAP overlay



## Estimated Percent of All People Who Were Hispanic Between 2010-2014 With R/ECAP overlay



# Estimated Percent of All People Who Were Asian Between 2010-2014 With R/ECAP overlay



# NA-35: Public Housing

## Introduction

The needs of public housing residents are similar to those of the population at large. They need access to education, to employment opportunities and to transportation to reach those employment opportunities. Transportation is also an issue for public housing residents who are elderly or disabled. In addition, and also similar to the general population, people with disabilities who are eligible for public housing and/or on the PHA waiting lists need homes that accommodate those disabilities.

**Table 29: Public Housing by Program Type (Totals in Use)**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	519	12,212	18,132	2,436	14,794	594	308	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PHA									

**Table 30: Characteristics of Public Housing Residents by Program Type**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	9,397	16,765	13,972	12,753	14,196	13,228	14,251	
Average length of stay	0	7	10	9	5	9	4	9	
Average Household size	0	1	3	2	2	3	1	4	
# Homeless at admission	0	66	396	1485	98	832	594	4	
# of Elderly Program Participants (>62)	0	104	3,3,825	3481	761	2553	155	12	
# of Disabled Families	0	272	2,455	8481	1092	6908	371	110	
# of Families requesting accessibility features	0	541	878	0	0	0	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	
Data Source: PHA									

**Table 31: Race of Public Housing Residents by Program Type**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	60	729	2204	228	1831	116	29	0
Black/African American	0	448	11,196	15391	2073	12579	467	272	0
Asian	0	9	245	449	121	321	2	5	0
American Indian/Alaskan Native	0	1	10	30	6	18	5	1	0
Pacific Islander	0	1	27	53	4	45	3	1	0
Other	0	0	5	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PHA									

**Table 32: Ethnicity of Public Housing Residents by Program Type**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	24	678	1057	201	810	29	17	0
Not Hispanic	0	495	11,534	17068	2231	13982	564	291	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PHA									

## Needs of public housing tenants and applicants on the waiting list for accessible units

As indicated in Table 30, 878 public housing households require accessibility features. PHA has a formal process by which residents can request accessible units and/or other reasonable accommodations. PHA maintains waiting lists for the public housing program which allows applicants to choose either the “first available” unit or to select specific sites. There are over 10,000 applicants on PHA’s waiting lists that have requested an accessible unit and/or a reasonable accommodation. PHA matches applicants with housing units that include the specific accessibility/accommodation features needed by each household.

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## Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The capital needs of PHA developments are described elsewhere in this document. In addition to the need for additional capital resources, as described in the joint Assessment of Fair Housing prepared by PHA and the City, residents of Public Housing and HCV voucher holders have needs and face similar disparities in opportunity to other residents of the neighborhoods in which they reside, although these disparities are experienced to varying degrees depending on their individual household characteristics and further compounded by low household incomes:

- **Schools** – Access to quality education is one of the most important factors influencing children’s future health, career progression and economic potential. Relative to the broader region, Philadelphia’s school proficiency index is dramatically lower regardless of race, ethnicity or poverty status. Poor performing schools are an issue citywide for all racial and ethnic groups whether living in publicly supported housing or elsewhere; however, it is most acute for Black and Hispanic populations. For all groups, those living below the poverty level, school proficiency measures are even worse. PHA residents need improved access to quality public schools.
- **Employment** – While significant percentages of Public Housing residents and HCV voucher holders are elderly persons and others with disabilities who are effectively out of the workforce, there is an ongoing high need to expand jobs and training opportunities for workable adults. The need is very high for Hispanic and Black populations which have much lower labor market indexes (16.70 and 18.01 respectively), relative to White and Asian populations (48.03 and 37.08 respectively). For those living below the poverty line, lack of employment opportunities is an even more acute problem. Relative to the broader region, Philadelphia citizens have much fewer job prospects. Intensive efforts to remove barriers to employment through child care, remedial education, skills training and other interventions, and to create new jobs opportunities nearby or within commuting distance to housing sites are essential to improving access to opportunity for PHA residents.
- **Transportation** – Relative to the broader region, Philadelphia offers a high degree of access to good, low cost transportation; however, there are variations in service levels by neighborhood which effect PHA residents, especially seniors and people with disabilities.

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## Needs compared to the housing needs of the population at large

See above discussion. Relative to the population at large, the need for access to improved education, job opportunities and transportation options is assumed to be much higher among PHA residents than for the population at large due to the effects of persistent poverty and the underlying distress of many Philadelphia neighborhoods.

## NA-40: Homeless Needs Assessment

### Introduction

The City of Philadelphia conducted its annual homeless Point in Time Count on the night of January 27, 2016. On that night (see the following tables), 885 families including 1,682 persons, 2,702 single individuals, and 23 youth under the age 18 years old were staying in emergency shelters, transitional housing programs, and safe havens in Philadelphia. In addition, 705 single adults spent the night unsheltered, 402 of whom were chronically homeless, 17 of whom were veterans and 66 of whom are HIV-positive. Twenty-five unaccompanied youth were counted on the street and 257 were being served by emergency shelter or transitional housing programs. During the Point in Time Count, 41 percent reported severe mental illness and 43 percent reported chronic substance abuse. Both statistics underscore the challenges related to housing vulnerable populations with behavioral health concerns.

**Table 33: Homeless Population Type**

Population	Sheltered	Unsheltered	Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	1,682	0	6,596		1,393	86
Persons in Households with Only Child	23	0	263		50	19
Persons in Households with Only Adults	2702	705	8,282		722	81
Chronically Homeless Individuals	372	402				
Chronically Homeless Families	22 (79 persons)	0				
Veterans	276	17	804		174	130
Unaccompanied Youth	257	25	1,142		68	39
Persons with HIV	103	66				
Sheltered/Unsheltered Data from 2016 PIT Count Estimates are from EH and TH data in 2013 AHAR						

## Nature and Extent of Homelessness

**Table 34: Nature and Extent of Homelessness**

	Sheltered	Unsheltered
<b>Race:</b>		
White	691	243
Black	4475	438
Asian	23	10
American Indian or Alaskan Native	17	9
Pacific Islander	17	0
<b>Ethnicity:</b>		
Hispanic	464	64
Not Hispanic	4943	641
Data from 2016 PIT Count		

## Number and type of families in need of housing assistance for families with children and the families of veterans

The most accurate annualized numbers that we are able to provide come from the Philadelphia CoC's 2013 Annual Homelessness Assessment Report (AHAR).

The 6,596 persons in families with children who were served in Emergency and Transitional Housing Programs during the 2013 HUD reporting period (10/1/12 to 9/30/13) comprised 2,291 families. The majority of children in these families were very young: 547 (13 percent) were under 1 year of age, 1,978 (47 percent) were age 1-5, 1,278 (31 percent) were age 6-12, and 388 (9 percent) were age 13-17. All of their families need housing assistance, because although sheltered, they meet HUD's definition of literally homeless. In addition, during that year, the CoC served 959 families with Permanent Supportive Housing, all of whom would be in need of ongoing assistance. At that time, homelessness prevention and rapid rehousing data did not group recipients by household type, but given expansion in those programs since that time, the 261 and 321 adults served in FY13 with prevention and rapid rehousing services, respectively, may be used as estimates for families needing that type of assistance. This produces a rough estimate of nearly 4,000 families with children in need of homeless housing assistance. As noted in the Assessment of Fair Housing submitted in 2016, large family households are disproportionately impacted by housing problems

in the city, while percentages of small and large family households with severe cost burden are comparable across the city.

The number of veterans counted in 2016 (276 sheltered and 17 unsheltered) was 15 percent lower than 2015 (327 sheltered and 10 unsheltered). The reduction is due to the Philly Vets Home partnership, who in December 2015 celebrated an effective end to homelessness among veterans. During the period of July 1, 2015 and June 30, 2016, 556 Veterans were housed. In total, the partnership housed 1,694 Veterans since its inception through June 30, 2016.

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## Nature and extent of homelessness by racial and ethnic group

The vast majority (83 percent) of people experiencing homelessness in Philadelphia are Black. An even higher percentage (86 percent) of people served in emergency shelters, transitional housing, and safe haven programs are Black. Only nine percent of Black people experiencing homelessness on the night of the Point in Time count were unsheltered. In contrast, 13 percent of Philadelphians experiencing homelessness are White, but on the night of the 2016 Point-in-Time count, 26 percent of the White people counted were living on the street. White people account for 35 percent of the unsheltered adults counted. Other racial categories accounted for one percent of persons experiencing homelessness. Nine percent of the people counted identified as ethnically Hispanic.

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## Nature and extent of unsheltered and sheltered homelessness

Outreach teams had 39,750 contacts with 8,018 unduplicated individuals during calendar year 2016.

- 70 percent of contacts were on the street
- 12.5 percent in the SEPTA transit concourse
- 5 percent at a health or social service facility
- about 2 percent each in a park, the airport, the train station, and another transit hub
- 71 percent of these unsheltered persons were male
- The largest percentage (28 percent) were age 50-59
- both the 30-39 and 40-49 age ranges accounted for approximately 21-22 percent of the population
- 16 percent were age 18-29
- 12 percent were 60 years old or older
- 73 percent faced both substance abuse and mental health challenges
- only four percent facing neither

- 13 percent had substance abuse but not mental health issues
- only 9 percent had the reverse
- Only 6 percent were identified as veterans
- 59 percent were Black/African American
- 33 percent were White, which is consistent with the Point in Time count of the population.

The Outreach teams made 4,303 placements for 2,785 individuals, primarily to Homeless Services shelters (70 percent), overnight cafes, and Behavioral Health Special Initiative shelters/safe havens, but also to recovery houses, detox programs, private shelters, hospitals, Crisis Response Center placements, and other social service agencies.

The 2016 PIT Count shows that about half of the counted households experiencing chronic homelessness were sheltered and receiving services. Overall, Philadelphia's homeless services system shelters a population comprised by 61 percent adults without children, 38 percent persons in households with adults and children and one percent unaccompanied children. Veterans and unaccompanied youth ages 18-24 each represent six percent of the total number of persons sheltered.

These numbers are consistent with the annual numbers in our 2013 AHAR for emergency shelter and transitional housing, the source of data for the annualized estimates of experiences of homelessness that we were able to provide. In that dataset, 55 percent of persons experiencing homelessness during the year were adults without children and 44 percent were in households with both adults and children. At that time, eight percent of the persons receiving shelter were unaccompanied youth and five percent were veterans.

According to the 2013 AHAR, persons in households with children were more than twice as likely to exit from homelessness to permanent housing than persons in households with only adults. The rates for unaccompanied children and veterans were similar to the families. The long length of homelessness for veterans likely reflects the long-established Grant and Per Diem (GPD) transitional housing programs targeted to that population. Residents of GPD housing are still categorized as homeless even as they may stay up to two years working with the service providers toward the goal of achieving residential stability, increasing their skill levels and/or income, and obtaining greater self-determination.

Unaccompanied youth had the lowest rate of exits to permanent housing. Thus, though unaccompanied youth had the lowest number of days experiencing homelessness, this more likely reflects leaving the shelter system than becoming permanently housed. In order to prevent and end homelessness for youth, Philadelphia must create a coordinated response to the ways in which their experience of homelessness differs from the experiences of other populations, work that was taken on in earnest by the team of over 100 stakeholders that came together in Summer 2016 during the 100-Day Challenge and continues to collaborate on improving coordination and expanding the system's capacity to serve youth.

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## Discussion

In addition to the annual HUD Point-in-Time Count, Philadelphia conducts unsheltered youth-specific Point-in-Time counts (Youth Counts) to track the incidence of youth homelessness throughout the year. The count targets unaccompanied youth ages 13-24 experiencing homelessness; young people who are unstably housed are also considered in the count. Philadelphia participated in University of Chicago Chapin Hall's Voices of Youth Count (VOYC) in August 2016 and has since adopted the VOYC methodology for conducting Philadelphia's Youth Counts. This methodology uses youth guides, young people ages 18-25 who have experienced homelessness or housing instability, to help conduct the count. Youth guides are consulted via focus groups to identify areas in the city that should be targeted for the counts. Philadelphia also uses street outreach data to map out the zones across the city where homeless youth are known to frequent. These areas are targeted for the counts, and teams of trained enumerators, including youth guides, canvass these areas, surveying young people who are experiencing homelessness or housing instability. Trained Youth Count Volunteers use two strategies: a Visual Assessment Count and administration of surveys.

The Visual Assessment Count captures youth who, by the assessment of the volunteers, are homeless but unwilling, unavailable, or unable to take the survey. Conducting the Visual Assessment Count and surveys provides for more accurate data of homeless youth. The survey includes questions about demographics, sexual orientation, history of systems involvement, and questions about what services are helpful for the youth and locations that should be considered for future community sites. These additional questions are included to better understand how Philadelphia's youth navigate the formal and informal resources they utilize and the risks to which they are exposed in the process, as well as to better understand who the youth are.

Data gathered through Philadelphia's point-in-time count mirrors national data on youth experiencing homelessness and informs Philadelphia's strategies to prevent and end youth homelessness. For example, because surveys indicate that youth with a history in the child welfare system are at greater risk of experiencing homelessness, current efforts are directed toward ensuring that no young person is discharged from child welfare without a permanent placement. Another example is the high incidence of homelessness among LGBTQ youth and ensuring that LGBTQ-serving organizations are involved in efforts to prevent and respond to youth homelessness. 64 percent (32 out of 50) of youth surveyed in the January 2016 Point-in-Time count were unstably housed/house hopping, not literally homeless, according to HUD's homelessness definition.

# NA-45: Non-Homeless Special Needs Assessment

## Introduction

As already discussed, cost burden is the most significant barrier to affordable housing. Persons with mental health challenges, addition, intellectual disabilities, the elderly and persons with HIV/AIDs have additional challenges that require a range of supportive services to enable them to live in affordable housing.

**Table 35: HOPWA Data**

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	24,763
Area incidence of AIDS	253
Rate per population	11.9
Number of new cases prior year (3 years of data)	2014=330 2013=466 2012=601
Rate per population (3 years of data)	2014=15.5 2013=22.0 2012=28.5
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	17,666
Area Prevalence (PLWH per population)	831.5
Number of new HIV cases reported last year	599
Data Source: CDC HIV Surveillance	

**Table 36: HIV Housing Need**

<b>Type of HOPWA Assistance</b>	<b>Estimates of Unmet Need</b>
Tenant-based rental assistance	650
Short-term rent, mortgage and utility	100
Facility-Based Housing (Permanent, short-term or transitional)	38
Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet	

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## Characteristics of special needs populations in your community

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### Elderly and frail elderly

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An evaluation of older Philadelphians' housing needs must consider the preponderance of poverty and health concerns among this population. According to Census data compiled by the Philadelphia Corporation on Aging in 2017, there are 291,000 Philadelphians age 60 or over, and of this segment, nearly half—134,000—live below the federal poverty line. Seventy five percent have a chronic illness and 35 percent struggle with an activity of daily living, like eating or bathing.

The historic nature of Philadelphia's housing stock is also a key concern when considering housing opportunities for seniors. Sixty nine percent of adults age 55 and over live in homes built in 1950 or earlier, which consequently may be in a state of disrepair or lack visitable or accessible features that can accommodate persons with ambulatory disabilities. While 2015 American Housing Survey data indicate that only around five percent of Philadelphians age 55 or over live in severely inadequate or moderately inadequate housing, these data show that older renters are particularly burdened by low-quality housing. Of renters age 55 or over, 8.31 percent live in units without the plumbing, heating, electrical and other physical implements required for a decent home.

Given the information above, a successful senior housing strategy would offer a range of supports to ensure the city's elders live in housing that is affordable, accessible, and livable. Low-income renters would have access to monthly subsidies that enable them to age in place and prevent them from being cost burdened during a period in their lives when overall earnings tend to decrease. Those with hearing, vision, or mobility impairments would access Adaptive Modifications funds in order to ensure that their homes are environments where they can thrive. Frail elderly in non-institutional settings would secure permanent supportive housing or reasonably priced community-based health supports for their long-term care needs. When executed with flexibility in mind and with intentional collaboration among the health and housing sectors, these programmatic supports would weave together to comprise a comprehensive suite of housing opportunities tailored to the senior population.

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### Persons with mental, physical, and/or developmental disabilities

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The American Community Survey's latest five year estimates note that there are 245,219 people with a disability in Philadelphia, including 136,313 persons with mobility impairments. According to the Department of Behavioral Health and Intellectual disAbility Services—Philadelphia's lead agency for coordinating mental health, addiction, and intellectual disability services—there are 100,000 Philadelphians who experience a mental health challenge.

Experts typically cite permanent supportive housing as the appropriate intervention for vulnerable households with a member experiencing substance abuse, serious mental illness, or chronic medical problems. Philadelphia's permanent supportive housing stock is not large enough to meet present need for this population. In 2015, the Housing Alliance of Pennsylvania measured a 4,908 unit gap in the Philadelphia Continuum of Care's permanent supportive housing supply. What's more, the Office of Homeless Services is not on pace to close the gap in coming years. Homeless Services created just 135 new units of supportive housing in fiscal year 2016 and estimates that it will have the resources to create 193 units of supportive housing in fiscal year 2018.

Neither the City nor its partners at the local, state, and national levels maintain a data set that can be harnessed to assess the number of visitable and accessible units in Philadelphia, though DHCD has managed 434 home modifications through its Adaptive Modifications program and 4,364 rehabilitations via its Basic Systems Repair Program. It is clear that producing accessible, affordable units, funding adaptive modifications, and granting reasonable accommodations in City-operated units are critical to best serving persons with disabilities.

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### **Persons with alcohol or other drug addiction**

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Due to the burgeoning opioid epidemic, housing and treatment opportunities for persons with substance abuse disorders have become an increasingly pressing matter in Philadelphia. Prescription painkillers and heroin drove a marked increase in overdose deaths in 2016. Last year, 907 Philadelphians died from drug overdoses, with opioids accounting for 80 percent of these fatalities.

State and national data help paint a fuller picture of addictive disorders in Philadelphia. 2014 survey data from the Pennsylvania Department of Health's Behavioral Risk Factor Surveillance System show that 5 percent of the city's population are at risk for problem drinking and four percent are currently chronic drinkers. The Substance Abuse and Mental Health Services Administration found in their 2005-2010 National Survey on Drug Use and Health that 9.5 percent of residents in the Philadelphia-Camden-Wilmington metropolitan statistical area have a substance abuse disorder. Of Philadelphia metro residents, 4.7 percent engaged in nonmedical painkiller use in the past year and 25.7 percent engaged in binge alcohol use over the past year.

Supportive housing is a crucial anchor for this population—a safe, long-term housing placement often affords persons with addictive disorders the stability that they need to address their condition. City leadership affirm that additional treatment beds will be required to best support those managing opioid and other substance abuse disorders.

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## **Persons with HIV/AIDS and their families**

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While there has been a downward trend in HIV/AIDS diagnoses in Philadelphia, the persistence of this epidemic and its prevalence among vulnerable populations merits serious concern. The Philadelphia Department of Public Health reports that new diagnoses have steadily declined since the mid-2000s; there were just 538 new cases in 2015, compared to 928 in 2008. African Americans, young people, and men who have sex with men (MSM) are disproportionately impacted by this disease. African American's account for 72.4 percent of 2015's new cases, while 25.1 percent of new diagnoses were individuals ages 13-24. Of persons with new infections, 57 percent identified as MSM. HIV/AIDS's prevalence among low-income Philadelphians has persisted. The Public Health Management Corporation reports that rates of people living with HIV/AIDS are generally higher in Philadelphia's "lower socio-economic status" neighborhoods. Given these data, a multi-pronged approach that combines affordable housing and various, tiered health and social supports is ideal for people living HIV/AIDS.

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## **Victims of domestic violence, dating violence, sexual assault, and stalking.**

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While gaps in data make it difficult to provide definitive quantitative statements about any potential housing shortages for non-homeless domestic violence survivors, a 2011 study from the University of Pennsylvania Evelyn Jacobs Ortner Center on Family Violence shows the widespread nature of domestic violence and its ability to undermine households. According to the Ortner Center, the Philadelphia Domestic Violence Hotline received 9,515 calls in 2011, 49 percent of which were made by African Americans and 16 percent of which were made by Latinas. That same year, Philadelphia agencies sheltering domestic violence victims served 12,128 adults and children displaced due to domestic violence. In Philadelphia, tenant-based rental assistance programs like Rapid Re-Housing have proven successful in serving populations similar to those impacted by domestic violence. Philly's program offers up to two years of rental assistance, financial counseling, and case management focused on self-sufficiency to low-income families. Rapid Re-Housing works—its success rate is over 80 percent in the city.

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## **Housing and supportive service needs of these populations and how are these needs determined**

As stated throughout this assessment, the most common housing need across all populations is lack of affordable housing. This is particularly true for the special needs populations described above. Lack of income combined with the need for housing with accessible features and supportive services further limits affordability and availability. The City determines supportive service needs through data analysis; stakeholder and client engagement; needs assessments and input from supportive service providers.

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## **Size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area**

The populations directly affected by HIV and AIDS have not remained static. The white, gay and bi-sexual male population, which in the early years of the epidemic was perceived to be the main group affected by HIV/AIDS, is no longer predominant. Increasingly, HIV and AIDS affect low-income people (especially persons of color), women (especially women of color) and young adults, those dually and triply diagnosed with mental illness, substance abuse and those who are homeless. There is also an increase in the number of cases of HIV among gay, bi-sexual, transgender and questioning youth (especially persons of color). As there are also more persons who have lived with HIV/AIDS for 25 years or more, many persons living with HIV or AIDS are now experiencing changes and health concerns related to aging, in addition to symptoms they might be experiencing due to HIV/AIDS and medications.

In Philadelphia, the number of HIV cases reported through Dec. 31, 2015 is more than 30,000, according to the most recent report by the City's AIDS Activities Coordinating Office (AACO). Women now comprise more than one-quarter of the HIV cases in Philadelphia. The majority of people diagnosed with AIDS since the beginning of reporting have been African-American, with 63.5 percent of the total persons living with HIV and AIDS through Dec. 31, 2013. Whites have the next highest number of cases at 17.7 percent; Hispanics have the third highest number of cases at 15.0 percent; Multi-racial cases are 2.3 percent; Asian cases are 0.9 percent and "Other" cases are 0.2 percent.

As of Dec. 31, 2015, men who have sex with men (MSM) have the highest number of cumulative cases with 35.0 percent of the total, 23.3 percent are among persons with intravenous drug use, and heterosexuals make up 34.7 percent of the total. Over the last 10 years, the gap in the number of MSM cases and heterosexual cases has become much narrower than in the first decade of the epidemic and in the last few years they are almost equal.

The age range with the highest number of newly diagnosed cases of AIDS is 30-to-39, making up 23.9 percent of the new cases, which is a 2.2 percent increase from 2011. The 20-to-24 age range has the next highest at 18.7 percent and the 25-to-29 age range is the third highest at 17.1 percent, which is a 3.2 percent increase from 2011. The 50+ age range at 17.1 percent, the 40-49 age range is at 16.3 percent, which is a 7.3 percent decrease from 2011. The 13-to-19 age range is now 6.3 percent, while children under 13 comprised less than one percent of newly diagnosed cases of AIDS.

The 2017 housing survey of persons with HIV/AIDS concluded that the overwhelming majority of respondents were very poor. Individuals with housing needs have substantially lower levels of income and higher levels of disability and welfare as income sources. As in the general population, the incomes of African-Americans with HIV/AIDS were significantly less than others. People living with HIV/AIDS on fixed incomes such as SSDI and SSI have seen little increases to income over the last five years while rents and utility costs have uniformly increased during this time. This has put an extra burden on individuals and families living with HIV/

AIDS, with a greater portion of their monthly income being used for housing and utilities. Utility allowance schedules were revised in April, 2016 however still do not accurately reflect current utility costs, causing individuals and families living with HIV/AIDS in HOPWA- and HOME-subsidized units to pay more than the utility allowance covers.

The survey of persons with HIV/AIDS sponsored by DHCD in 2017 concluded that there are numerous challenges to securing and maintaining housing for persons living with HIV/AIDS (PLWHA). PLWHA are living longer, resulting in a low turnaround in the HOPWA program. Since PLWHA are living longer healthier lives, the need for hospice-based and project-based housing has decreased with an increased need of Tenant Based Rental Assistance (TBRA). This has also led to a stable waitlist that has become a significant barrier for PLWHA seeking housing through HOPWA. Based on data gathered in that survey, the City concluded that existing housing programs benefitted those at the greatest risk of housing instability, but that a significant unmet need remained. Limited increase in incomes combined with higher rental and utility costs over the last five years has resulted in a greater number of households spending higher percentages of monthly incomes on housing.

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## **Discussion**

As described above, Philadelphia's special needs households require diverse supportive services to gain access to affordable opportunities.

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# NA-50: Non-Housing Community Development Needs

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## Need for public facilities:

Community serving public facilities such as libraries, health centers, parks, and fire and police stations provide vitally needed services to improve the health, safety, and well-being of Philadelphia's 1.6 million residents. The Philadelphia City Planning Commission Comprehensive Plan, PHILA2035, recognizes public facilities as assets that strengthen and improve neighborhoods and recommends strategic capital investments that leverage public and private resources to keep these facilities in a state of good repair, while also ensuring that basic, convenient, and cost-efficient services are provided for all residents. The City Planning Commission's more detailed District Plans for the City's 18 planning districts identify all public facilities within a district and make specific recommendations for certain facilities, which include co-location, consolidation, or modernization depending on the physical conditions and locations of the buildings and the specific needs of the residents in the district.

For many years, due to financial constraints, the City has underinvested in many of its aging public facilities, resulting in deteriorating and sometimes dangerous conditions. Fortunately, the city's FY2017 and FY2018 Capital Budgets are higher than in years past and will allow the City to make critically needed repairs and improvements. The budget year funding for FY2017 totals \$177 million in general obligation bonds. This represents a \$28 million increase over FY2016 funding and will help ensure that assets in every neighborhood benefit from increased investments. The City's Six Year Capital Program for Fiscal Years 2017-2022 is budgeted at \$9,743,140,158 and will focus on achieving results in five key areas: 1) Education, 2) Economic Opportunity, 3) Public Safety, 4) Effective and Efficient Government, and 5) Diverse Workforce.

In FY 2017, public safety capital improvements are budgeted at more than \$20 million for police and fire facilities, which include upgrades to the Police Firearms Training Academy and various police and fire stations, as well as purchasing new fire vehicles and providing new storage for fire vehicles. The budget also includes funding for a Public Safety Facilities Master Plan, which will analyze the space needs of all police and fire facilities and provide detailed plans that will guide future investments in new and existing public safety facilities.

Another significant capital investment in public facilities in FY2017 will be made through the Rebuilding Community Infrastructure Program. This new initiative will provide \$8 million dollars annually for a total of \$48 million over six years, along with \$300 million in supplemental bond proceeds leveraged with philanthropic, private, and other government funding, to improve the physical environment of neighborhood parks, playgrounds, recreation centers, and libraries, creating community assets and safe havens for children.

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## How these needs were determined

In some cases, public facility needs were determined by individual agency’s facility assessments or master plans. In other cases, needs were based on public input gathered during the planning process for the citywide comprehensive plan, PHILA2035, and from facility condition assessments completed by Planning Commission staff during the district planning process. Needs were also informed by a 2007 facilities assessment report completed by the Pennsylvania Intergovernmental Cooperation Authority (PICA), a financial oversight body. To better understand the implications of the City’s inadequate capital budget, PICA commissioned an in-depth analysis of conditions in police, fire, public health, and prisons facilities. Although the report was completed almost ten years ago, due to limited funding for public facilities, much of the information in the report remains relevant today.

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## Need for public improvements:

As a historic city, Philadelphia’s infrastructure is older and in need of constant repair and improvement, requiring funding far beyond what available resources can provide. While a citywide facilities assessment plan has not recently been completed, it is well-established that many public facilities have outlived their useful purpose and need replacement, while other facilities need major systems upgrades and structural improvements.

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## How these needs were determined

Similar to the way in which the City determined its needs for public facilities, needs for public improvements were based largely on public input garnered during the PHILA2035 planning process, facility condition assessments conducted by the Planning Commission during the district planning process, and agency-led facility assessments and master plans. Needs were also informed by PICA’s 2007 facilities assessment, as described above.

Although *Consolidated Plan* funds will not be used for large scale infrastructure improvements, they will be utilized for neighborhood-based projects, such as commercial corridor improvements, preservation of occupied houses, and the rehabilitation of vacant houses.

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## Need for public services

With one of the highest poverty rates in the country, Philadelphia has an immense need for a wide range of public services. The City’s needs include: early childhood, youth and adult educational programs, literacy

and employment training, recreational programs, mental and physical health resources, nutrition and food access programs, services for the elderly, homeless services, housing counseling, community safety and crime reduction initiatives, legal assistance, and substance abuse counseling.

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## **How these needs were determined**

The City and the Philadelphia Housing Authority (PHA) recently completed the 2016 Assessment of Fair Housing (AFH), and the data gathered through extensive research and public outreach help inform what public services are needed throughout the city. An online survey, in both English and Spanish, was conducted by the City and the Philadelphia Housing Authority. Community focus groups, roundtables and stakeholder meetings were held with residents, non-profits, working professionals, and other entities. The stated needs for public services were also informed by public input gathered during the planning process for the citywide comprehensive plan, PHILA2035, and the individual district plans completed for fifteen of the City's eighteen planning districts.

Additional needs for public services were identified during the extensive public outreach conducted by the Mayor's Office of Education (MOE) in preparation for establishing the City's first community schools program. The program, which started in 2017, will initially work with nine schools to identify the most pressing neighborhood needs. The community school coordinators will then conduct outreach to service providers and city agencies to bring those resources to the schools. The program will eventually provide services in 25 schools throughout the city. The outreach process for establishing the community schools' public service needs included surveys (paper and online), focus groups, one on one interviews, and meeting with community stakeholders. Some of the public needs identified during the process include: academic support programs, support for English Language Learners, social-emotional health supports including access to mental and physical health services, job training, access to healthy foods, safety initiatives, and increased extra-curricular activities.

## MA-05: Overview

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### Overview

Philadelphia is in many ways a city of contradictions. It is adding people and jobs, yet poverty remains a problem. New housing is being built in many neighborhoods, yet the age of housing and lack of income to maintain homes threaten to cause vacancy. In many ways Philadelphia is an affordable city, yet appreciating costs threaten to displace long-time residents in some neighborhoods. Although the new construction includes high-rise and low-rise condominiums and apartments, Philadelphia remains a rowhouse city.

A significant amount of Philadelphia's growth caters to empty nesters and young professionals. This growth is seen in new and infill development in neighborhoods just outside or with easy connections to Center City. The infill development tends to be rowhouses while the larger scale developments are condominiums or apartments. Very little of this new housing is affordable.

There is naturally occurring affordable housing, but it is not everywhere and it is threatened, especially in neighborhoods proximate to Center City. The 42,000 publicly supported affordable units do not meet the demand, and the affordability period for 20 percent of those units are scheduled to expire in the next five years. Philadelphia also needs housing affordable to families, people with disabilities and an aging population.

Most of the housing in the city was built prior to 1980 and many homeowners do not have the income necessary to maintain their homes. In addition, foreclosure remains a threat for many.

For renters, evictions are a problem. For residents eligible for public housing, there is a long waiting list. There is also a shortage of housing for people with HIV/AIDS, and people with Limited English Proficiency face unique housing challenges. Although the City offers significant facilities and services to address the needs of those threatened with homelessness, homelessness remains an issue.

# MA-10: Number of Housing Units

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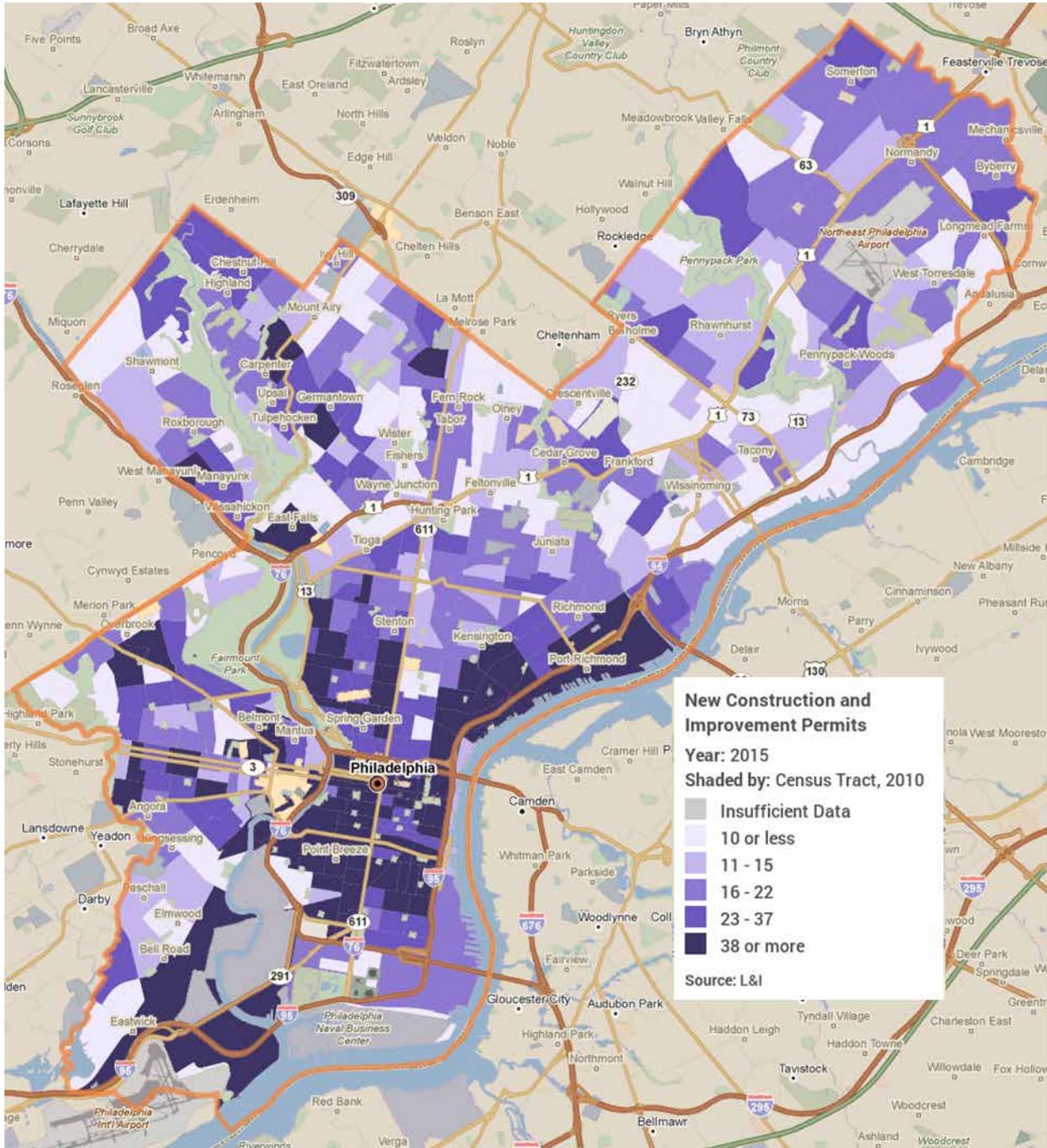
## Introduction

Philadelphia is city of high population density, maintaining a largely built out environment. Row homes, or one-unit, attached structures, comprise nearly 60 percent of the city's housing stock. While the traditional nature of row homes is changing in size and appearance, they continue to occupy a steady share of the overall housing market as show in Table 37 on page 90.

Very little variation was seen over the last five years among the number of units per property. The most significant change occurred in buildings with 20 or more units, increasing by approximately 4,600 units, a percentage difference of only 0.7 percent. New units coming on-line largely reflect the size of their predecessors.

This map of new construction and improvement permits shows development emanating outward from Center City, the central business district and hub of arts, culture, retail, dining, and entertainment. Recent trends suggest that growth will continue to push in this general direction, reaching neighborhoods that formerly featured high concentrations of vacancy and/or poor to stagnant economic conditions.

# Number of New Construction and Improvements in 2015



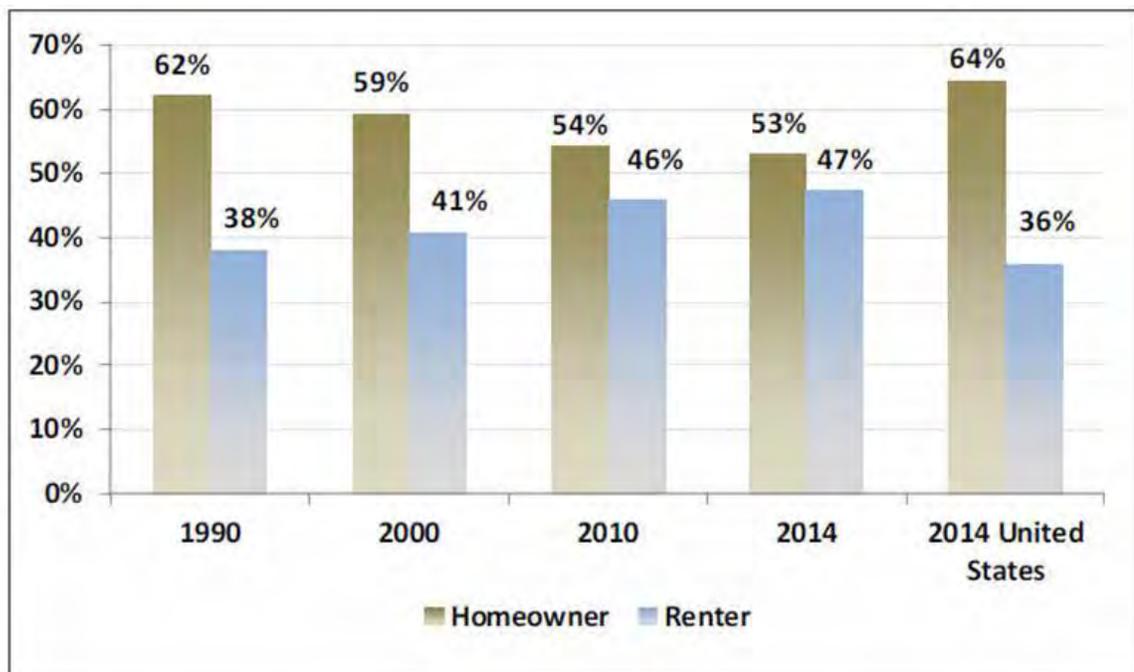
A combination of infill construction and new development is taking place. The city's skyline is increasingly dotted with large-scale, high-end condominiums. Much this type of development is occurring in Center City. Infill construction, predominately in the form of row homes, are rapidly filling vacant parcels in many of the peripheral neighborhoods surrounding the city's central core referenced above. When continuing this outward trajectory, it's possible to see entire blocks developed in one project, often as single family, attached structures or walk-up condominiums/duplexes. Lastly, it's becoming more common to see high rise conversions/rehabs happening in these same outlying areas, once home to industrial activity.

This new development is occurring in concert with population growth and the attraction of demographic subgroups often characterized as having a substantial amount of disposable income. Philadelphia's population has risen slowly, albeit steadily, since 2010. During this time, Philadelphia has been successful in attracting young professionals, students and empty nesters, who have generated demand for rental housing and condominiums in Center City as well as surrounding neighborhoods.

At the same time, the percentage of homeowners in the city has been decreasing steadily since 1990. In evaluating the most recent data, from 2010 to 2015 alone, the number of homeowners has decreased by approximately 3.75 percent. Conversely, the number of renters has increased by over seven percent during this time.

The shift from homeowner to renter, however, appears to be stabilizing as indicated in the chart below.

**Chart 1: Percentage of Homeowner vs. Renters 1990-2014**



This, in part, can possibly be attributed to the rebounding of the city’s real estate market from the housing bubble and credit crisis of 2008-09. As consumer confidence grows, it is conceivable homeowners will be targeted by developers at a more aggressive level.

The largest change from 2010 to 2015 in owner vs. rental tenure, when evaluating unit size, was seen in the number of rental properties containing three or more bedrooms (the percentage difference was over two percent during this timeframe). Most of the other movement between these groups and corresponding unit categories was negligible over this period.

**Table 37: Residential Properties by Number of Units**

Property Type	Number	%
1-unit, detached structure	54,702	8
1-unit, attached structure	392,510	59
2-4 units	101,565	15
5-19 units	40,375	6
20 or more units	79,333	12
Mobile Home, boat, RV, van, etc	1,744	0
<b>Total</b>	<b>670,229</b>	<b>100</b>
Alternate Data Source Name:2011-2015 ACS		

**Table 38: Unit Size by Tenure**

Property Type	Owners		Renters	
	Number	%	Number	%
No bedroom	1,370	0%	19,641	7%
1 bedroom	9,687	3%	82,057	30%
2 bedrooms	46,680	15%	79,616	29%
3 or more bedrooms	248,147	81%	93,852	34%
<b>Total</b>	<b>305,884</b>	<b>99%</b>	<b>275,166</b>	<b>100%</b>
Alternate Data Source Name:2011-2015 ACS				

## Number and targeting (income level/type of family served) of units assisted with federal, state, and local programs

There are an estimated 42,000 publicly supported housing units in various locations throughout Philadelphia. The distribution of unit sizes loosely resembles those inhabited by all renters citywide. Variations are seen, however, in that there are about six percent more 0-1 bedroom units and six percent less two-bedroom units in public housing inventory.

**Table 39: Public Housing Units by Type of Family Served**

Property Type	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Total
	#	%	#	%	#	%	#
Public Housing	3,199	23.4	3,581	26.2	6,867	50.3	13,647
Project-Based Section 8	5,548	73.7	1,185	15.8	749	10.0	7,482
Other Multifamily	2,329	96.9	57	2.4	12	0.5	2,398
HCV Program	7,481	39.1	5,014	26.2	6,660	34.8	19,155
<b>Total all 4 housing types</b>	<b>18,557</b>	<b>43.5</b>	<b>9,837</b>	<b>23.0</b>	<b>14,288</b>	<b>33.5</b>	<b>42,682</b>
Alternate Data Source Name:2011-2015 ACS							

Public housing eligibility is limited to households with incomes up to 80 percent of AMI, although the overwhelming percentage of current residents and waiting list households have much lower incomes, generally up to 30 percent of AMI (“extremely low income”). HCV Program eligibility is generally limited (with some exceptions) to households with incomes up to 50 percent of AMI (“very low income”). PHA data indicates that 93 percent of Public Housing residents and 100 percent of HCV Program participants are very low income, and almost all new admissions are extremely low income households.

## Assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts

A recent study published in January 2017 by the Federal Reserve Bank of Philadelphia titled, *Gentrification and Changes in the Stock of Low-Cost Rental Housing in Philadelphia, 2000 to 2014*, outlined the following:

- Philadelphia increased its total stock of rental housing between 2000 and 2014, yet lost over 23,000 low-cost rental housing units, defined as units with gross rents of less than \$750 per month in 2014 dollars.
- Tract-level losses in low-cost rental units were scattered throughout the city, but had a higher concentration around the city’s downtown core.
- 20 percent of the city’s subsidized rental units are expected to see their affordability period expire within the next five years.

- Prior research has found that properties with expiring subsidies are more likely to lose their affordability if they have for-profit ownership and are located in areas where market rents for comparable properties are higher than the rent allowed by the subsidy.

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## Availability of housing units and the needs of the population

The supply of publicly supported housing in Philadelphia is less than 12 percent of the citywide demand/need for housing assistance as measured by the number of low income households. The Disproportionate Housing Needs analysis provided in the Assessment of Fair Housing reveals that there is a severe shortage of affordable housing available to meet the housing needs for a wide range of households. According to the American Community Survey (ACS) data, approximately 98,000 Philadelphia homeowners are considered cost burdened (paying more than 30 percent of their income on housing costs). Given that nearly 90 percent of the city's housing stock was built before 1979, there is a need to preserve existing homeownership housing.

In addition, the number of cost burdened renters rose to 143,965 in 2014 - a 16 percent increase from 2009. Exacerbating this issue is the number of affordable rental developments that may either see affordability controls expire or require an infusion of capital for rehabilitation in the future. All of the Low-Income Housing Tax Credit (LIHTC) financed developments currently have a 30-year affordability period through an extended use agreement. However, near year 15 of operation most of these projects will require funding – often federal, state, and/or local public resources - to make the necessary systems and other capital improvements to continue operations for the full 30 years.

The Federal Reserve study referenced above states, “Philadelphia’s loss of low-cost rental units would be less concerning if households experienced a corresponding increase in income, allowing them to afford more expensive units. But incomes of renters in Philadelphia have not kept pace with rising rents. While the city’s median gross rent increased by nearly 20 percent between 2000 and 2014, the median renter income fell by two percent. Additionally, 26 percent of Philadelphia residents had incomes below the poverty line in 2014. Such low incomes leave these residents with few options for quality affordable housing, given that the city’s lowest-cost properties are more likely to suffer from under-maintenance and neglect.

The Urban Institute estimates that over half of Philadelphia’s rental units that are affordable to extremely low-income households would be lost without these assistance programs. Units with subsidized affordability are also often in better physical condition than similarly priced market-rate units because they must pass routine physical inspection in order to continue receiving funding. These subsidy programs, therefore, address both of the city’s predominant forms of affordable housing loss.”

Perhaps no figure is more telling than 100,000 people currently found on PHA waiting lists, illustrating the intense demand of subsidized housing for those in need from all different races/ethnicities, national origins, and familial statutes.

## Need for specific types of housing

Of Philadelphia’s 580,510 households, 42.0 percent, across all ethnicities and races, face substandard housing, overcrowding, or cost burdens. More than half – 52 percent – of respondents to a citywide survey administered as part of outreach efforts surrounding the City’s submission of the AFH regard the affordability of housing in their neighborhood as only “fair” or “poor.” In addition, of those respondents who had looked to move in the past five years, 45 percent identified affordability as limiting their housing options.

Non-family households with housing problems account for 47.3 percent of all non-family households in the city. Additionally, 35 percent of small family households (<5) and 50.1 percent of large family households (5+) experience housing problems. The following table shows the percentage of family and non-family households with one of four housing problems.

**Table 40: Percentage of Family and Non-Family Households with One of Four Housing Problems**

Disproportionate Housing Needs Households Experiencing Any of Four Housing Problems	(Philadelphia, PA CDBG, HOME, ESG) Jurisdiction		
	#HHs w/ Problems	#HH	% HHs w/ Problems
<b>Household Type and Size</b>			
Family households <5 people	92,715	264,585	35.04
Family households 5+ people	23,885	47,705	50.07
Non-family households	126,930	268,220	47.32

Single mothers must meet housing and childcare costs often on a low level of income. In Philadelphia, where the median income for single female-headed households with children is \$22,017 (substantially lower than city’s median family income at \$37,460), an estimated 46.5 percent of single mothers with children fall below the poverty level. Moreover, 35.6 percent of households that received Supplemental Security Income (SSI), cash public assistance income, or Food Stamps/SNAP in the past 12 months are single female-headed households with children. Single female-headed households with children make up 14.5 percent of all households and 37 percent of households living in subsidized housing.

The City and PHA recognize that people experiencing homelessness face unique barriers to accessing housing and other services. For Philadelphians facing this housing condition, the lack of access to publicly supported housing, and the lack of affordable, accessible housing results in dire consequences. The average age of death of homeless decedents in Philadelphia is 53 years old, compared to the This life expectancy of 79 for the general population of the United States. The City of Philadelphia conducted its annual homeless Point in Time Count on the night of January 27, 2016. On that night, 885 families, 2,702 single individuals, and 23 youth under the age 18 years old were staying in emergency shelters, transitional housing programs, and safe havens in Philadelphia. In addition, 705 single individuals spent the night unsheltered. These

figures underscore the wide range of people experiencing homelessness and their subsequent need for permanent housing.

Tight housing markets in cities across the country leave non-elderly adults with disabilities who rely on SSI particularly rent burdened. Philadelphia is no exception to this trend. The Technical Assistance Collaborative, a human services and community development nonprofit, issues a biennial, national report tracking this gap by calculating the disparity between monthly SSI payments and the average rental housing costs of a modest apartment. Their latest report in this series, “Priced Out in 2014,” indicates that since persons with disabilities in Philadelphia receive a monthly SSI payment of only \$743, 129 percent of their SSI payment is required to rent a one-bedroom apartment at Fair Market Rent (FMR) while 110 percent of their monthly income is required to rent a studio at FMR. Since SSI is many recipients’ only source of income, these steep housing costs severely restrict disabled persons’ abilities to meet their basic needs.

Roughly 10 percent of the city’s subsidized housing is reserved for those with a disability, while persons with a disability constitute 15 percent of the population. Further intensifying this shortage is that 36.3 percent of individuals with a disability live in poverty and 24 percent of households living in subsidized housing contain one or more persons with a disability.

As stated in NA-45, there are numerous challenges to securing and maintaining housing for persons living with HIV/AIDS. PLWHA are living longer, resulting in a low turnaround in the HOPWA program. Since PLWHA are living longer healthier lives, the need for hospice-based and project-based housing has decreased, while a need of Tenant Based Rental Assistance (TBRA) has increased.

Seniors, 62 or older, living on a fixed income often struggle to pay for and maintain adequate housing. Over one-third (35 percent) of the city’s subsidized housing population is 62 or older, and 32.8 percent of homeowners and 54.6 percent of renters aged over 65 are burdened by housing costs. Households with individuals 65 and over account for 23.9 percent of the population, but only roughly 15 percent of the public housing supply is allocated specifically for senior living.

For persons with limited English proficiency, language can pose a significant barrier to securing affordable and adequate housing. LEP persons may have difficulty locating and applying for affordable housing, understanding their rights and responsibilities as tenants, and seeking help in instances of discrimination and unlawful treatment.

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## Discussion

The above analysis clearly indicates that there is a tremendous amount of need for affordable housing. Recent trends, in nearly every case, are only heightening this need. While sound policy decisions can help spread the positive impacts of federally subsidized housing, the need is such that all available strategies must be implemented to support the greatest number of people possible.

# MA-15: Housing Analysis: Cost of Housing

## Introduction

Pew Charitable Trusts' 2017 State of the City report notes: "The housing market in Philadelphia remained strong in 2016, even as the residential building boom showed signs of slowing down. Home prices were 38 percent higher than in 2010, and more homes sold than in any year since 2007, before the Great Recession. The number of building permits issued for residential construction, which peaked in 2014, dropped substantially but was still higher than it had been in many recent years."

The report does note the following, however: "As sales prices and rents rose, community leaders voiced concern about housing affordability. Census data indicated that 56 percent of residents were paying at least 30 percent of their income in rent, higher than in many other comparable cities."

**Table 41: Cost of Housing**

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	61,000	145,300	138
Median Contract Rent	474	742	57
Alternate Data Source Name: 2011-2015 ACS			

**Table 42: Rent Paid**

Rent Paid	#	%
Less than \$500	51,197	25.2%
\$500-999	153,212	56.0%
\$1,000-1,499	37,102	11.9%
\$1,500-1,999	13,348	4.4%
\$2,000 or more	8,438	2.6%
<b>Total</b>	<b>263,297</b>	<b>100.0%</b>
Alternate Data Source Name: 2011-2015 ACS		

**Table 43: Housing Affordability**

<b>% Units Affordable to Households Earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	32,280	No Data
50% HAMFI	88,915	63,590
80% HAMFI	192,400	132,775
100% HAMFI	No Data	170,810
<b>Total</b>	<b>313,595</b>	<b>367,175</b>
Data Source: 2008-2012 CHAS		

**Table 44: Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency {No Bedroom}</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>
Fair Market Rent	830	1,003	1,210	1,502	1,659
High HOME Rent	814	959	1,156	1,375	1,515
Low HOME Rent	713	764	917	1,060	1,182
Data Source: HUD FMR and HOME Rents					

### Sufficiency of housing for households at all income levels

Philadelphia's housing stock is skewed in terms of affordability, such that the majority of housing units are affordable to households earning 80-100 percent HAMFI (Table 43). Severely cost burdened households account for 21.5 percent of city households. Additionally, there are too few affordable rental units for households at the lowest income level, a fact that largely explains why over 68,000 households earning 0-30 percent of AMI are burdened by housing costs (Table 9). Similar statistics, though less dramatic, are shared by homeowners earning 0-30 percent of AMI, as over 21,000 households are cost burdened.

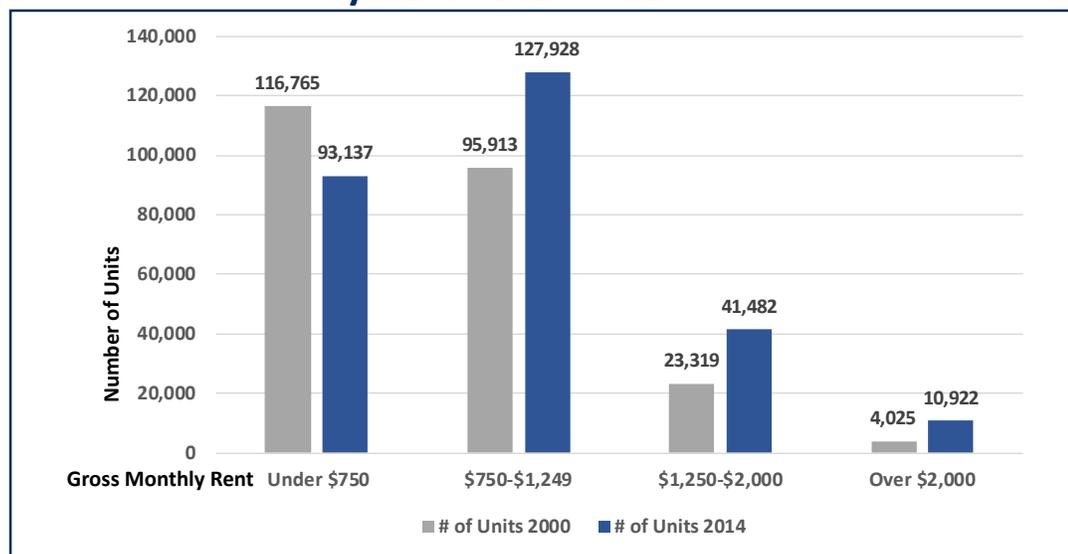
Some key takeaways from Table 42 indicate that over 80 percent of monthly rents are less \$1000. A quarter of rents paid are less than \$500, while the majority of rental payments (56.0 percent) fall within the \$500-999 range. Most notable here is that such a large percentage of renters are paying less than \$500 per month. This illustrates the demand for lower cost housing, regardless of unit size.

### Affordability of housing and likelihood to change considering changes to home values and/or rents

Home values and rents have shown a dramatic upward trajectory. From 2000 to 2015, median home value increased by 138 percent, from \$61,000 to \$145,300 (Table 41). Median contract rent (the cost of rent before utilities) also increased over this period from \$474 to \$742—a percent change of 57 percent.

The Federal Reserve Bank of Philadelphia study referenced in MA-10 provides a figure that displays the change in the number of units rented at four different cost levels from 2000 to 2014. It goes on to explain, “The number of units with gross rent under \$750 declined by 23,628. Yet the stock of units increased for all cost categories above \$750. The \$750 to \$1,249 cost category contained the most units in 2014, with the city-wide median gross rent falling within this cost range. Units with gross rent over \$2,000 had the largest percentage change in stock, increasing by 191 per-cent over the study period.”

**Chart 2: Changes in Number of Rental Units in Philadelphia by Cost Level 2000-2014**

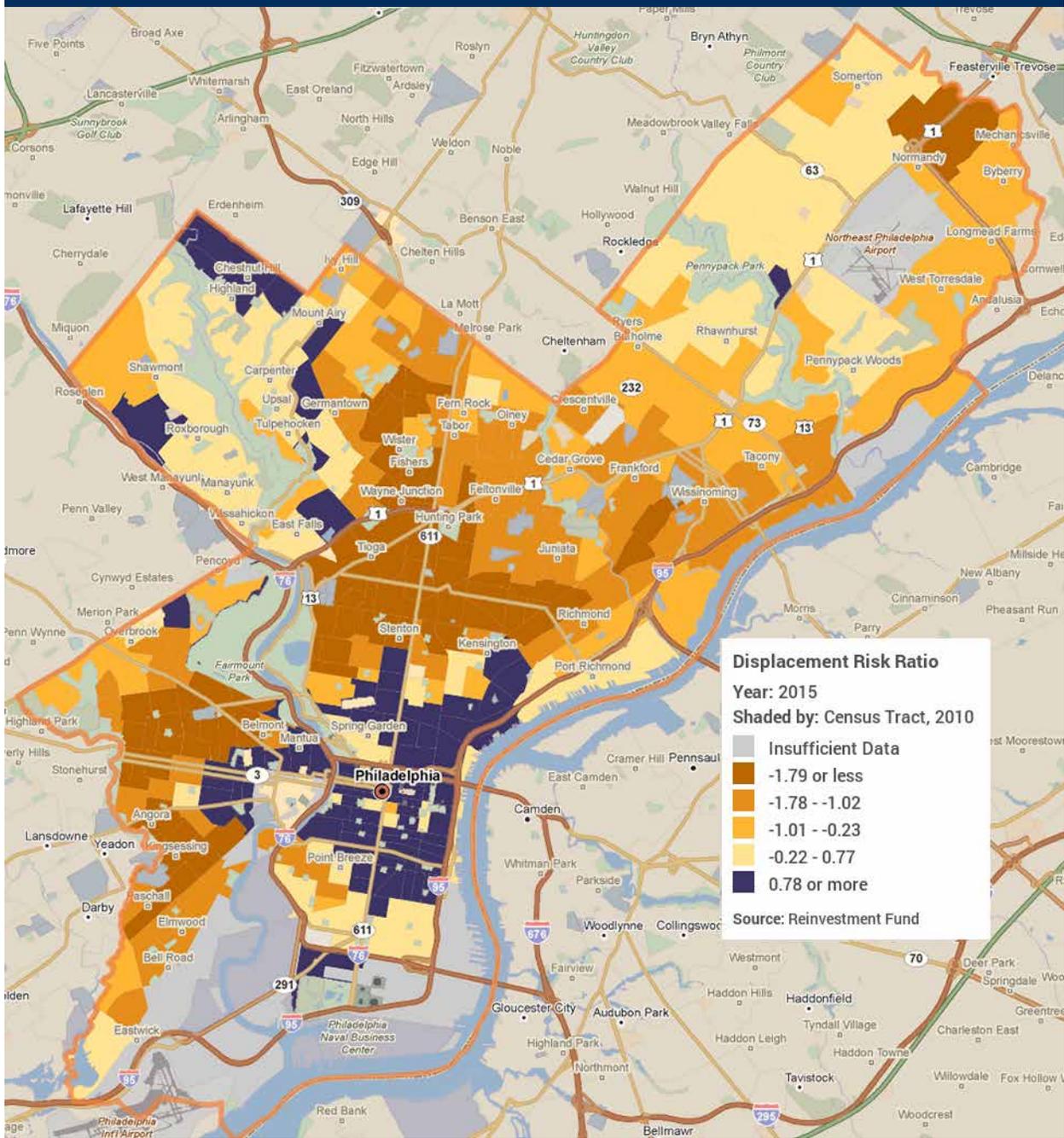


Source: Census 2000 and 2014 ACS five year estimates

Additionally, they provide methodology for establishing a threshold from which to view affordability: “A gross rent of \$750 per month is affordable to households with incomes of at least \$30,000 per year, based on the 30-percent-of-income affordability standard used by the U.S. Department of Housing and Urban Development (HUD). This is notably close to the median household income of Philadelphia renters (\$28,726 in 2014), suggesting that \$750 is a plausible threshold for affordable rent for the typical Philadelphia renter households.” The fact that this is the only category in the figure above to decrease in value highlights the evaporation of affordable rental housing units.

With appreciating markets come concerns about the displacement of long-time residents. The Displacement Risk Ratio is a Reinvestment Fund measure that identifies areas of concern for involuntary displacement by comparing housing sales price to median family income. In areas where prices rise at a rate similar to income, there is no concern about involuntary displacement; if prices rise faster than income - displacement or inability of households of similar economic circumstances (in 2000) to live in the neighborhood - is a potential concern worthy of further inquiry. The higher the index value, the more likely a typical household is to be priced out of the neighborhood. Specifically, an index value of .78 is seen as a tipping point for the likelihood of displacement. The map below shows that substantial sections of the city are in a position for residents to undergo involuntary displacement. In many cases, these areas are strongly correlated to those seeing higher amounts of new construction and improvement permit activity.

# Displacement Risk Ratio as of 2014-2015



## HOME rents/Fair Market Rent compared to Area Median Rent and the strategy to produce or preserve affordable housing

Area median contract rent (rent only) for Philadelphia is \$742, while median rent (rent plus utilities) is \$922 (2011-2015 ACS). Median rent (\$922) is above Fair Market Rent (FMR) and High/Low HOME Rent for efficiency (no bedroom) units and Low HOME Rent for one- to two-bedroom units (Table 44). The table below goes a step further, identifying median gross rent by unit size.

**Table 45: Median Gross Rent by Unit Size**

Unit Size	Median Gross Rent
No bedroom	\$716
1 bedroom	\$829
2 bedrooms	\$957
3 bedrooms	\$1,023
4 bedrooms	\$1,133
5 or more bedrooms	\$1,034
Data Source: 2011-2015 ACS	

The median gross rent is less than the FMR at every unit size. This indicates that affordable housing is naturally occurring in the city.

As stated in the Needs Assessment, renters with the median income for Philadelphia would need a rent of \$666 per month or less to avoid being cost burdened. Only 31 percent of rental units are under \$750 per month, and median rents are increasing rapidly. Almost 36 percent of city households earn less than \$25,000 a year. None of these households can afford the median gross rent or fair market without a significant rental subsidy. PHA's waitlist of nearly 20,000 for Housing Choice Voucher further illustrates the vast gap between rents and household income. In order to meet the housing needs of low-income residents, the City and PHA must also pursue both the production of new affordable units and the preservation of existing large-scale affordable rental projects .

### Discussion

The analyses above demonstrate the severe housing cost burden faced by many renters and homeowners in Philadelphia. Additional pressures are experienced through the very real threat of foreclosure and eviction for thousands of Philadelphians.

## Foreclosures

A high rate of foreclosures in a neighborhood can indicate housing instability, both for owners at risk of losing their homes and for their neighbors. Research has shown that individual foreclosures have a ripple effect that lowers values on surrounding properties, threatening to strip equity from other homeowners. Foreclosures can feed into cycles of property deterioration and abandonment, increasing the severity of disproportionate housing needs. They may also indicate lending discrimination, if racial and ethnic minorities have been targeted with risky loans that heighten the likelihood of foreclosure.

## Evictions

Per the Reinvestment Fund Policy Brief: Evictions in Philadelphia, January 2017, the table below, "...Presents eviction rates for different ranges of median household income at the Census tract level, and suggests that communities with incomes substantially below the city median experience notably higher eviction rates than those with higher incomes. For example, communities where the typical household income was at or below \$25,000 experienced a rate that is 3.6 times greater than the rate in the highest income areas in 2015 (9.1% versus 2.5%)."

**Table 46: Eviction Filings and Rates by Census Tract Income Level**

Units Based on 2010-2015 5-Year ACS	2010	2011	2012	2013	2014	2015
Evictions (<\$25K HH Income)	6,728	6,875	6,807	6,696	7,055	6,307
Evictions (\$25K-\$45K HH Income)	9,396	10,152	10,363	10,039	9,973	9,374
Evictions (\$45K-\$70K HH Income)	2,766	3,147	3,293	3,493	3,533	3,088
Evictions (>\$70K HH Income)	523	620	639	583	568	559
Eviction Rate (<\$25K HH Income)	9.7%	9.9%	9.8%	9.6%	10.2%	9.1%
Eviction Rate (\$25K-\$45K HH Income)	7.8%	8.4%	8.6%	8.3%	8.3%	7.8%
Eviction Rate (\$45K-\$70K HH Income)	4.5%	5.1%	5.4%	5.7%	5.8%	5.1%
Eviction Rate (>\$70K HH Income)	2.4%	2.8%	2.9%	2.6%	2.6%	2.5%

The brief goes on to state, "The National Low Income Housing Coalition reports in Out of Reach 2015 that the annual household income needed for a 2-bedroom rental unit in Philadelphia at the fair market rent is \$46,240, well above Philadelphia's median household income in 2015 (\$41,233) – up from the \$37,192 Philadelphia median reported earlier for 2013. Indeed, a household would need the combined incomes of 3.1 full time jobs at the current minimum wage to afford a 2-bedroom unit at the established fair market rent. To the extent that evictions are influenced by household income and the related economic stability, the immediate prospects are not bright for low and moderate income Philadelphians without significant multi-faceted policy changes and resource (re-)allocations."

# MA-20: Condition of Housing

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## Introduction

The vast majority of homes in Philadelphia were built prior to 1980. Areas of the city that have not experienced growth and reinvestment as part of the pre- and post-recession real estate boom often deal with issues related to aging and deteriorating buildings and infrastructure. Negative housing conditions are prevalent, impacting more than four out of 10 Philadelphians. Vacant land and buildings are common and pervasive in these areas. Public investment is needed to stabilize properties and reduce the negative impact of derelict lots.

With minimal options for affordable housing, low-income families often reside in dated units with deferred maintenance needs, such as unremediated paint installed before national lead regulations were put in place. Children’s consistent exposure to lead can cause developmental delays, learning and behavioral difficulties, and a number of physical ailments. This issue must be closely monitored and addressed where necessary.

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## Definition for “standard condition” and “substandard condition but suitable for rehabilitation”

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### Standard units

In certifying that re-housing accommodations are decent, safe, and sanitary, the Relocation Department uses the standards provided by the City of Philadelphia Property Maintenance Code. The Code establishes minimum standards for basic equipment and facilities; safe and sanitary maintenance; light, ventilation, and occupancy limits; plumbing, mechanical, and electrical systems; and fire protection systems. The Code also provides that the structural conditions of a dwelling or dwelling unit, including foundation, exterior walls and roof, interior walls and ceilings, floors, windows, doors, and stairs, be in sound condition and that they be substantially weathertight, watertight, and rodent-proof. The same standards apply to non-housekeeping units that may be occupied by individuals.

The City of Philadelphia defines “standard condition” as the condition of a housing unit that meets the Property Maintenance Code.

## Substandard units

The City defines “substandard condition suitable for rehabilitation” as the condition of a housing unit that fails to meet Property Maintenance Code requirements, but the cost to rehabilitate the housing unit up to code standards is less than the fair market value of the housing unit after the rehabilitation work is completed.

### Table 47: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	#	%	#	%
With one selected Condition	92,805	30%	139,521	51%
With two selected Conditions	2,390	1%	6,937	3%
With three selected Conditions	163	0%	391	0%
With four selected Conditions	7	0%	13	0%
No selected Conditions	210,519	68%	128,304	47%
<b>Total</b>	<b>305,884</b>	<b>99%</b>	<b>275,166</b>	<b>101%</b>
Alternate Data Source Name: 2011-2015 ACS				

### Table 48: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	#	%	#	%
2000 or later	7,787	3%	12,404	5%
1980-1999	13,818	4%	25,026	9%
1950-1979	109,970	36%	95,662	35%
Before 1950	177,356	57%	137,994	51%
<b>Total</b>	<b>308,931</b>	<b>100%</b>	<b>271,086</b>	<b>100%</b>
Data Source 2008-2012 CHAS				

### Table 49: Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	#	%	#	%
Total Number of Units Built Before 1980	287,326	93%	233,656	86%
Housing Units build before 1980 with children present	8,820	3%	3,110	1%
Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)				

**Table 50: Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,325	2,710	11,035
Abandoned Vacant Units	7,566	2,670	10,236
REO Properties	NA	NA	13,594
Abandoned REO Properties	NA	NA	NA

Data Sources: 2017 Local Data: A combination of datasets across multiple City agencies was used. This includes a vacancy model that looks at numerous indicators, residential properties that the City's Department of Licenses and Inspections has deemed unsafe and imminently dangerous, and residential properties evaluated by the City's Office of Property Assessment that are sealed/structurally compromised and open to water.

### Need for owner and rental rehabilitation

As a largely built-out city, Philadelphia's housing stock continues to age. Ninety-one percent of Philadelphia homes were built before 1980 and more than half are more than 65 years old. Many of these homes are owned by low-income and minority households.

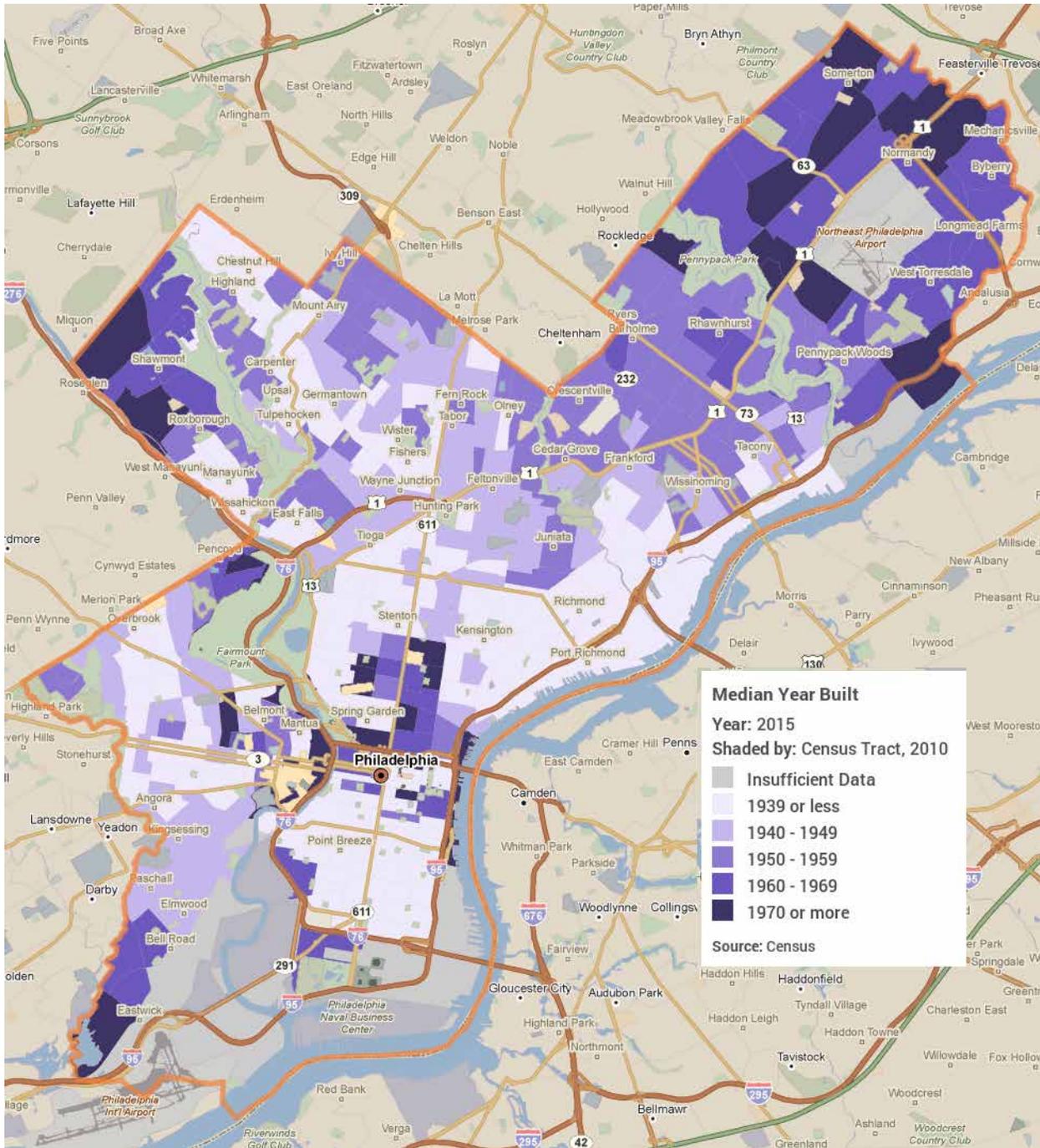
Selected conditions, as defined in the guidance, are similar to housing problems in the Needs Assessment and are:

1. lacks complete plumbing facilities
2. lacks complete kitchen facilities
3. more than one person per room
4. cost burden greater than 30 percent

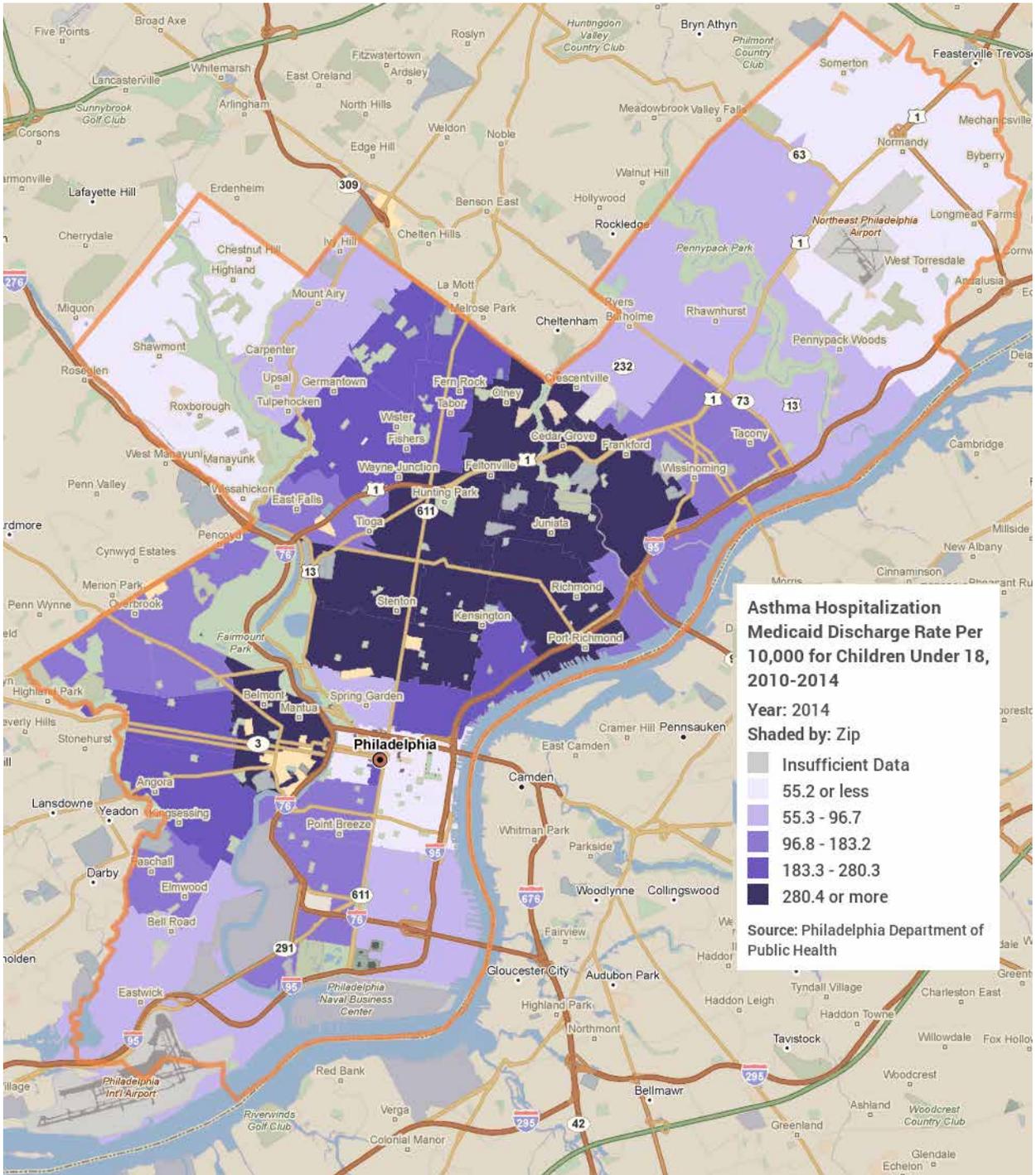
In 2015, half of renter-occupied units and a third of owner-occupied units contain a single housing condition. Over 40 percent of the population is affected, illustrating the widespread nature of problems associated with an older housing stock. Fortunately, only a small fraction of homeowners and renters experience more than one housing condition, comprising roughly 1 and 3 percent of these populations, respectively.

Specific breakdowns for owner- and renter-occupied units built before 1980 are 93 and 86 percent, respectively. Of these units, three percent of owner- and one percent of renter-occupied units have children present. Older units with deferred maintenance can present serious health problems, particularly when children are living in those environments.

# Estimated Typical (Median) Year a Housing Unit was Built, as of 2011-2015



# Asthma Hospitalization Medicaid Discharge Rate per 10,000 (age-adjusted) for Children Under 18 Between



According to data from the Healthy Row Home Project, 40 percent of asthma episodes are due to asthma triggers in the home, representing \$5 billion lost annually in preventable medical costs. In addition, dozens of studies have shown that making repairs to homes dramatically improves the health of the families and individuals living there.

Further, data from the Pennsylvania Department of Health’s most recent Childhood Lead Surveillance Report indicates that lead poisoning among Philadelphia children is a decreasing, yet persistent phenomenon. The following table summarizes the agency’s findings from 2012 to 2014.

**Table 51: Total Number of Children Tested for Lead in Philadelphia with Elevated Blood Lead Levels, 2012 - 2014**

	1 and 2 Years (12-35 Months)	< 3 Years (0-35 Months)	< 6 Years (0-71 Months)
2012	515	557	828
2013	454	506	719
2014	442	495	688
Source: Pennsylvania Department of Health			

PDPH and other City agencies work directly with children, medical providers, and home and building owners to combat this issue and promote healthy living conditions. Programs such as Lead Court and Lead and Healthy Homes have made measurable change in the number of Philadelphia properties that present a lead hazard to their occupants. The City is preparing to expand the reach of its lead abatement efforts, releasing a plan to address lead hazards and forming an advisory committee to support the plan’s implementation.

Local data sources are unable to replicate the definitions set forth earlier in this section pertaining to standard and substandard housing units. However, a robust vacancy model has been developed that measures vacancy probability by taking various local property datasets into account. The model indicates that over 11,000 residential properties in the city are vacant. The vast majority of these (more than 10,000) are recognized as abandoned. Over 75 percent of vacant and vacant and abandoned properties are seen to be suitable for rehabilitation.

The recently established Philadelphia Land Bank has begun the process of acquiring, consolidating, and distributing vacant property for a wide range of purposes. The Land Bank Strategic Plan states that approximately 32,000 vacant properties (including lots) are in the public inventory or are privately owned, vacant, and tax delinquent. In an effort to align the Land Bank with the City and Philadelphia Housing Authority’s recently completed Affirmatively Further Fair Housing goals, the Land Bank will acquire land to:

- Develop new affordable rental housing opportunities
- Develop new affordable homeownership opportunities
- Expand accessible and affordable housing for persons with disabilities
- Expand permanent housing for homeless and special-needs populations

**Table 52: Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

	0-30% AMI	30-50% AMI	50-80% AMI	Low-Mod Households (0-80% AMI)	% of Total
Total Households*	154,040	89,530	104,265	347,835	59.9%
Built before 1980**	119,749	69,599	81,054	270,402	46.6%
Households with Children 6 and under Living in Units Built Before 1980***	27,782	16,147	18,805	62,733	10.8%
<p>Data Sources:</p> <p>*Table 8 in the City of Philadelphia Assessment of Fair Housing (2016) provides the number of households at each level of AMI. 2008-2012 ACS data on the total number of households (580,509) was used to calculate the percentage of low-mod households.</p> <p>**Table 36 in the City of Philadelphia Assessment of Fair Housing (2016) provides the number of occupied households built before 1980 (520,982). Approximately 89.7% of occupied households were built before 1980, given the total number of households (above). This percentage was applied to the number of occupied housing units built before 1980 for each income level.</p> <p>***2008-2012 ACS data shows that 23.2% of households contain children 6 years or under. This percentage was applied to the number of occupied housing units built before 1980 for each income level. 2008-2012 ACS data on the total number of occupied housing units was used to calculate the percentage of occupied housing units built before 1980 that house children 6 years and under.</p>					

The table above shows homes built before 1980 where low- and moderate-income persons reside. Homes built prior to 1980, the best available data source year, were used a proxy to denote the probability of homes containing lead-based paint (lead-based paint regulations enacted in 1978 were designed to prevent its use).

Using the methodology outlined in the data sources, we see that over 46 percent of households are classified as low- or moderate-income and have the potential to contain lead-based paint. Of particular note is that over 20 percent of the poorest households (0-30 percent AMI) were built before 1980. While these calculations are simply approximations employing available data, they certainly demonstrate the need for public assistance and targeted remediation efforts.

Children aged six and under are often considered to be at the highest risk for lead poisoning. Households built before 1980 with children in this age range make up close to 11 percent of the total households in the city. This is perhaps the most vulnerable population, residing in households that have the most pressing need for intervention and preventive measures.

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## Discussion

The median year built of a home in Philadelphia is 1948 (ACS 2011-15). While new construction is occurring and the real estate market is experiencing growth, problems associated with an older housing stock that is continuing to age must be addressed.

The affordability of many rental units can present housing opportunities for those across income levels. However, the high rate of households containing one or more select conditions indicates that a significant number of units, especially those commanding lower rents, are not without problems, the most serious of which carry health implications.

Owner-occupied households undergo similar hardships. Home improvement programs and other measures aimed at keeping homeowners in their homes are instrumental to preventing foreclosures and keeping neighborhoods intact.

# MA-25: Public and Assisted Housing

## Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority and the biggest landlord in Pennsylvania. PHA houses nearly 80,000 people in Philadelphia and employs 1,400 people to deliver services to its clients.

PHA's approximately \$400 million budget comes primarily from the federal government. It also works in partnership with the city and state governments as well as private investors. PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council.

It is PHA policy to serve customers without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, having AIDS, physical handicap or disability.

**Table 53: Total Number of Units by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available	0	519	13,392	18,132	2,436	14,794	594	308	0
# of accessible units			761						
Data Source: PHA									

## Number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

As of March 2017, PHA has approximately 13,392 public housing units available for occupancy by families, seniors and people with disabilities, who qualify as low-income. These affordable apartments are located throughout the City in 35 conventional public housing developments, 24 Low Income Housing Tax Credit (LIHTC) developments, and 13 developments operated by Alternate Management Entities (AME) under contract to PHA. Over 4,000 of PHA's public housing units are scattered sites, i.e. housing units located in

single family homes or small buildings of up to four units. PHA operates one of the largest scattered site public housing programs in the country.

The backlog of unmet and unfunded capital needs for PHA’s public housing communities is estimated at greater than \$1 billion and growing, while the most recent Capital Fund grant from the U.S. Department of Housing and Urban Development (HUD) was \$45 million. PHA is able to address only a small fraction of its capital needs with existing funding. The oldest PHA developments were built more than 70 years ago, and 28 sites are more than 40 years old. Several sites are functionally obsolete from design, efficiency and operating cost perspectives. However, the availability of funding to support major redevelopment efforts has been extremely limited, a situation that appears unlikely to change in the near future, given federal budget constraints.

**Table 54: Public Housing Condition**

Public Housing Development	Average Inspection Score
All	See HUD website at this link for inspection data: <a href="https://portal.hud.gov/hudportal/HUD?src=/topics/physical_inspection_scores/public_housing_property_physical_inspection_data">https://portal.hud.gov/hudportal/HUD?src=/topics/physical_inspection_scores/public_housing_property_physical_inspection_data</a>

**Restoration and revitalization needs of public housing units in the jurisdiction**

As noted, many of PHA’s existing public housing developments are more than 40 years old, and require major renovation, reinvestment and/or complete revitalization. There is an estimated need of approximately \$1 billion to address urgent capital needs and to revitalize distressed public housing sites. In contrast to the growing need, available funds to address capital improvements continue to decline.

**Public housing agency’s strategy for improving the living environment of low- and moderate-income families residing in public housing**

PHA works aggressively to utilize its existing, inadequate level of financial resources to leverage additional funding to address the enormous backlog of unfunded capital repairs. In recent years, PHA has undertaken successful efforts to secure funding to support capital improvements including Low Income Housing Tax Credits (LIHTC), ARRA funding, Choice Neighborhoods funding and other sources.

At the present time, PHA is engaged with the City and other partners in the implementation of two major HUD-approved Choice Neighborhoods Transformation Plans in the Sharswood and North Central Philadelphia communities. In both cases, PHA is working to transform obsolete public housing developments by

implementing comprehensive, multi-disciplinary strategies that address housing, economic development, public safety, educational, supportive services and other neighborhood needs.

Under the Rental Assistance Demonstration (RAD) program, PHA is converting approximately 3,200 public housing units to project-based assistance. RAD will help generate new funds to support the long term preservation of these communities, while also providing significant protections to existing residents. As a key part of its RAD strategy, PHA is transferring assistance from approximately 986 long-term vacant and uninhabitable scattered site units to primarily new or substantially rehabilitated developments built by PHA or its partners.

PHA is also working to expand the supply of affordable housing through its MTW Unit Based Voucher (UBV) program, which provides long-term project-based contracts to developments around the City, many of which serve homeless, special needs and other underserved populations. PHA's Fiscal Year 2018 MTW Annual Plan projects that 1,540 new units will be placed under long-term UBV contracts in the coming year, including RAD developments.

Please refer to the PHA MTW Annual Plan and the Strategic Directions Plan posted at [www.pha.phila.gov](http://www.pha.phila.gov) for a more detailed discussion of PHA's planned strategies.

# MA-30: Homeless Facilities

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## Introduction

OHS collaborates with the nonprofit housing and service providers and City, State, and Federal government entities to develop and implement a strategic system for preventing and addressing homelessness and the needs of homeless and at-risk persons and families. Currently, the Philadelphia Continuum of Care includes an inventory of 83 emergency housing facilities for singles and families with a total capacity of 4,174 beds; four safe havens with 85 beds; 17 transitional housing programs with 892 beds; and 107 Permanent Supportive Housing programs with 6,046 current beds and 1,110 under development, as well as seven rapid rehousing programs serving 425 people in households with children and 334 people in households without children. Homeless Services provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the City of Philadelphia. See the housing inventory tables in the Appendix (pages Appendix 52-64) for a list of facilities in this system.

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## Homelessness prevention

Prevention services include cash assistance with rent and mortgages, security deposits, or utility payments, made on a case-by-case basis to help to families and individuals at risk of becoming homeless to resolve a housing crisis.

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## Centralized Intake Services

Homeless Services provides centralized intake services for 23 emergency housing programs with which it has contracts. Caseworkers explore options for shelter diversion and prevention of homelessness. If necessary, they assess the eligibility and service needs of consumers presenting for placement into emergency housing, and attempt to place them in the most appropriate housing facilities. Emergency housing programs that are not under City contract are funded primarily with private resources, and may thus perform their own intake and independently arrange for the delivery of services.

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## Emergency Housing

Emergency housing refers to facilities that provide accommodations for homeless individuals and families, through which providers help residents resolve immediate housing crises, assess level of need, and provide case management assistance to help obtain appropriate housing.

## Safe Haven

Safe Havens are programs that serve hard-to-reach homeless persons who have severe mental illness, are living on the streets, and have been unable or unwilling to participate in supportive services. They provide 24-hour residence for an unspecified duration, and do not require participation in services or referrals as a condition of occupancy. It is hoped that after a period of stabilization, safe haven residents will be able to move to a permanent housing situation.

## Transitional Housing

Transitional housing is housing in which homeless persons may live up to 24 months and receive supportive services to facilitate moves to permanent housing.

## Rapid Re-Housing

Rapid rehousing services target families and individuals currently in emergency housing programs, providing the resources needed to move into private market housing. Rapid rehousing programs may provide rental assistance for up to 24 months or other types of financial assistance required to secure permanent housing. Households receive supportive services on a time-limited basis, including assistance with locating, securing, and stabilizing in affordable housing.

## Permanent Supportive Housing (PSH)

Permanent supportive housing refers to long-term (not time-limited), independent, safe, and decent living arrangements that are linked to supportive services for homeless and disabled individuals and families.

**Table 55: Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds*	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,562	94	1,370	3,447	900
Households with Only Adults	2,181	343	535	2,599	210
Chronically Homeless Households**	85	0	0	1,389	65
Veterans	21	3	188	1,087	0
Unaccompanied Youth***	54	0	59	5	0
Data from 2016 HIC					
* Additional 6 Transitional Housing (TH) beds for Households with Children, 2 TH beds for Households with only Adults, and 6 TH beds for unaccompanied youth under development					
** Counting Safe Haven as Emergency Housing (EH) for Chronic					
*** Additional 8 EH, 207 TH and 51 PSH current beds for parenting youth, with 6 more TH beds under development; 25 + 4 overflow current EH beds for households with only children, with 20 more EH beds under development					

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## **Mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

Philadelphia's work depends upon collaboration between OHS the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). DBHIDS has been able to achieve savings from its administration of a single-payer system for Medicaid behavioral health care, overseeing Community Behavioral Health's (CBH) services for approximately 600,000 Philadelphia Medicaid enrollees, and reinvest in system improvements, including services for persons experiencing homelessness.

DBHIDS provides \$12.5 million for matches in supportive services in 39 CoC-funded permanent supportive housing (PSH) projects with 1,437 units. CBH's Community Support Services (CSS) Team monitors, coordinates, and provides residents of PSH a single point of access to behavioral health services, including Targeted Case Management, Behavioral Health Special Initiative case management, Assertive Community Treatment, mobile psychiatric rehabilitation, tenant services coordinators, and certified peer specialist services. The CSS Team assembles the appropriate package of services for each participant in advance of referral to a housing opportunity through OHS's Supportive Housing Clearinghouse. Participants in CoC/DBHIDS co-funded projects enroll in Medicaid as part of housing entry. This partnership has resulted in an 88-91 percent success rate for individuals and a 97 percent success rate for families in Philadelphia's PSH.

DBHIDS also provides case management in city-contracted shelters and funds five outreach teams to outreach services throughout the city, 24/7. Teams are trained in Mental Health and Substance Abuse Disorders and provide services including crisis intervention, limited case management support, mental health/addiction support, and housing assistance. Outreach workers build trusting relationships so that homeless individuals will accept placement in an appropriate setting where they are able to stabilize their lives.

The city's SSI Outreach Access & Recovery (SOAR) Project secures federal disability benefits for homeless or at-risk persons. The Project has a 98 percent approval rate and has secured SSI benefits for more than 1,800 clients in an average of only 52 days. SOAR also serves disabled youth transitioning from foster care and treatment facilities, avoiding discharge to the streets, and disabled prisoners who need a stable income stream that can be activated upon release, decreasing the likelihood of recidivism by enabling them to obtain stable housing.

The PA Dept of Human Services' PA State Interagency Coordinating Council for Early Intervention is training shelter staff about accessing services for children. The Achieving Independence Center (AIC) provides youth in dependent care with support and tools for transitioning from foster care to independent adulthood.

The VA Medical Center uses risk assessments, a by-name list, and case conferencing to determine homeless Veterans' priorities for services and housing. A Specialist from the VA visits the local homeless day program weekly to offer information on benefits and assist with claims and up-grades.

OHS is engaging with PhillyWorks, the local WIB, and private sector partners to identify opportunities to support employment of participants in the homeless services system. The City's Health and Human Services (HHS) Cabinet is working to strengthen connections to financial and benefits counseling for at-risk households and to support benefits enrollment at shelter and emergency meal sites. The Cabinet also supports a citywide workforce agenda to connect low-income workers to opportunities. These efforts aim to increase the number of clients enrolled in public benefits, increase the number of DHS/OHS-involved households with a significant increase in credit score/decrease in debt, and increase the number of individuals with employment barriers engaged by the City in career pathways opportunities.

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**Services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, and how these facilities and services specifically address the needs of these populations.**

People experiencing homelessness first and foremost need housing. For this reason, Homeless Services' focus in serving homeless persons is on the centralized intake, emergency housing, safe havens, transitional housing, rapid rehousing, and permanent supportive housing facilities and services described above and listed in the housing inventory tables in the Appendix. All of these facilities offer more than housing, through linkages to other supportive services. Similarly, for those who are living on the street, Street Outreach workers provide access to a range of services. Day programs and cafes provide places for people experiencing homelessness to go during daytime hours, as well as personal care opportunities, meals, and peer support. A sampling of available services and facilities that address other basic and essential needs of homeless persons is provided in the service inventory in the Appendix, which includes but is not limited to the following.

Homeless Services ensures that each city-contracted emergency shelter has designated staff whose role is to connect families to educational services. The School District of Philadelphia (SDP) McKinney Liaison meets regularly with service providers to ensure access to services and supports, and connects families and providers with designated staff in each school. SDP teachers deliver afterschool programming in the SDP administration building for all sheltered students, with planned expansion to shelters.

Homeless Services coordinates Ages & Stages assessments to address developmental concerns in children 0-5 years old and is a partner in efforts to increase the number of homeless children in early childhood education. Several CoC-funded programs have written agreements with Head Start grantees in close proximity to their programs, and a few operate their own early childhood programs. Child and Adult Care Food Program funds provide nutritious meals and snacks in family shelters.

Philadelphia's homeless service system includes Runaway and Homeless Youth funded basic center programs for youth under the age of 18. In the adult system, there are programs specifically designed

to serve unaccompanied youth, including shelters, transitional housing programs, safe havens for young adults with mental health needs, rapid rehousing programs, and permanent supportive housing programs. Some of these programs are designated for subpopulations of youth, including pregnant/parenting youth, LGBTQ youth, youth who have exited the foster care system, or youth with mental health needs. There are also drop-in type programs in Philadelphia that provide supportive services for homeless youth, including access to basic needs (food, clothing, showers, laundry), case management, health and mental health services, social programming, and education and employment services. Youth housing providers often work alongside these providers to coordinate services targeted for young adults experiencing homelessness.

The emergency and transitional housing inventory includes two emergency shelter facilities, with a total of 200 beds, dedicated to survivors of domestic violence and their children and a number of projects are that are in the process of dedicating units to households who have experienced domestic violence, which will result in availability of 100 dedicated transitional housing units by the beginning of 2018. Philadelphia has four programs that offer these survivors services such as legal assistance and representation, 24-hour hotline for support and counseling, child advocacy and counseling, housing assistance, educational workshops, and clinical and case management support.

# MA-35: Special Needs Facilities and Services

## Introduction

Myriad actors in and around City government collaborate to provide housing and other supports to Philadelphia’s special needs populations. In addition to DHCD, relevant bodies include the Philadelphia Housing Authority (PHA), the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Office of Homeless Services (OHS), the Philadelphia Department of Public Health (PDPH), and importantly, their overlapping, robust networks of subcontractors and providers. These organizations harness their collective capacity to provision housing, health care, and social services to Philadelphia’s vulnerable, with an emphasis on housing accessibility and affordability. A snapshot of their work on behalf of special-needs populations appears below.

- DBHIDS: 113,485 Medicaid recipients receive behavioral health treatment from the department. The agency contracts with 80 mental health outpatient providers, who offer services at 185 sites across the city. 2,386 Philadelphians access housing related supports such as community homes and Lifesharing via DBHIDS.
- OHS: The Philadelphia Continuum of Care sets aside 307 beds at five locations for victims of domestic violence.
- PDPH: Convened by PDPH’s AIDS Activities Coordinating Office, a battalion of public and privately funded organizations offer services such as ambulatory care, case management, home-delivered and congregate meals, and home health care to people living with HIV/AIDS in the Philadelphia area.
- PHA: Portfolio includes 15 senior-only developments with a total of 1,252 units, all of which are accessible.

**Table 56: HOPWA Assistance Baseline**

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	733
Permanent Housing - Facilities	20
STRMU: Rent, Mortgage, Utilities	121
STRMU: Permanent Housing Placement	21
Supportive Services with TBRA	134
Supportive Services w/o TBRA	68
Housing Information Services	1,102
Data Source: HOPWA Year 41 CAPER	

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## **Supporting housing and related supportive services available to groups and how well the current level of need is satisfied by existing services. Identify any gaps in services and/or unmet need**

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### **Elderly and frail elderly**

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Older adults age 65 and up comprise approximately 12 percent of the city’s total population. Research from the Philadelphia Corporation for Aging (PCA) reveals several important trends about this subpopulation. First, PCA recognizes that many seniors fall in between income eligibility guidelines for state and federal assistance programs, which can make them less able to access resources in an emergency and increases their overall vulnerability. Second, PCA notes that a significant proportion of older Philadelphians (38 percent) live alone, which may lead to “a greater reliance on the formal aging care system” over time. As elderly individuals increasingly seek to live alone and “age in place” within their communities, adaptive modifications and reasonable accommodations can offer crucial home repairs to this population. Rental subsidies, financial counseling, and financial products like Individual Development Accounts can also help lower-income seniors navigate their twilight years.

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### **Persons with mental, physical, and/or developmental disabilities**

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An estimated 16.8 percent of Philadelphia’s population age five and older live with one or more disabilities. These rates can trend upward for low-income populations. For instance, as sited in the Assessment of Fair Housing, an estimated 31.3 percent of all households in all publicly supported housing reported that they have a disability, with the highest percentage (46.9 percent) from the HCV program. A jurisdiction’s approach to serving persons with mental, physical, and developmental disabilities must be nuanced and tailored to the individual. A suitable strategy will offer both supportive housing and in-home care, a range of Long-Term Services and Supports, and meaningful amenities that can promote social inclusion, such as employment services and accessible transportation.

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### **Persons with alcohol or other drug addiction**

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Responding to the opioid epidemic and its aftereffects, several Philadelphia leadership tables are working to ensure that persons managing substance abuse disorders can access the housing and services they need to thrive. Inpatient detoxification and rehabilitation, outpatient treatment and long-term residential treatment are available through the Department of Behavioral Health and Intellectual disAbility Services. Depending on client need and funding availability, these programs are coupled with rental subsidies to provide permanent supportive housing that can buttress system users’ efforts to maintain their sobriety.

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## **Persons with HIV/AIDS and their families**

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People living with HIV/AIDS can be at risk for housing instability due to difficulties paying for expensive medications and difficulties remaining employed while managing their conditions. Data from Philadelphia’s Continuum of Care bears this out. Their January 2016 Point in Time Count identified 169 unsheltered and sheltered homeless persons living with HIV/AIDS. Further, according to Philadelphia’s Ryan White Planning Council, there are 2,700 persons living with HIV/AIDS in the Philadelphia metropolitan area who are unstably housed and 10.1 percent of people receiving Ryan White services in the Philadelphia area are not permanently housed. Through HOPWA-funded housing and supports provisioned by the City’s AIDS Activities Coordinating Office, Philadelphia hopes to prevent housing instability among persons undergoing HIV treatment.

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## **Victims of domestic violence, dating violence, sexual assault and stalking.**

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Philadelphia’s offerings for domestic violence survivors should encompass health care, services, and tiered housing supports that begin to repair the lives of people who have experienced tumultuous home environments. Nevertheless, the Evelyn Jacobs Ortner Center on Family Violence reports that “per population, Philadelphia has fewer [domestic violence] shelter beds than all but nine U.S. states.” While Ortner Center researchers estimate that 6.5 percent of women who visit City health centers are current victims of family violence and that this cohort’s most common co-occurring condition is a “mental health problem,” the Departments of Behavioral Health and Public Health did not operate a coordinated, trauma informed service strategy at the time of the Ortner Center report’s 2012 publication. Forging such collaboration and funding additional shelter beds would help close the City’s service gaps for this demographic. Longer term strategies focused on client self-sufficiency, such as Rapid Re-Housing, have also proven to be effective for vulnerable, low-income households in Philadelphia.

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## **Supportive housing programs specifically designed for persons returning from mental and physical health institutions**

Guided by the Pennsylvania Department of Human Services’ Supporting Pennsylvanians Through Housing plan, the City of Philadelphia is committed to providing housing opportunities to people exiting mental and physical health institutions. Philadelphia works toward supporting people exiting institutions by developing a system of community-based services and supports. The Department of Behavioral Health and Intellectual disAbility Services leads the City’s work in this area by leveraging Medicaid and reinvestment dollars to fund housing-related supports, de-emphasizing congregate care, and pursuing strategies that promote continuity of care for people exiting institutions. Their efforts are a buoy for the large population of Philadelphians within mental and physical health institutions—the Pennsylvania State Hospital System served 1,503 Philadelphia residents in fiscal year 2014 alone.

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## Actions to serve special needs populations

In accordance with its 2016 Assessment of Fair Housing, the Division of Housing and Community Development will undertake the following strategies to ensure non-homeless persons with special needs have access to affordable, accessible housing:

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### Affordability

- Support preservation of existing LIHTC units at or around 15 years compliance period
- Leverage available PHA resources to support affordable multi-family rental housing developments with priority points for developments in high opportunity areas
- Expand affordable rental units “transfer of assistance” provisions of the Rental Assistance Demonstration program to increase housing opportunities
- Create new funding opportunities to expand affordable homeowner preservation programs

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### Accessibility

- Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners
- Continue accessible unit and visitable unit requirements for City-supported projects

Led by the Managing Director’s Office, departments within the City’s Health and Human Services cluster will support DHCD’s efforts through the implementation of their guiding framework, *Together We Thrive*. Related 2017 action steps from that framework include:

- Fund expanded services to prevent human trafficking and provide housing and other services to victims
- Establish 90 new permanent supported housing and 15 rapid rehousing supports for the chronically homeless
- Evaluate and redesign emergency housing and family homelessness supports
- Partner with the private sector to develop new housing options
- Develop new housing support tools for families to reduce delays in reunification
- Add 33 new Housing First units for the chronically homeless
- Complete the conversion of 138 transitional housing units to Rapid Rehousing
- Develop a shallow rent pilot
- Revise the discharge planning process for youth aging out of the child welfare system to increase access to housing resources

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# MA-40: Barriers to Affordable Housing

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## Effects of public policies on affordable housing and residential investment

The City and the Philadelphia Housing Authority spent much of 2016 conducting and completing its Assessment of Fair Housing (AFH). As part of that process the City, PHA and stakeholders who participated in the process identified a number of contributing factors that create barriers to affordable housing and opportunities. A detailed description can be found in the 2016 AFH (<http://www.phila.gov/dhcd/affirmatively-furthering-fair-housing/>) and highlights are listed below:

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### Displacement of residents due to economic pressures

Philadelphia's housing market changes and economic pressures such as increasing rents and property taxes in appreciating neighborhoods may pose a threat to long-term affordability and to current residents. Displacement may disproportionately impact people of color, ethnicity and LEP.

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### Lack of public investment in specific neighborhoods, including services of amenities

A range of public amenities and services— parks, high-performing schools, libraries, recreation centers, lighting, sidewalks and trash collection – are important factors in stabilizing neighborhoods and ensuring equitable access. Many public facilities are in need of repairs and/or many communities lack this range of public amenities. Lack of high quality public amenities may impact segregation patterns.

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### Deteriorated vacant structures and land

Decades of urban disinvestment and population loss to the suburbs have left Philadelphia with approximately 40,000 vacant properties, approximately 8,000 of which are publicly owned. These blighting conditions further exacerbate neighborhood instability and present a challenge for turning R/ECAP areas into communities of opportunity. Philadelphia's Land Bank will be a strategic tool in addressing vacancy issues.

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### Location and type of affordable housing

Of the occupied units of publicly supported housing an estimated 35 percent are located in R/ECAP tracts. Stakeholders emphasized the need to develop new affordable rental and homeownership housing in all neighborhoods, and to encourage private developers to take advantage of the city's inclusionary zoning mixed-income housing bonus to provide affordable housing in areas of opportunity

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## **Inability to access existing housing and other city resources**

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While the City, PHA and other partners offer a wide range of services, stakeholders mentioned that community residents – especially LEP and disabled residents—are often not aware of these services. Stakeholders recommended broader outreach and services to community residents.

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## **Location and access to proficient schools**

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Very few Philadelphians have access to good schools. Access to quality education starts with high quality childcare options. Work completed by Reinvestment Fund reveals that there are many R/ECAP areas in need of high quality Pre-K options.

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## **Lack of income**

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According to the City’s Office of Community Empowerment and Opportunity (CEO), one out of every five eligible residents is not receiving nutritional assistance under the Supplemental Nutrition Assistance Program (SNAP) or receiving the extra cash available to the working poor under the Earned Income Tax Credit (EITC). About 15 percent of adults and five percent of children in Philadelphia lack health insurance, even though many of them would likely qualify for public options. Unemployment rates for Philadelphians are higher than the region and even higher for Black and Hispanic residents. There is an urgent need to connect residents to available benefits and provide job skills development and training projects and programs.

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## **The availability of affordable units in a range of sizes**

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Given the large number of families in the city, the lack of affordable rentals with larger bedroom counts is a contributing factor to family households with children facing disproportionate housing needs. Additionally, Philadelphia housing prices and sale volume are also at an all-time high, which may pose issues for first-time homebuyers.

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## **Lack of communication between government and residents**

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The City, PHA and partners have wide-range of housing services such as home repair, housing counseling, tangled title and tax relief programs. There is a need to work with the network of partners – Neighborhood Advisory Committees, Community Development Corporations, Universities and other City agencies such as the Office of Community Empowerment and Opportunity to conduct outreach, trainings and to provide assistance in connecting low-income residents to programs that promote access to housing and opportunity.

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## **Residential foreclosures**

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A high rate of foreclosures in a neighborhood can indicate housing instability, both for owners at risk of losing their homes and for their neighbors. Foreclosures can feed into cycles of property deterioration and abandonment, increasing the severity of disproportionate housing needs. In addition to mortgage and reverse-mortgage foreclosures, housing counseling agencies and nonprofit legal advocates are seeing a rise of low-income residents in tax foreclosure.

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## **Residential evictions**

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Evictions are often a sign of housing instability. Reinvestment Fund analyzed evictions for 2014-2015 and reported 40,547 evictions out of 271,086 rental units – approximately one in seven. Nine percent of those households experienced multiple evictions. There is a need for expanded housing counseling for tenants to help them remain in housing.

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## **Age and condition of housing**

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The majority of Philadelphia’s housing stock was built before 1979 and in R/ECAP areas homes large portion of homes are older than 1939. Many of the households in these homes pay up to 50 percent of their annual income on housing and do not have available resources to make necessary repairs..

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## **Lack of local private fair housing outreach and enforcement**

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Federal and local cuts have had an impact on fair housing and outreach efforts in Philadelphia. Both the Philadelphia Commission on Human Relations (PCHR) and the Fair Housing Commission (FHC) are poised to explore new challenges to end the disparities in Philadelphia’s neighborhoods, focusing on rental housing as a priority. Specifically, under the Fair Housing Ordinance, the FHC can initiate its own complaints against serial slumlords and get multiple housing units repaired and back to code at one time. In addition, a recent study showed that in Philadelphia, over 50 percent of the homeless youth population identifies as LGBTQ. It is important to ensure that these residents have equal access to housing choice. Additional funding is needed to conduct increased outreach to all of our communities and to take on a wide range of large-scale projects.

# MA-45: Non-Housing Community Development Assets

## Introduction

Recent trends in the Philadelphia job market have largely reflected those on the national level. Manufacturing jobs are in decline, while industries that require higher levels of schooling and/or training, e.g. education and health care services, are experiencing growth. The city is poised to capitalize on the uptick in jobs seen in the latter category due its high concentration of renowned colleges and universities and medical institutions. However, the city continues to rank low in terms of educational attainment when compared to its counterparts across the country. In 2015, only 27.4 percent of adults aged 25 or older had earned a Bachelor's degree. This was lower than the national average of 30.6 percent. (Pew Charitable Trusts, 2017: State of the City.) Lacking a college degree will limit the participation of many residents in business sectors most prime for expansion.

Growth in fields related to innovation and technology have been a beacon in recent times, as several significant projects carrying substantial positive economic impacts are underway. The service economy is also expanding. Jobs in this sector do not necessarily have the demand for higher education seen elsewhere, providing potential opportunities not previously seen for many Philadelphians.

## Economic development market analysis

**Table 57: Business Activity**

Business by Sector	# of Workers	# of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,379	107	0	0	0
Arts, Entertainment, Accommodations	62,679	68,403	10	10	0
Construction	25,035	13,733	4	2	-2
Education and Health Care Services	191,495	238,316	31	36	5
Finance, Insurance, and Real Estate	39,399	44,469	6	7	1
Information	11,839	14,206	2	2	0
Manufacturing	41,649	21,943	7	3	-4
Other Services	29,706	23,612	5	4	-1
Professional, Scientific, Management Services	72,494	94,632	12	14	2
Public Administration	39,573	43,839	6	7	1
Retail Trade	65,790	53,421	11	8	-3
Transportation and Warehousing	27,308	25,053	4	4	0
Wholesale Trade	12,430	17,209	2	3	1
<b>Total</b>	<b>620,776</b>	<b>658,943</b>	<b>--</b>	<b>--</b>	<b>--</b>
Alternate Data Source Name: 2010-2014 ACS, 2014 LEHD Data Source Comments: 2010-2012 ACS (Workers), 2014 Longitudinal Employer-Household Dynamics (Jobs)					

**Table 58: Labor Force**

<b>Total Population in the Civilian Labor Force</b>	<b>744,224</b>
Civilian Employed Population 16 years and over	640,661
Unemployment Rate	13.90
Unemployment Rate for Ages 16-24	31.70
Unemployment Rate for Ages 25-65	11.20
Alternate Data Source Name: 2011-2015 ACS	

**Table 59: Occupations by Sector**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	230,685
Farming, fisheries and forestry occupations	696
Service	153,474
Sales and office	151,881
Construction, extraction, maintenance and repair	35,124
Production, transportation and material moving	68,801
Unemployment Rate for Ages 25-65	11.20
Alternate Data Source Name: 2011-2015 ACS Data Source Comments: Occupational Categories: Management, business, science, and arts, farming, fisheries and forestry service, sales and office, construction and extraction and installation, maintenance, and repair production, transportation and material moving	

**Table 60: Travel Time**

<b>Travel Time</b>	<b>#</b>	<b>%</b>
< 30 Minutes	279,703	46%
30-59 Minutes	243,600	40%
60 or More Minutes	83,570	14%
<b>Total</b>	<b>606,873</b>	<b>100%</b>
Alternate Data Source Name: 2011-2015 ACS		

**Table 61: Educational Attainment by Employment Status  
(Population 16 and Older)**

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not In Labor Force
Less than high school graduate	47,019	14,085	66,919
High school graduate (includes equivalency)	157,322	28,624	86,582
Some college or Associate's degree	140,010	17,327	45,186
Bachelor's degree or higher	189,731	9,078	29,749
Alternate Data Source Name: 2011-2015 ACS			

**Table 62: Educational Attainment by Age**

Educational Attainment	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	2,715	7,906	8,924	22,636	22,509
9th to 12th grade, no diploma	23,745	22,435	19,067	47,055	33,598
High school graduate, GED, or alternative	55,930	72,273	63,309	136,954	73,808
Some college, no degree	74,108	49,703	36,352	67,040	25,141
Associate's degree	5,778	14,590	12,539	22,387	5,556
Bachelor's degree	21,495	69,283	29,165	39,775	14,536
Graduate or professional degree	1,898	38,281	20,936	31,201	17,050
Alternate Data Source Name: 2011-2015 ACS					

**Table 63: Educational Attainment – Median Earnings Past 12 Months**

Educational Attainment	Median Earnings Past 12 months
Less than high school graduate	\$19,204
High school graduate (includes equivalency)	\$26,948
Some college or Associate's degree	\$32,314
Bachelor's degree	\$45,287
Graduate or professional degree	\$58,737
Alternate Data Source Name: 2011-2015 ACS	

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## Major employment sectors

The ‘Eds and Meds’ sector, made up of education, health care, and social assistance services, accounts for roughly a third of all city jobs (36 percent) and workers (31 percent), making it the largest and most significant sector in the Philadelphia economy (Table 57). Since 2010, Eds and Meds has hired over 15,000 people and, as of 2015, employs an estimated 194,239 workers.

Sectors in the second tier, with over ten percent the city’s jobs and/or workers, include: professional, scientific, and management services (14.4 percent jobs; 11.7 percent workers); arts, entertainment, and accommodation (10.4 percent jobs; 10.1 percent workers); and retail trade (8.1 percent jobs; 10.6 percent workers).

Notably, there are several shrinking sectors with declining shares of jobs and workers. These include: manufacturing; public administration; information; and finance, insurance, real estate, rental, and leasing.

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## Workforce and infrastructure needs of the business community

The business community, generally, needs a better educated, better trained workforce. Employers find that new graduates, for instance, often lack the necessary skills to perform well in their entry-level jobs. The skills gap between college education and the needs of the business community is an ongoing struggle for employers, as well as graduates. Needing to compete, many employers cannot afford to invest in training workers who are inexperienced or lack specific skill sets. Thus, coordination among academic institutions and skills training programs with the business community is essential in supporting businesses and low-skill workers.

In terms of infrastructure, needs vary by industry, but the majority of industries require technology to carry out daily operations and to remain competitive within the industry. A sufficient talent pool of tech-savvy workers is therefore necessary for the business community to keep up with growth and to meet demand as baby boomers exit the workforce.

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## Manufacturing

The City recognizes that a strong manufacturing industry is fundamental to the region’s economic prosperity. The City’s Manufacturing Task Force was created in 2013 and charged with developing a roadmap and actionable recommendations to improve Philadelphia’s competitiveness and to address barriers that inhibit growth in the sector. In its 2016 Annual Progress Report, the task force lays out the needs of the manufacturing community as follows:

Skills attainment and job readiness continue to be the most pressing issues facing local manufacturers. Companies in Greater Philadelphia generally report difficulty with hiring and spend considerable time and

resources on recruitment to maintain operations and personnel. The lack of skilled talent in manufacturing is primarily due to limited training programs in manufacturing design and process and low participation rates in existing programs that were developed to create a pipeline of candidates for the sector. Additionally, students do not see manufacturing as a viable career option due to a lack of exposure or an outdated perception of the sector.

To address workforce education and training need of the manufacturing community, the Task Force supports the following goals:

- Identify and maintain a list of all skill sets that are in demand by manufacturers; collaborate with workforce programs to ensure such skills are being fostered.
- Partner with The School District of Philadelphia, The Mayor's office of Education, The Mayor's Office of Labor, Community College of Philadelphia (CCP) and other entities to increase student participation in CTE (Career and Technical Education) programs from 6,000 in the past fiscal year to 7,000 in the upcoming year, expanding curricula that incorporates classroom and hands-on learning in contemporary manufacturing skills.
- Increase training through the Southeast Regional Workforce Development Advanced Manufacturing Partnership, managed by Philadelphia Works, from 252 individuals in the last fiscal year to 280 in the upcoming year.

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### **Major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period: needs for workforce development, business support or infrastructure**

There are several large-scale projects underway by some of the region's major employment centers that are expected to have a significant impact on job and business growth opportunities over the next five years. The University of Pennsylvania and its health system (Penn) are the largest private sector employers in Philadelphia. In 2014, Penn unveiled a master plan for a 23-acre Innovation and Research Park called Pennovation Works, which will include a blend of labs, creative spaces and co-working areas. The project is aligned with a larger master planning initiative by the Philadelphia Industrial Development Corporation (PIDC) to revitalize the 500-acre Lower Schuylkill River district into a regional Innovation District. In addition, the Children's Hospital of Philadelphia (CHOP), which has invested over \$2.6 billion in Philadelphia since 2002, recently approved a \$2.7 billion expansion project in Philadelphia through 2017.

Philadelphia's Center City district is also experiencing significant growth that is expected to generate jobs in the retail and hospitality industries. The redevelopment of The Gallery at Market East, a 430,000 square-foot, 130-store retail mall is currently underway at an estimated cost of \$325 million. The redevelopment project will be completed in late 2018.

Comcast Corporation broke ground in 2014 on a 59-story, \$1.2 billion Comcast Innovation and Technology Center office tower adjacent to its headquarters building in Center City. The new skyscraper will enable Comcast to consolidate employees currently scattered at several sites into a single location. The project is expected to create 1,500 permanent jobs in Philadelphia.

In light of this exciting economic activity, the City is taking a leadership role in driving growth with equity. The Philadelphia Workforce Development Steering Committee, co-convened at the request of Mayor Kenney by the Managing Director and Commerce Director, is completing a year-long planning process that will culminate in publication of a multi-year workforce plan for the city in fall 2017. This effort is led by City government and embraced by key stakeholders, including Philadelphia Works Inc., the Philadelphia Youth Network, the School District of Philadelphia, Community College of Philadelphia, the Greater Philadelphia Chamber of Commerce and a strategic network of employers, workforce practitioners and providers, educational institutions and philanthropy. At the heart of the plan are strategies designed to support industry-informed career pathway advancement for all Philadelphians. This effort is specifically focused on providing the education, training and other supports needed to help individuals with employment barriers identify and achieve career goals. The Mayor and Steering Committee have identified the following priority populations: returning citizens and other justice involved individuals, disconnected youth and young adults (18 to 29) and job seekers lacking the literacy skills and credentials required for workforce success.

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## **Skills and education of the current workforce and employment opportunities**

Anecdotal evidence suggests that employers increasingly show preference for candidates with higher levels of education, as well as preference for those with skills gained through at least one or more years of related employment. This preference often holds true for even entry-level jobs that on paper should be accessible to individuals with low educational attainment and little job-specific training.

The majority of employment opportunities generated come from the largest and fastest growing sectors of the Philadelphia economy: education and health services, arts/entertainment and accommodation, and retail. Occupation trends suggest that, of the new jobs generated by these and other sectors, most are management, business, science, and arts occupations, as well as service occupations. Most new employment opportunities will likely come out of these sectors, and primarily reflect these occupations, most of which will require at least some college education or skills training.

In addition to the data presented in Table 59, the Office of the City Controller, in its April Workforce Report, finds that Philadelphia’s job market added 22,400 new positions between February 2016 and February 2017. The industries that contributed the most jobs were:

- Education and Health Services: 11,900 jobs
- Leisure and Hospitality: 4,100 jobs
- Professional and Business Services: 2,600 jobs
- Government: 1,700 jobs
- Trade, Transportation & Utilities: 1,500 jobs

Two industries that saw decreases in the last year were manufacturing and financial activities, which saw declines of 300 and 100, respectively.

As of 2015, 69,114 Philadelphia residents, 11.5 percent of the labor force, are unemployed and looking for work. Of those unemployed, 61.8 percent (42,709) have a high school level education or less, 25.1 percent (17,327) have some college or an Associate’s degree, and 13.1 percent (9,078) have a Bachelor’s or higher.

Changes in the composition of workers by education level helps shed some light on employer preferences and job education requirements (though this is admittedly an imperfect measure given the existence of underemployment, i.e. when higher skilled workers take lower skilled jobs). From 2010 to 2015, the percentage of workers with a Bachelor’s degree or higher increased by 4.4 percentage points to 35.5 percent, suggesting that roughly a third of all Philadelphia jobs require a four-year degree or more. Workers with some college or an Associate’s degree increased only slightly during this period—by 0.3 percentage points to 26.2 percent. Over the same period, workers with a high school level education or less declined by 4.8 percentage points, from 43.0 percent to 38.3 percent.

Together, these changes suggest that, as jobs are gained and lost, new jobs are increasingly available to degree holders. Given this, non-degree holders will continue to struggle to find employment as the labor market becomes increasingly saturated by highly educated workers. Unfortunately, non-degree holders account for 61.8 percent of the unemployed and of people 18 to 44 years old, 67.1 percent do not have a degree.

In terms of specific skills desired by employers, LinkedIn’s latest Philadelphia Workforce Report released April 2017 suggests that the following skills are most scarce:

1. Radio Broadcasting
2. TV & Video Production
3. Photography
4. Marketing Event Management
5. Politics
6. Aviation
7. C/C++
8. Mechanical & Aerospace Engineering
9. Multilingual
10. Social Media Marketing

Although a number of these skills are associated with higher levels of educational attainment (e.g. mechanical and aerospace engineering and C/C++), some are not, such as photography and multilingual, suggesting that there are some skills sets desired by employers that individuals with lower levels of educational attainment may already have or conceivably cultivate.

In contrast, the city is saturated with workers who have the following skills, all of which tend to pair with jobs that require postsecondary education:

1. Pharmaceutical
2. Healthcare Management
3. Medical and Healthcare
4. Clinical Trial
5. Chemistry
6. Life Sciences
7. General Finance
8. Nursing
9. Database and Direct Marketing
10. SAP ERP Systems

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### **Current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations and how these efforts will support the *Consolidated Plan***

Philadelphia Works Inc. (PWI) the City's Workforce Development Board, received a \$2 million grant from the U.S. Department of Labor to operate Summer Jobs and Beyond: Career Pathways for Youth – Youth Opportunity Hub, which opened in October 2016. The program will be funded through June 2018, and will serve 250 youth (in and out of school) with the larger goal of creating a replicable and seamless integrated service model with the adult system providers. PWI also participates in the Southeast Pennsylvania Region American Apprenticeship Initiative, which develops and expands pre-apprenticeship and Registered Apprenticeship programs in the information technology and Behavioral Health industries and recruits Opportunity Youth for placement and program completion. The program is funded by a \$3 million grant and includes workforce development boards and partner agencies from Philadelphia, Montgomery, Bucks, Chester, and Delaware Counties.

In 2016, the City of Philadelphia received a three-year, \$3 million grant from the Corporation for National and Community Service to expand PowerCorpsPHL. This innovative AmeriCorps program engages disconnected young adults, ages 18 to 26, in transforming their lives through service. Corps members participate in 6-months of crew-based environmental service that prepares them to secure meaningful

work, and become civically engaged members of society. Upon completion of their service, alumni receive intensive transition support designed to enhance their chances for success in career-track employment, post-secondary education, and/or additional national service.

In 2016, the Center for Employment Opportunities, a nationally recognized, evidenced-based model for combating recidivism, launched in Philadelphia. In the first six months of their inaugural year, CEO Philadelphia engaged 139 adults in transitional work opportunities with Philadelphia Parks and Recreation, while supporting them to secure and retain unsubsidized, full time employment. The program receives funding from the Green Light Foundation, the City's Office of Community Empowerment and Opportunity and the Department of Parks and Recreation.

The City of Philadelphia's Office of Adult Education (OAE, formerly the Mayor's Commission on Literacy) supports a network of more than 80 literacy and workforce development programs to help adult learners develop their writing, numeracy, digital and technology proficiency, problem solving, critical thinking, and workplace skills. Through myPLACE<sup>SM</sup>, OAE's centralized adult education system, Philadelphians can access the educational opportunities they need to build the skills required of jobs that offer family-sustaining wages and opportunities for career advancement.

These initiatives support the *Consolidated Plan* by aligning with the goal to "Address Economic, Education and Income Needs of People and Communities."

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## **Comprehensive Economic Development Strategy (CEDS)**

Philadelphia does not participate in a Comprehensive Economic Development. However, there are several initiatives and strategies designed to spur economic development and develop and sustain thriving communities.

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### **Economic development initiatives that may be coordinated with the *Consolidated Plan* and other local/regional plans or initiatives that impact economic growth**

The City of Philadelphia's Department of Commerce initiates and supports a variety of economic development activities. As part of the Department of Commerce's larger efforts, the Office of Neighborhood Economic Development uses a variety of strategies to revitalize and strengthen neighborhood commercial areas.

The City supports and works with community organizations who engage in research and planning activities, perform marketing studies targeted to neighborhood commercial revitalization and blight elimination, and increase the availability of retail goods and services. These organizations also support their neighborhood businesses with marketing, financing, and educational workshops.

Below are some of the activities undertaken by Philadelphia’s Department of Commerce:

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### **Storefront Improvement Program**

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This program reimburses owners of commercial buildings and businesses within designated commercial corridors who make storefront improvements. The program can reimburse up to 50 percent of the cost of eligible improvements to a maximum of \$10,000 for a single commercial property, or up to \$15,000 for a multiple-address or corner business property.

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### **Streetscapes, Corridor Beautification, and Corridor Cleaning**

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The City provides funding to undertake design and construction of streetscape improvements for neighborhood commercial corridors around the City. These projects typically include enhancements such as new curbs and sidewalk, lighting upgrades, street trees and landscaping, and street furniture including Big Belly solar trash compactors, benches, and bike racks.

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### **Business Improvement District (BID) Support**

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All across the city, BIDs have a tremendous impact in maintaining and enhancing the vitality of the areas they serve. BIDs provide a way for property owners and businesses to cooperate to keep their areas competitive. Creating a BID is a serious effort that requires cooperation among businesses, property owners, public officials, and other community stakeholders.

To assist commercial districts in understanding and completing the BID process, the Department of Commerce, with the aid of Drexel University’s Center for Public Policy, created a guide that outlines each step of the BID formation process, describes how to evaluate whether creating a BID might make sense, and offers guidelines on how to create a successful new BID, cost-efficiently and time-effectively.

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### **Commercial Corridor & Main Street Management**

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Vibrant commercial corridors or “Main Streets” contribute to strong neighborhoods. They provide a place to work, shop, and meet your neighbors. What strong corridors have in common is a corridor manager that provides assistance to businesses, brings planning and resources to the corridor, oversees activities to make the corridor clean and safe, and works to attract new businesses to the area.

The City supports the redevelopment of commercial corridors by providing funding to Community Based Development Organizations to hire Corridor Management Staff. Funding for Corridor Managers is awarded through a competitive Request for Proposals process.

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## Economic Development Strategies for Commercial Areas

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Some important commercial areas in the City need planning to develop an implementation strategy, an organizational structure, and financing framework. Department of Commerce staff initiates or participates in these types of planning efforts in partnership with Community Groups to create momentum for revitalization. Some areas in which Commerce staff have recently been involved in this type of strategic planning and intensive engagement are 52nd Street, Broad and Erie, and Germantown and Lehigh.

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### Discussion

There are bright signs for Philadelphia's job market. In 2016, for the first time since the Great Recession of 2008-10, the job market in the city outperformed the country as a whole, expanding by 2.2 percent compared with national growth of 1.7 percent. For the year, Philadelphia had an average of 699,600 jobs, more than at any time since 1991. (Pew Charitable Trusts, 2017: State of the City.)

The work of City's Manufacturing Task Force and the Philadelphia Workforce Development Steering is aimed at sustaining this upward trajectory. This is combined with dedicated efforts of countless other organizations striving to increase participation in the job market, providing economic stability and growth for the city and its residents.

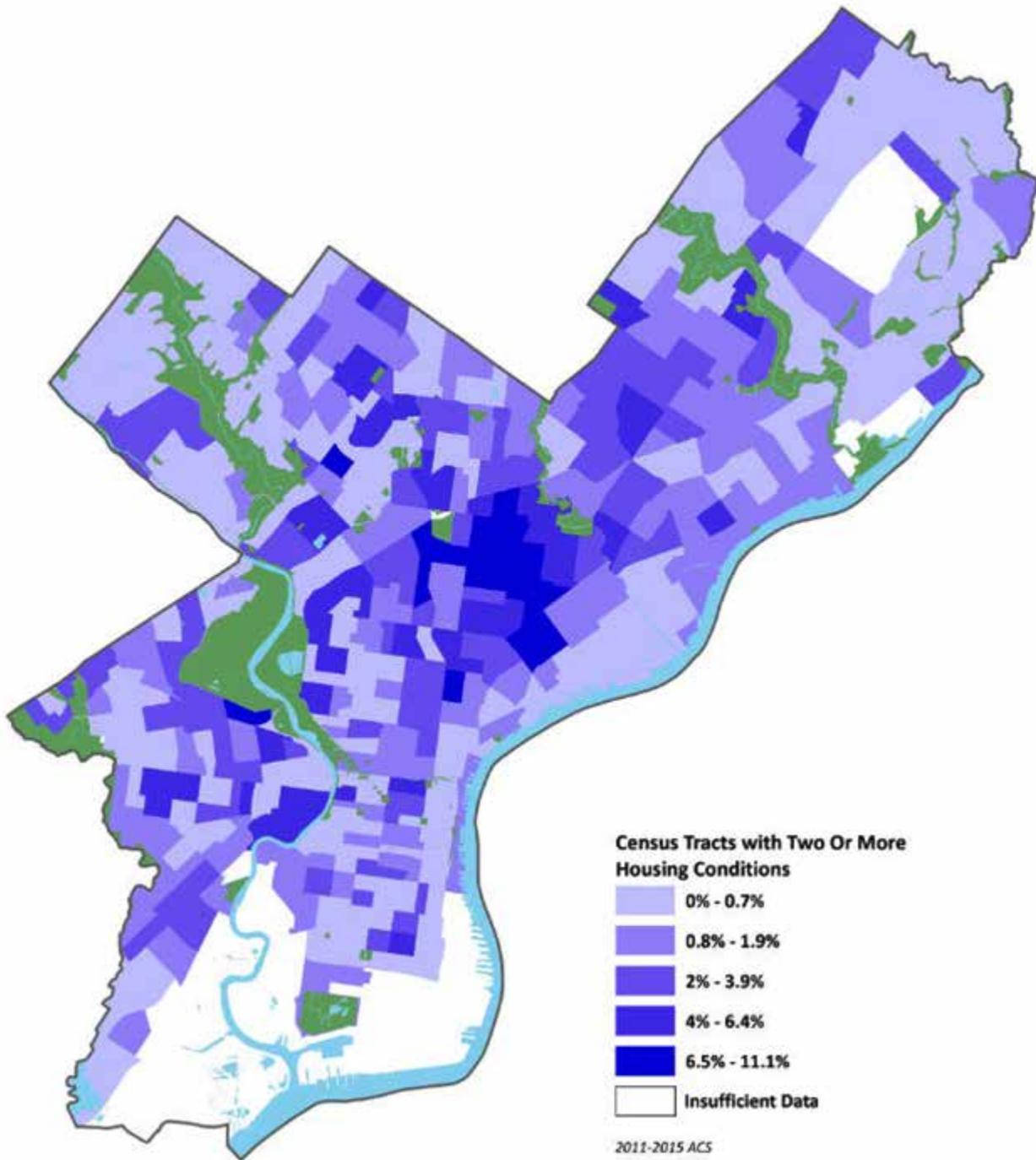
# MA-50: Needs and Market Analysis Discussion

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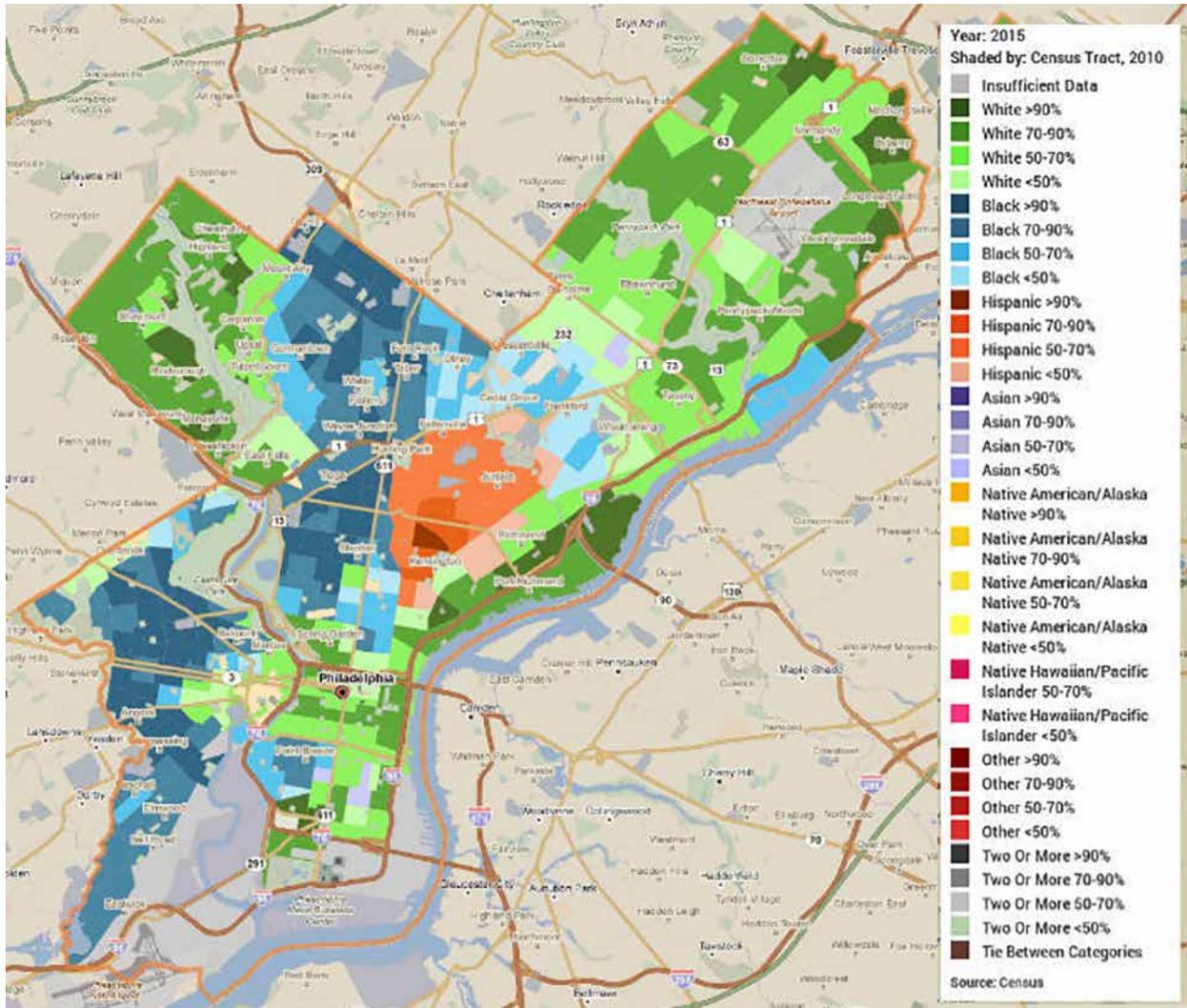
## Areas where households with multiple housing problems are concentrated

Multiple housing problems are often concentrated where protected classes reside. The first map below shows the percentage households in each census tract that experience more than one housing problem. Housing problems as defined in the guidance and section MA-20 are those that meet the following conditions (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The second map depicts the predominant racial or ethnic group in census tracts throughout the city. Examining the two maps together allows the viewer to understand the demographics of those most impacted by housing problems.

# Multiple Housing Problems



## Predominant Racial or Ethnic Group Between 2011-2015



While areas with multiple housing problems are spread throughout the city, there are specific locations that are disproportionately affected. The highest concentration of multiple housing problems is seen in North Philadelphia. This particular section of the city is home to a majority Hispanic population. Other notable areas with more than one housing condition include eastern pockets of the Upper Northwest; West Philadelphia in and around the Belmont neighborhood bordering Fairmount Park, and along the Chestnut and Market Street corridors in the far western portion of the city; the Strawberry Mansion neighborhood of North Philadelphia; Chinatown in Center City; and a few pockets in the Northeast and South Philadelphia. These areas of Northeast and South Philadelphia are home to a majority White population. Chinatown sees a dense concentration of Asian individuals. All other areas referenced have a majority Black population. There are clear connections between minority groups and multiple housing problems.

These findings are consistent with those referenced in the Assessment of Fair Housing (AFH). For example, in the AFH, Hispanic households were shown to be disproportionately impacted by housing problems, with 53.2 percent experiencing one or more. They are followed by non-Hispanic Black (45.5 percent), Asian or Pacific Islander (44.8 percent), and White (35.3 percent) households. The following table shows the percentage of race/ethnicity groups experiencing one of four housing problems. While the AFH was focused on one or more housing problems and one or more severe housing problems, there is still a strong correlation between the discoveries in each analysis.

**Table 64: Disproportionate Housing Needs by Race/Ethnicity**

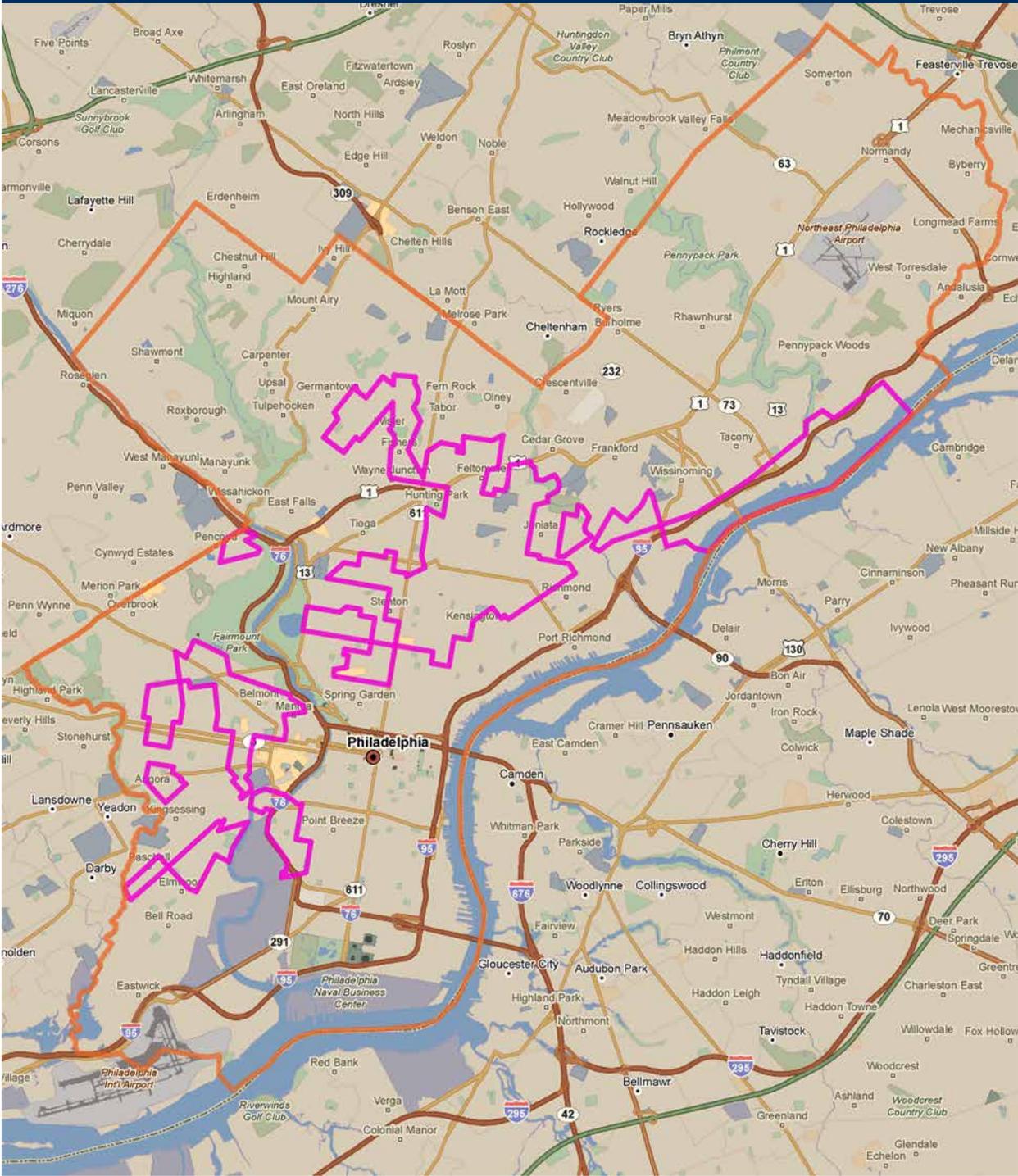
Disproportionate Housing Needs	(Philadelphia, PA CDBG, HOME, ESG) Jurisdiction		
	Households experiencing any of four housing problems	# HHs w/ problems	# HHs
<b>Race/Ethnicity</b>			
White, Non-Hispanic	85,930	243,690	35.26%
Black, Non-Hispanic	109,735	241,215	45.49%
Hispanic	29,460	55,405	53.17%
Asian or Pacific Islander, Non-Hispanic	13,690	30,555	44.80%
Native American, Non-Hispanic	673	1,158	58.12%
Other, Non-Hispanic	4,040	8,500	47.53%
<b>Total</b>	<b>243,535</b>	<b>580,510</b>	<b>41.95%</b>

### Areas where racial or ethnic minorities or low-income families are concentrated

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where:

1. the non-White population comprises 50 percent or more of the total population and
2. the percentage of individuals living in households with incomes below the poverty rate is either
  - (a) 40 percent or above or
  - (b) three times the average poverty rate for the metropolitan area, whichever is lower.

# Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)



Racially and ethnically concentrated areas of poverty (R/ECAPs) occupy a significant coverage area within the city limits. While much of Northeast, Northwest, and South Philadelphia do not contain

R/ECAPs, sizeable designations are seen in the following areas as shown in the map above:

- The largest R/ECAP area is found in North Philadelphia, east of Broad Street. This area contains predominately Black and Hispanic populations. Also, just east of here lies a R/ECAP centered in Juniata, home a mainly Hispanic population.
- The Sharswood/Blumberg neighborhood, south of Cecil B Moore Avenue and north of Poplar Street, contains a predominately Black population and is identified as an R/ECAP.
- Additional groupings in North Philadelphia include Strawberry Mansion to the west of Sharswood/Blumberg, which is also principally Black, and Germantown and Olney to the north, which exhibit a mix of Black, Hispanic and White populations.
- In the Lower Northeast, a narrow census tract running along the river, mainly consisting of a prison population, is designated as a R/ECAP.
- Much of West Philadelphia falls within a R/ECAP. Neighborhoods include Mantua, Haddington, and Cobbs Creek/Angora, all of which are home to predominately Black populations.
- An anomaly is seen in a section south of Market Street between 41st Street and 45th Street, most likely due to a large student population. Also, R/ECAP coverage dissipates at the western portion of Lancaster Avenue, approaching the Main Line region of the Philadelphia suburbs.
- Two neighborhoods in Southwest Philadelphia, Elmwood and Paschall, are situated in R/ECAPs. They each share a diverse mix of races.
- In South Philadelphia, the only R/ECAP is predominately located in the Grays Ferry neighborhood, located on the western side adjacent to I-76 and an industrial swath of land. This neighborhood shares a mix of Black and White residents.

There are a disproportionate number of Black and Hispanic individuals that reside in R/ECAPs. The percentage of Blacks found in R/ECAPs is 13 percent higher than their overall share of the city's population. Similar characteristics can be seen with respect to Hispanics. Hispanics account for approximately 28 percent of those living in R/ECAPs, but only comprise 12 of the overall population.

Few foreign born individuals reside in R/ECAPs. An exception is seen in North Philadelphia, south of Glenwood Avenue, where a mix of Dominican and Asian residents is found. Also, of note, is an area situated between the largest R/ECAP in North Philadelphia and a smaller R/ECAP present in Juniata. Primarily Indian and Vietnamese residents are found here.

Limited English Proficiency is not very extensive within R/ECAPs. There is, however, a very substantial concentration of those with limited English speaking proficiency in North Philadelphia, east of Broad Street. As noted earlier, a large Hispanic population resides here. Spanish is widely spoken.

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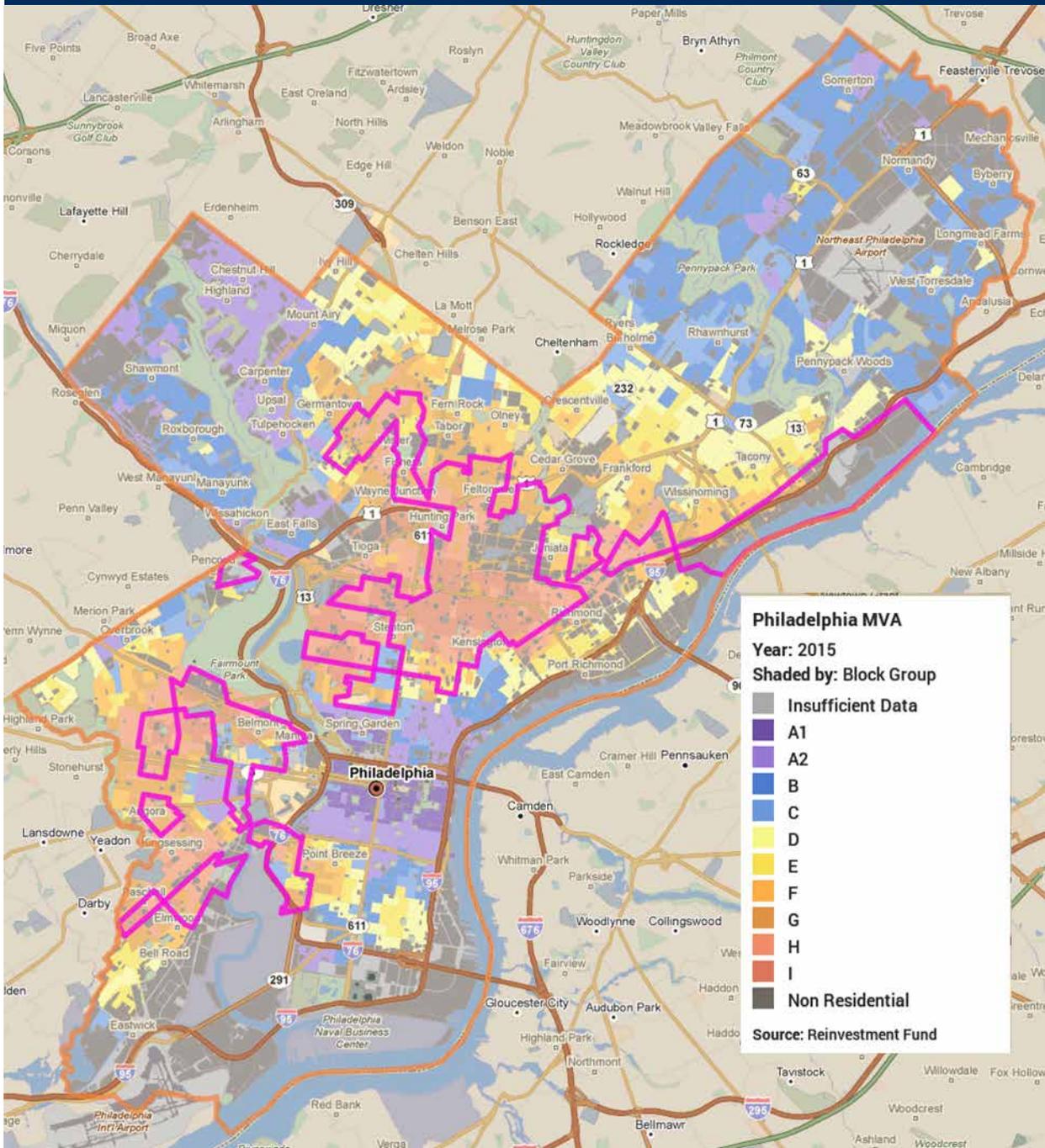
## Characteristics of the market in these areas/neighborhoods

In 2015, Reinvestment Fund conducted a Market Value Analysis (MVA) for the city of Philadelphia. The analysis displays typologies of local real estate markets, designed to help governments and private investors target investment and prioritize action in ways that can leverage investment and revitalize neighborhoods. The map below shows the MVA for Philadelphia with R/ECAPs overlaid.

There is a striking correlation between the location of R/ECAPs and markets classified as stressed or distressed. Block groups meeting these criteria contain the following characteristics:

- Stressed (G): Homeownership at or slightly below citywide average, home prices well below the citywide median, third highest number of foreclosures as a percent of sales, third highest percent of public/assisted housing.
- Distressed (H): Very low home values, second highest sales price variance, equal to or slightly below the citywide average homeownership rate, second highest level of vacancies, second highest level of subsidized housing.
- Distressed (I): Lowest home sale prices, highest vacancy rate, third lowest level of homeownership, lowest level of permit activity, highest level of publicly assisted rental housing.

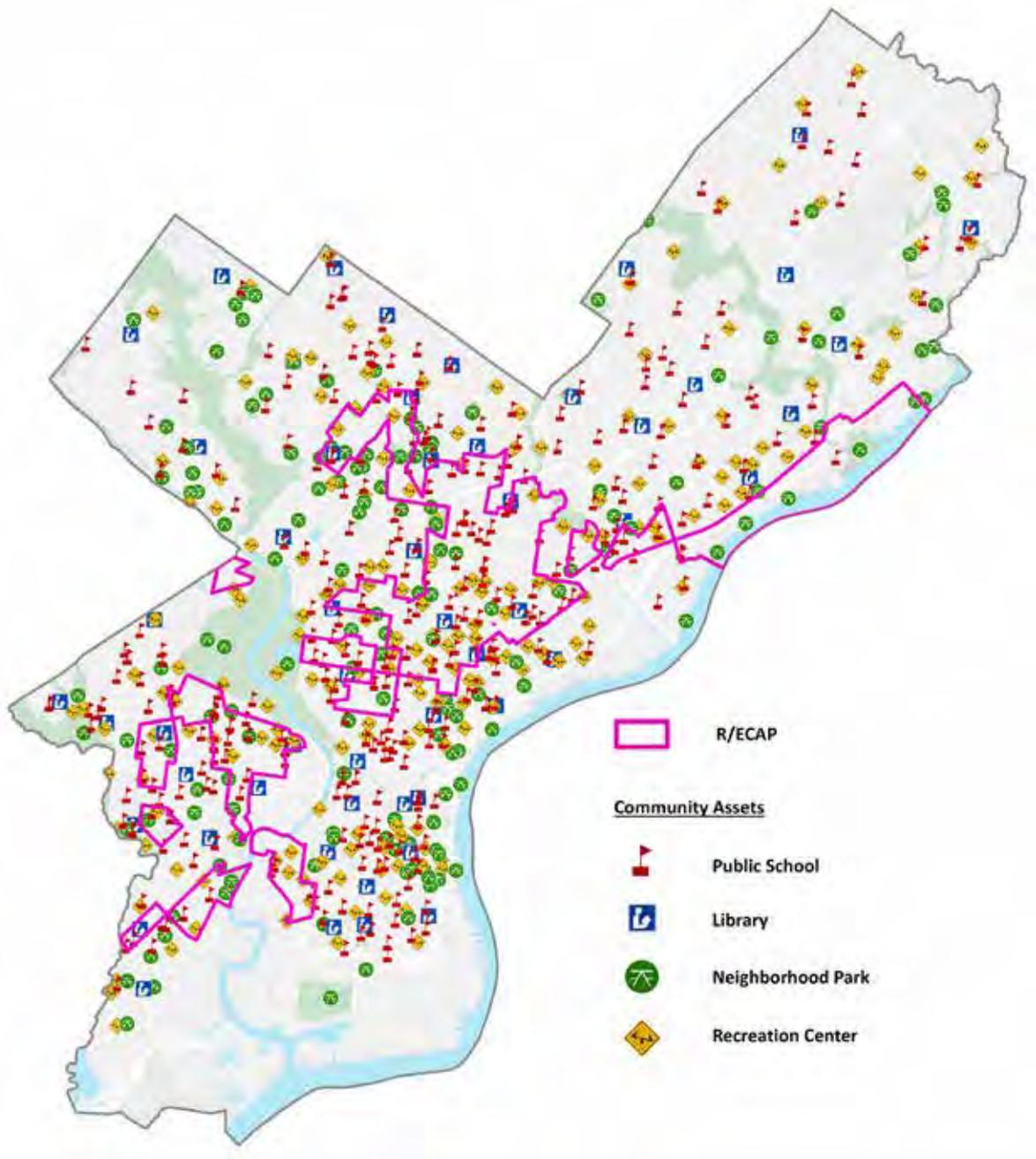
# Reinvestment Fund's 2015 Market Value Analysis (MVA) of Philadelphia with R/ECAP Overlay



## Community assets in these areas/neighborhoods

Stressed/distressed areas are not without community assets. Schools, libraries, parks, and recreation centers, as demonstrated in the map below, are all located here. Strong anchor institutions, including universities and hospitals, are located in and around these areas as well. Furthermore, Neighborhood Advisory Committees (NACs) are based here, helping to connect and engage residents.

## Community Assets and R/ECAPs



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## Strategic opportunities in these areas

There are several new initiatives underway aimed at creating access to resources across the city. Some areas being targeted are those that have traditionally been economically depressed, where health, safety, jobs, and education are pressing concerns. In order to address these needs, the City has proposed a comprehensive plan that would make quality pre-K accessible to thousands of families, create 25 community schools, and rebuild Philadelphia's parks, recreation centers and libraries.

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### Community Schools

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The City and City Council recognized the pressing need to coordinate and leverage a wide-range of services using neighborhood schools as the anchor. This past July they selected nine schools to receive extra money and support to create hubs for social, health, and other services in their neighborhoods as part of Mayor Kenney's new community schools initiative. Drawn from 31 applicants, the nine schools were selected on the basis of poverty and risk factors in their neighborhoods, including high rates of asthma, diabetes, and obesity. Five of the schools are in police districts that had the highest number of shootings in 2014. At four of the schools, more than 20 percent of the students are learning to speak English. The City plans to develop 25 community schools over the next four years. The goal is to identify the specific needs of students, parents, and their communities, and then forge partnerships with private providers to offer the needed services in the schools ([http://articles.philly.com/2016-0720/news/74587194\\_1\\_community-schools-nine-schools-logan-elementary](http://articles.philly.com/2016-0720/news/74587194_1_community-schools-nine-schools-logan-elementary)).

As the map following illustrates, six of the nine community schools, indicated by the blue arrows, are within a R/ECAP or are at most two blocks away.



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## Rebuild

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Rebuilding Community Infrastructure (Rebuild) is a seven-year, \$500 million investment in Philadelphia's neighborhoods. The money will be used to improve neighborhood parks, libraries, recreation centers, and playgrounds. There are three major goals of this investment: revitalizing community spaces, engaging and empowering communities, and promoting economic opportunity. These improvements are also expected to promote educational opportunities for children, support healthy lifestyles for all, improve public safety in our shared spaces, and create jobs for Philadelphians.

Most of Rebuild's community investment will go to distressed or struggling neighborhoods where concentrated poverty, elevated crime rates, and heightened health risks are impacting the lives of local residents.

Where possible, Rebuild will also look to invest in neighborhoods that may be growing and present opportunities to spur additional economic growth. These are neighborhoods where Rebuild projects can attract even more investment to serve and stabilize the community.

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## High Quality Pre-K/Childcare

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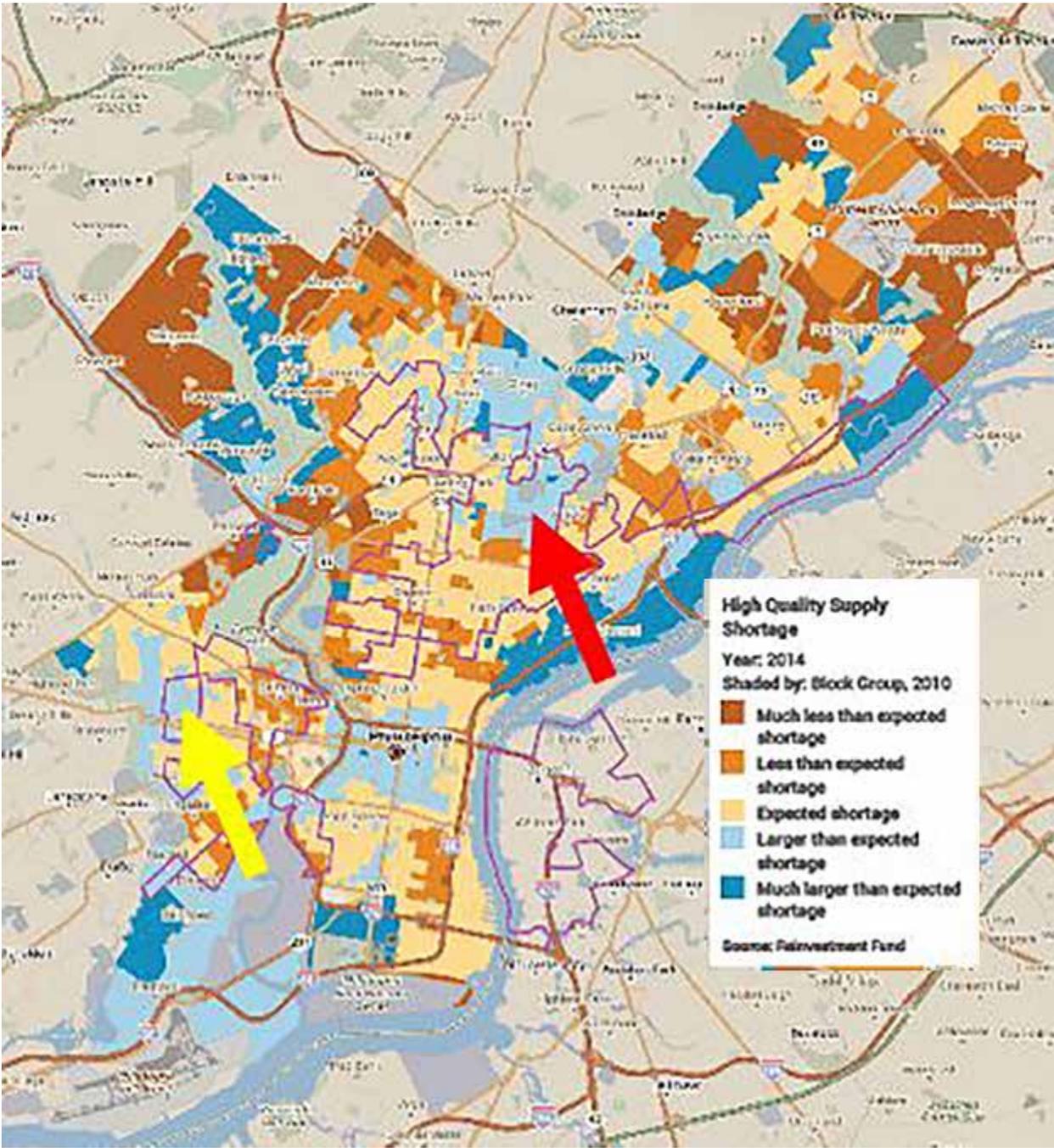
Because children are entering school at vastly different levels of academic readiness, experts view enhancing access to high-quality care for lower-income and minority children as essential to leveling the playing field. Although Philadelphia's access problem does not fall strictly along income or race/ ethnicity lines, there are communities where a lack of access to certified and high-quality care is a pressing concern.

Reinvestment Fund's analysis of gaps in the supply of childcare is unique because it takes into consideration not only where children live (i.e., resident demand) but also the fact that parents often seek childcare near where they work. Over the next five years, this analysis will drive more than \$20 million of investment by the William Penn Foundation (and managed by Reinvestment Fund) in the expansion of high-quality childcare.

In general, where there is more demand, there is more supply – the market is generally working. However, the application of Commonwealth certification and quality metrics shows a somewhat different pattern. In fact, many of the City's poor and minority areas have an adequate (or near adequate) supply but it is not certified by the Commonwealth and most typically it is not rated high-quality.

The map following shows the estimated gap in high-quality childcare in Philadelphia. Overall, less than 20 percent of all childcare capacity in Philadelphia is high-quality. But, some areas fare better than others. Areas in blue tones are less well served while areas in brown tones are, relative to other parts of Philadelphia, are reasonably well served. Most of Philadelphia's R/ECAP areas are relatively well served. Some notable exceptions are the areas pointed out with arrows. The area identified with the red arrow is in Philadelphia's Hispanic section while the areas identified with the yellow arrow are largely African-American. Targeting investments to expand the supply of high-quality childcare (either through upgrading existing supply or creation of new supply) could be productive.

**The Extent to Which the Difference Between High Quality Supply and Demand Matched the Expected Shortage, as of**



## SP-05: Overview

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### Strategic Plan overview

The Five Year *Consolidated Plan* goals and strategic actions were designed to meet Philadelphia’s high priority housing and community development needs. These goals are listed below in no particular order or ranking:

- Create affordable homeowner and rental housing opportunities to increase affordable rental and homeownership housing options available to low-, moderate- and middle-income households.
- Preserve affordable homeowner and rental housing for low and moderate-income families.
- Reduce homelessness and expand special needs Housing opportunities by providing homeless prevention services and creating permanent supportive housing.
- Foster open access to all housing and community resources and programs through community engagement, capacity building and language access programs.
- Address economic, education and income needs by creating job opportunities and investing in economic growth to increase the availability of goods and services.
- Strengthen community assets and manage vacant land to eliminate blight, reduce crime, and improve quality of life for community residents.
- Promote fair housing and access to opportunities for all Philadelphians.

# SP-10: Geographic Priorities

## Geographic Area

**Table 65: Geographic Priority Areas**

1	<b>Area Name:</b>	Philadelphia
	<b>Area Type:</b>	Citywide
	<b>Other Target Area Description:</b>	Citywide
	<b>HUD Approval Date:</b>	NA
	<b>% of Low/ Mod:</b>	99 %
	<b>Revital Type:</b>	Wide range of housing and community development programs and projects.
	<b>Other Revital Description:</b>	NA
	<b>Identify the neighborhood boundaries for this target area.</b>	Citywide
	<b>Include specific housing and commercial characteristics of this target area.</b>	The housing and commercial characteristics vary by market type across the city
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The robust engagement process for the Assessment of Fair Housing and neighborhood planning provided the basis for identification of needs across the city.
	<b>Identify the needs in this target area.</b>	Citywide needs include: more affordable housing, commercial opportunities, return vacant land back to productive use, and improved access to jobs and education.
	<b>What are the opportunities for improvement in this target area?</b>	Vacant properties provide an opportunity for redevelopment into affordable housing, commercial and open space uses. Philadelphia has a strong comprehensive network of non-profit, private and public partners to provide a range of housing and community development programs and projects. Finally, the Philadelphia City Planning Commission comprehensive neighborhood plans for almost all 18 planning district with a broad range of community and housing improvement strategies.
<b>Are there barriers to improvement in this target area?</b>	The primary barriers to improvement across the city is resident lack of income, rising housing costs, aging housing stock, deteriorating and/or lack of community assets; and lack of public and open spaces	

2	<b>Area Name:</b>	Place-based Strategies: Choice, Promise Zone and 22nd Police District
	<b>Area Type:</b>	Place-based
	<b>Other Target Area Description:</b>	NA
	<b>HUD Approval Date:</b>	NA
	<b>% of Low/ Mod:</b>	NA
	<b>Revital Type:</b>	Wide range of housing and community development programs and projects.
	<b>Other Revital Description:</b>	NA
	<b>Identify the neighborhood boundaries for this target area.</b>	West Philadelphia and North Philadelphia's 22nd Police District
	<b>Include specific housing and commercial characteristics of this target area.</b>	While these areas boast many assets and are adjacent to strong markets, the communities are threatened by high crime rates, vacant properties, and limited neighborhood amenities including commercial/retail options.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Residents in each of the areas participated in a community-driven quality of life planning process which resulted in plans with recommendations for housing, people and neighborhood improvements.
	<b>Identify the needs in this target area.</b>	As these neighborhoods are adjacent to stronger markets, there is a need to provide new affordable housing and preserve existing affordable housing. Neighborhood economic development projects are needed to provide job opportunities and services to residents. There is also a need for a range of programming to address the educational and recreational needs of residents at all ages.
	<b>What are the opportunities for improvement in this target area?</b>	Existing assets in these areas include anchor institutions; recent housing and economic development investment
<b>Are there barriers to improvement in this target area?</b>	Barriers to improvements include high percentage of vacant/blighted land; physical barriers that divide sections of the neighborhood; aging owner-occupied homes in needs of repair and limited resources to address housing, infrastructure, and service needs	

## General Allocation Priorities

Philadelphia takes a balanced approach to the implementation of its housing and community development activities. It invests in struggling communities, provides support to middle neighborhoods, seeks to preserve affordability in appreciating neighborhoods and looks to leverage the assets in high-opportunity areas to benefit low- and moderate-income households.

As DHCD and the Philadelphia Housing Authority garnered public input for the Assessment of Fair Housing (AFH), one view became clear – people want to remain in their neighborhoods. At the same time, the survey results, the AFH community focus groups and the stakeholder meetings all made clear the desire for improvement in Philadelphia's struggling communities. Accordingly, Philadelphia's housing and community development strategies seek to bring investment to low-opportunity areas and access to high-

opportunity areas. In once-poor communities such as North Philadelphia west of Broad Street, Eastern North Philadelphia, New Kensington and West Poplar, city investments have led to safer, more economically healthy neighborhoods. Philadelphia will continue to strategically invest in low-income communities. In addition to bringing new housing stock to a community that needs it, development in these neighborhoods frequently involves rehabilitation rather than new construction, not only providing new housing but also removing blighting influences. The City refers to The Reinvestment Fund's Market Value Analysis (MVA) to identify low, middle and high opportunity areas.

Site -specific interventions such as home repair, foreclosure prevention, and vacant land management are necessarily tied to the conditions that warrant the activity. The city supports both low-income and middle neighborhoods with community development corporation assistance through tax credits and investments in commercial corridors. Similarly the City is investing in commercial corridor management and public services in multiple neighborhoods of varying income levels. Housing counseling agencies and neighborhood energy centers, while available to residents from anywhere in the city, have their offices in low-income communities, middle neighborhoods or Center City. Neighborhood Advisory Committees provide services in low- and moderate-income census tracts), some of which are also in RE/CAP areas. Home improvements and vacant land management are largely clustered in low market areas in North, West and South Philadelphia. Of all the City's programs the benefits of foreclosure prevention are most broadly distributed across the city.

In high-opportunity areas the City uses strategies such as density bonuses and land assemblage to leverage private sector investment to create affordable housing.

Whether through an area benefit or a service provided directly to a low- or moderate-income person or household, 99 percent of the City's programming goes to CDBG-eligible households and census tracts

# SP-25: Priority Needs

**Table 66: Priority Needs Summary**

<b>1</b>	Priority Need Name	Lack of New Affordable Housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Create new affordable homeowner and rental housing Reduce Homelessness and Expand Special Needs Housing Opportunities
	Description	<p>As stated throughout the Needs Assessment and the Market Analysis, there is a widening gap of household income to afford increasing housing. As a result, housing cost burden is the most prevalent housing problem facing Philadelphia renters and owners. Among households reporting a single housing problem and earning 0-100% of the area median income (AMI), the vast majority—85.8%—spend over 30% or 50% of their income on housing-related costs. Of those renters experiencing severe housing cost burden, 75 percent are at or below 30 percent AMI. More than half of the severely cost-burdened owners are extremely-low income.</p> <p>Housing cost burden and lack of available units is even greater for those with disabilities and special needs. Increasing the supply of subsidized and permanent supportive housing is a high priority strategy to meet the need for affordable housing.</p>
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

<b>2</b>	<b>Priority Need Name</b>	<b>Loss of Affordable Housing Units</b>
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Preserve affordable homeowner and rental housing  Reduce Homelessness and Expand Special-Needs Housing Opportunities
	Description	<p>As stated above, housing cost burden is the most significant housing problem. The age and condition of housing creates another barrier to maintaining housing stability. Approximately 90 percent of all homes in Philadelphia were built before 1980 and require improvements to enable residents to remain in these homes.</p> <p>High mortgage, tax, and reverse foreclosures threaten housing stability for thousands of Philadelphians. Evictions are another indicator of housing instability. As part of the 2016 AFH, the Reinvestment Fund analyzed evictions for 2014-2015 and reported 40,547 evictions out of 271,086 rental units – approximately seven percent. Nine percent of those households experienced multiple evictions.</p> <p>There is a need for expanded housing counseling and legal representation for tenants and homeowners to help them remain in housing.</p>
Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings	

<b>3</b>	<b>Priority Need Name</b>	<b>Shortage of Homeless and Special Needs Housing</b>
	Priority Level	High
	Population	Extremely Low, Low, Families with Children, Elderly, Frail Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Reduce Homelessness and Expand Special Needs Housing Opportunities
	Description	<p>The City of Philadelphia conducted its annual homeless Point in Time Count on the night of January 27, 2016. On that night, 885 families including 1,682 persons, 2,702 single individuals, and 23 youth under the age 18 years old were staying in emergency shelters, transitional housing programs, and safe havens in Philadelphia. During the Point in Time Count, 41% reported severe mental illness and 43% reported chronic substance abuse. Both statistics underscore the challenges related to housing vulnerable populations with behavioral health concerns.</p> <p>Many households are entering shelter in part because there is a lack of adequate, targeted homelessness prevention and diversion services available to them at shelter entry when they are seeking help.</p> <p>Data analysis conducted by Focus Strategies showed that an estimated 30 % (537 families) who presented at intake and were ultimately sheltered, were housed when they arrived. There is a significant need for a multi-pronged homeless prevention strategy to make homelessness rare, brief and non-recurring.</p> <p>The latest ACS 5-year estimates note there are 245,219 people with a disability in Philadelphia, including 136,313 persons with mobility impairments. According to the Department of Behavioral Health and Intellectual disability Services—Philadelphia’s lead agency for coordinating mental health, addiction, and intellectual disability services—there are 100,000 Philadelphians who experience a mental health challenge. The elderly and persons living with HIV/AIDS also may require supportive services to enable them to live in affordable housing. However, the City’s permanent supportive housing stock is not large enough to meet present need for this population. In 2015, the Housing Alliance of Pennsylvania measured a 4,908 unit gap in the Philadelphia Continuum of Care’s permanent supportive housing supply. In addition, there is an estimated unmet need for TBRA of 650 for those persons living with HIV/AIDS.</p>
Basis for Relative Priority	Consultation with CoC and resident/stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH stakeholder meetings	

4	<b>Priority Need Name</b>	<b>Residents face barriers to connecting to housing and community development programs and services</b>
	Priority Level	High
	Population	Extremely Low, Low, Families with Children, Elderly, Frail Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Foster open Access to all Housing and Community Resources and Programs
	Description	Thousands of Philadelphians are not aware of the vast array of available housing and community development programs and services to assist low-and moderate-income residents. In addition, Philadelphia's foreign-born population has grown from approximately 100,000 in 1990 to more than 200,000 today. Immigrants are adding to Philadelphia's diversity, vitality and economy. While immigrants contribute to Philadelphia in many positive ways, many also have limited or no proficiency in English, creating a barrier to accessing services, housing and jobs.
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

5	<b>Priority Need Name</b>	<b>Need to Create/Retain Jobs, Increase Goods/Services; and Increase Education Attainment</b>
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle Income, Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Address Economic, Education and Income Needs of People and Communities
	Description	<p>As highlighted in the Market Analysis, as of 2015, 69,114 Philadelphia residents, 11.5 percent of the labor force, are unemployed and looking for work. Of those unemployed, 61.8 percent (42,709) have a high school level education or less. However, the majority of those will have a difficult time securing employment as most new jobs are management, business, science, arts, and services occupations requiring advanced degrees and experience.</p> <p>In addition, many neighborhood commercial corridors are plagued by vacant blighted properties and existing businesses lack the resources to retain and/or grow their business. As a result, local businesses struggle to survive and community residents lack access to necessary goods and services.</p>
Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings.	

6	<b>Priority Need Name</b>	<b>Lack of Community Amenities and Neighborhood Instability</b>
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle Income, Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Strengthen Community Assets and Manage Vacant Land
	Description	<p>Nearly 70 percent of respondents to the AFH survey answered ‘yes’ to the question of whether they would choose to continue to live in their neighborhood. At the same time, the survey results, the AFH community focus groups and the stakeholder meetings all</p> <p>made clear the desire for improvement in Philadelphia’s struggling communities. Specifically, they expressed need for libraries, schools, recreational and open spaces. High crime rates were also a concern. The City’s 40,000 vacant properties contribute to high crime and low market values. There is a need to clean/maintain vacant lots and to work with the Philadelphia Land Bank to return these properties back into productive use.</p>
Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings	

7	<b>Priority Need Name</b>	<b>Fair Housing and Access to Opportunity</b>
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing and Access to Opportunity
	Description	During the 2016 AFH process, residents and stakeholders expressed a significant need for education, training, and enforcement of fair housing laws and requirements. Stakeholders also expressed the need for the City and PHA to complete Language Access Plans to ensure all residents have equal access to programs and services.
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

## SP-30: Influence of Market Conditions

**Table 67: Influence of market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>Tenant Based Rental Assistance (TBRA)</b>	As stated in the Needs Assessment, renters with the median income for Philadelphia would need a rent of \$666 per month or less to avoid being cost burdened. Only 31% of rental units are under \$750 per month, and median rents are increasing rapidly. Almost 36% of city households earn less than \$25,000 a year. None of these households can afford the median gross rent or fair market without a significant rental subsidy. PHA’s waitlist of over 13,000 households for Housing Choice Voucher further illustrates the vast gap between rents and household income. The need for TBRA assistance is overwhelming.
<b>TBRA for Non-Homeless Special Needs</b>	Non-Homeless Special Needs persons have the same gap in income required to secure safe and affordable housing. These persons face additional challenges requiring supportive services to enable them to remain in their homes. However, Philadelphia’s permanent supportive housing stock is not large enough to meet present need for this population. In 2015, the Housing Alliance of Pennsylvania measured a 4,908 unit gap in the Philadelphia Continuum of Care’s permanent supportive housing supply
<b>New Unit Production</b>	As detailed in the Market Analysis, home values and rents have shown a dramatic upward trajectory. From 2000 to 2015, median home value increased by 138%, from \$61,000 to \$145,300 (Table 41). Median contract rent (the cost of rent before utilities) also increased over this period from \$474 to \$742—a percent change of 57 percent. As an example, there are 54,095 family households experience severe cost burden (2016 AFH). The number of these families far exceeds the stock of publically-supported housing units with two or more bedrooms – an estimated 24,125 units.
<b>Rehabilitation</b>	Approximately 90 percent of homes in Philadelphia were built before 1980. The AFH found that more than 40 percent of households faced housing problems such as substandard housing, overcrowding or cost burden. Seven percent of renters faced eviction and foreclosure remains an issue for Philadelphia homeowners. Existing homeowners and renters require additional resources to remain in their homes.
<b>Acquisition, including preservation</b>	As detailed in the Market Analysis, the number of cost burdened renters rose to 143,965 in 2014 - a 16 percent increase from 2009. Exacerbating this issue is the number of affordable rental developments that may either see affordability controls expire or require an infusion of capital for rehabilitation in the future. All of the Low-Income Housing Tax Credit (LIHTC) financed developments currently have a 30-year affordability period through an extended use agreement. However, near year 15 of operation most of these projects will require funding – often federal, state, and/or local public resources - to make the necessary systems and other capital improvements to continue operations for the full 30 years.

# SP-35: Anticipated Resources

## Introduction

The following table lists, by Federal program, resources expected to be available in year one of the *Consolidated Plan* to address priority needs and specific objectives identified in the Strategic Plan. Future estimates assume a reduction in federal entitlement allocations. The table also includes local resources the City will use to implement the strategies identified to meet priority needs

**Table 68: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year One					Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	Expected Amount Available Remainder of Con Plan \$	
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	38,807,206	8,921,000	1,750,000	49,478,206	120,000,000	CDBG funds support affordable rental/special-needs housing production and preservation projects/programs. CDBG also supports neighborhood economic development, education, and community improvement projects and programs.
HOME		Multifamily rental new construction Multifamily rental rehab Tenant-Based Rental Assistance	8,429,058	0	0	8,429,058	28,000,000	HOME funds support affordable rental/special needs housing production; and tenant-based rental assistance to prevent homelessness
HOPWA		Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	7,300,870	0	0	7,300,870	28,000,000	The HOPWA program will fund programs and services specifically for persons with HIV/AIDS, including Tenant Based Rental Assistance, housing counseling and supportive services.
ESG	public - federal	Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services	3,514,942	0	0	3,514,942	12,000,000	ESG funding will support Rapid Re-Housing, Emergency Shelters, Data/HMIS Systems, and a range of other Homeless Prevention programs.
Housing Trust Fund	local	Homeowner rehab Multifamily rental new construction Multifamily rental rehab Homeless Prevention	11,000,000	0	0	11,000,000	44,000,000	Housing Trust Fund earnings will be used to support affordable rental production and preservation projects; homeowner preservation and homeless prevention activities
City General Funds	local	Homeowner Settlement Costs Tangled Title Vacant land management Commercial Corridor Cleaning Homeless Prevention	7,365,000	0	0	7,365,000	36,825,000	City General funds are used to support Tangled Title efforts, settlement grants, commercial corridor cleaning, vacant land management through PHS LandCare program, and ESG match funding.

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## **Federal funds will leverage additional resources (private, state and local funds); matching requirements will be satisfied**

The City and its partners leverage local, state, foundation and private resources to implement its housing and community development strategies. For example, developers of multifamily rental projects leverage Low-Income Housing Tax Credit (LIHTC) equity administered through the Pennsylvania Housing Finance Agency (PHFA). Additional sources of financing for the development of these projects include the Federal Home Loan Bank, owner equity, and foundation grants.

The vast network of non-profit organizations receiving federal funds to provide technical assistance, supportive services, housing counseling, and energy workshops leverage additional local, state, and federal resources to maximize the impact their work to address the needs of residents and strengthen the communities in which they live.

HUD regulations require that matching funds be provided in order to access the federal HOME funds. While Philadelphia's match requirement has been reduced because the City is considered to be fiscally distressed, since FFY '93 the City has had to provide a 12.5 percent match for the HOME funding. Private foundation, state and local funding such as the Housing Trust Fund earnings are utilized to meet this HOME match requirement.

The City meets the Emergency Solution Grant match requirement with City General funds.

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## **Publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the *Plan***

The City will continue work with the Land Bank to make vacant property available for affordable housing, economic development and open space uses.

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### **Discussion**

The amount of available funding through the Consolidated and all the additional leveraged resources are not adequate to meet the overwhelming housing and community developments needs in Philadelphia. The City and its partners will continue to leverage all other available resources and will work to identify new resources to meet these needs.

## SP-40: Institutional Delivery Structure

**Table 69: Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Planning and Development	Public	Planning, Developer Services, Historical, Zoning, Arts	Jurisdiction
Division of Housing and Community Development	Public	Contracting, Monitoring, Housing and Community Improvement	Jurisdiction
Philadelphia Redevelopment Authority	Public	Housing, Land, Public Projects	Jurisdiction
Philadelphia Housing Development Corp.	Non-Profit	Housing, Land Bank	Jurisdiction
Office of Homeless Services	Public	Homeless Housing/Services	Jurisdiction
Department of Commerce	Public	Economic Development	Jurisdiction
Office of Community Empowerment and Opportunity	Public	Anti-Poverty, Workforce, Community Services	Jurisdiction
Department of Behavioral Health and Intellectual disAbilities	Public	Housing, Services	Jurisdiction
Department of Health	Public	Lead	Jurisdiction

### Strengths and gaps in the institutional delivery system

The City of Philadelphia is reorganizing its planning, zoning and housing institutional structure. This was initiated by a change in Philadelphia's City Charter approved by the voters in November 2015. The charter change is effective July 1, 2017.

In January 2016, Philadelphia Mayor Jim Kenney took action by executive order to speed up that reorganization. The charter change creates a Department of Planning and Development (DPD). (The executive order created an interim Office of Planning and Development.) DPD includes the city agencies related to planning and development of affordable and market-rate housing, as well as other community development programs, into one department. Included in this restructuring are DHCD, the Art Commission, the City Planning Commission, the Division of Development Services, the Historical Commission, the Philadelphia Land Bank, Philadelphia Housing Development Corp. and the Philadelphia Redevelopment Authority. By bringing these agencies under one institutional umbrella, the process for planning and developing affordable housing will be better coordinated and streamlined. This structure is already paying dividends through enhanced coordination as the Division of Development Services is assisting DHCD as new housing in the North Central Philadelphia Choice Neighborhood Initiative moves through the permitting process.

In addition, housing and housing-related agencies inside and outside DPD meet on a regular basis to ensure that all of the city's housing strategies are well-coordinated. These meetings include DHCD, PHDC, the Redevelopment Authority, the Philadelphia Housing Authority and others.

To better integrate Philadelphia's anti-poverty, health and social services efforts – including combatting homelessness – and to help leverage and coordinate public resources, shortly after taking office Mayor Kenney created a new Health and Human Services Cabinet. The Cabinet includes the Office of Homeless Services, Mayor's Office of Community Empowerment and Opportunity and the Departments of Public Health, Human Services and Behavioral Health and Intellectual disAbilities. Philadelphia's housing, homelessness, poverty and health challenges are intertwined, and the HHS Cabinet will bring a coordinated effort to facing those challenges.

Mayor Kenney has also brought a focus to improving commercial corridors in neighborhoods throughout the city, including allocating City General Funds for the Storefront Improvement Program. While no structural changes have been made, the Mayor's commitment to community economic development will undoubtedly enhance the multi-agency approach to that goal.

**Table 70: Institutional Delivery Structure**

	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	✓	✓	
Legal Assistance	✓	✓	
Mortgage Assistance	✓	✓	
Rental Assistance	✓	✓	
Utility Assistance	✓	✓	
<b>Street Outreach Services</b>			
Law Enforcement	✓	✓	
Mobile Clinics	✓	✓	
Other Street Outreach Services	✓	✓	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	✓	✓	
Child Care	✓	✓	
Education	✓	✓	
Employment & Employment Training	✓	✓	
Health Care	✓	✓	✓
HIV/AIDS	✓	✓	✓
Life Skills	✓	✓	
Mental Health Counseling	✓	✓	✓
Transportation	✓	✓	
Other			
Domestic Violence	✓	✓	

**Extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.**

Many non-housing services are available to address other basic and essential needs of people experiencing homelessness, some of which are listed in the service inventory in the Appendix, some of which are described in more detail below.

Philadelphia's Health Care for the Homeless (HCH) Program provides comprehensive physical and behavioral healthcare, family planning, and social services at health centers specifically for people experiencing homelessness. HCH delivers primary care on-site at 2 shelters, 2 public housing developments, and Care Clinic, a site for people with HIV/AIDS. HCH conducts outreach at 40 shelters, day programs, and other homeless facilities. HCH excels in providing continuity of care to a transient population with limited support systems: 79% of clients at one HCH funded health center had successful follow-up/treatment of abnormal results. HCH collaborates with the Philadelphia Department of Health to address the unique health risks associated with life on the street and in shelter and uses visits as opportunities for health promotion and disease prevention. HCH has linkages to all major City departments, substance use disorder programs, HIV/AIDS organizations, the Family Planning Council, hospitals, domestic abuse programs, and homeless and housing advocacy programs.

A Federally Qualified Health Center (FQHC) in North Philadelphia targets its services to the healthcare needs of people who are currently or formerly homeless and people from the community. This FQHC offers primary medical and psychiatric care; dental care; nurse care management; individual, couples and group counseling; peer-led outreach and care coordination; healing touch; legal services; and assistance with applying for health insurance benefits. A second FQHC in North Philadelphia serves 800 annually, approximately 25% of whom are also being served by the homeless services system.

Some homeless services providers operate community-based Financial Opportunity Centers that provide employment services to participants living in their programs and Financial Empowerment Centers that assist with financial goals. One organization has developed small businesses that now employ more than 100 currently or formerly homeless men and women. The City funds workforce housing programs.

The Perimeter, a day Program for Veterans operated by the Veterans MultiService Center has over 20,000 homeless Veteran client visits annually. Veterans' immediate needs are met, and case managers work with Veterans to establish practical and realistic goals that are supported by ongoing support and daily educational presentations. The Program's Community Resource and Referral Center (CRRC) is the national standard for referrals to the VA and other community services. Daily van transportation and on-site PA Job Center Disabled Veterans Outreach Program are also available.

Philadelphia's Runaway and Homeless Youth (RHY) funded street outreach is tasked with outreaching to thousands of youth on the streets annually. Philadelphia City Council held hearings in spring 2016 on youth homelessness and partnered with OHS to provide an additional \$700,000 to address this crisis. Through a competitive process, Homeless Services selected a coalition of five youth-serving organizations as the collaborative applicant. The Collaborative began services in fall 2016 and will enhance our community's response to youth homelessness with 25 new crisis beds, adding capacity to serve 150 youth; 25 new rapid re-housing opportunities with a minimum of 6 months rental assistance; 2 slots of 24-hour crisis day care for participants; and the opportunity for 75 homeless youth to participate in job training and employment support as well as counseling services.

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## **Strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City's new organizational structure with all health and human services departments under one umbrella is supporting a service delivery system for which we hold shared responsibility, by aligning the City's various initiatives to improve the lives of Philadelphia's most vulnerable citizens. Homeless Services is supported in its work not only by the City's housing entities, primarily the Division of Housing and Community Development and the Philadelphia Housing Authority, and but by the other members of the Mayor's Health and Human Services Cabinet, which includes the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Department of Human Services (DHS), the Department of Public Health (DPH), and the Mayor's Office of Community Empowerment and Opportunity (CEO).

Many Philadelphians experiencing homelessness are not able to access the level and type of support needed through the mainstream workforce development system. Homeless Services collaborates with CEO to develop strategy to increase job opportunities and training for those with the greatest barriers to employment and create new career pathways toward family-sustaining jobs.

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## **Strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Philadelphia agencies – both public and private – that develop, fund and implement the City's *Consolidated Plan* and the housing and community development programs in it have a long history of collaboration.

Within the City the Division of Housing and Community Development, Office of Homeless Services and the Commerce Department lead the City's efforts, in consultation with and with support from the Mayor's Office of Community Empowerment and Opportunity, the Philadelphia City Planning Commission, the Philadelphia Historical Commission and the Philadelphia Land Bank. Many of the procedural steps necessary to complete a development require coordination between City agencies related to planning and development, and that those agencies are now located in one institutional structure will enhance that coordination.

The lead agencies coordinate with state-level agencies – the Department of Community and Economic Development, the Pennsylvania Housing Finance Agency, the Philadelphia Housing Authority, and the Philadelphia Redevelopment Authority. Working with the lead City agencies in the local nonprofit sector are the Philadelphia Housing Development Corp., community development corporations, neighborhood advisory committees, housing counseling agencies, social service agencies, the Local Initiatives Support Corporation and the Community Design Collaborative. Private developers, banks, architects, engineers, contractors, landlords and others support the provision of affordable housing in Philadelphia.

The success of the coordination between these entities is evidenced by community development corporations leveraging DHCD funding to attract private capital through PHFA tax credits; housing counselors partnering with the legal community to save homes from foreclosure; the City's Point-In-Time count conducted by volunteers from the public, nonprofit and private sectors; linkages between vacant land management and reintegrating citizens returning from prison into the community and the work force; and private nonprofits coordinating home repairs with the Philadelphia Housing Development Corp.

The City leads the processes that result in these collaborative efforts through ongoing structured processes such as the development of the *Consolidated Plan*, the Continuum of Care, the HIV Housing Planning Committee and other standing committees, and through the willingness to explore and pilot new collaborations such as in the home repair and vacant land/returning citizen initiatives.

# SP-45: Goals

## Table 71: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Create Affordable Rental and Homeowner Housing Opportunities	2018	2022	Affordable Housing	Philadelphia	Renter Homeowner Homeless Special Needs	HOME: \$27,960,290 HTF: \$23,895,000	Rental Projects: 2,100 units Homeless/Special Needs Rental: 550 units Homebuyer Settlement Assistance: 1,000 HH
Preserve Affordable Rental and Homeowner Housing Prevention	2018	2022	Affordable Housing	Philadelphia	Renter Homeowner Non-Homeless Special Needs	CDBG: \$87,921,330 HTF: \$2,755,000 OTHER:\$150,000	Housing Counseling Services: 56,250 HH Tangled Title Services: 750 HH BSRP home repairs: 7,950 HH Rental Preservation: 500 units
Reduce Homelessness and Expand Special Needs Housing	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia	Renter Homeless Non-Homeless Special Needs	CDBG: \$540,000 HTF: \$15,100,000 HOME: \$10,165,000 ESG: \$17,574,710 HOPWA: \$41,634,350 STATE: \$1,500,000 OTHER: \$17,574,710	ESG programs: 5,500 HH TBRA/Rapid Re-housing: 1,650 HH Homeless Prevention: 500 HH Adaptive Modifications Program: 01,825 HH TBRA - HIV persons: 3,500 HH UESF utility payments:10,500 HH
Address Economic, Education and Income Needs of People and Communities	2018	2022	Affordable Housing Non-Housing Community Development	Philadelphia	Renter Homeowner Neighborhood Needs	CDBG: \$42,460,000 OTHER: \$55,650,000	EITC: 5,000 HH Business Loans/Grants/TA: 1,230 Businesses Neighborhood Development Fund/ Grants: 750,000 Persons SIP/TCMP/Corridor Services: 6,750,000 Persons Youthbuild Job Training: 375 Persons CDC Capacity Bldg: 25 business
Foster open Access to All Housing and Community Resources and Programs	2018	2022	Affordable Housing Non-Housing Community Development	Philadelphia	Renter Homeowner Neighborhood Needs	CDBG: \$10,235,000	NAC program: 2,750,000 Persons PACDC and Community Design Collaborative: 100 groups NEC workshops: 40,000 HH
Strengthen Community Assets and Manage Vacant Land	2018	2022	Non-Housing Community Development	Philadelphia	Renter Homeowner Neighborhood Needs	CDBG: \$3,635,000 OTHER: \$11,950,000	PHS LandCare: 120,000 HH PHS Improved/Sustainable public spaces: 50,000 HH
Promote Fair Housing and Access to Opportunity	2018	2022	Affordable Housing Non-Housing Community Development	Philadelphia	Renter Homeowner Non-Homeless Special Needs Neighborhood Needs	CDBG: \$375,000	Fair housing outreach, training, AFFH Stakeholder convening: 20 sessions

**Table 72: Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	<b>Create Affordable Homeowner and Rental Housing Opportunities</b>
	Goal Description	The City will provide gap financing for affordable rental and special needs projects seeking tax credit financing and will provide homebuyer assistance
<b>2</b>	<b>Goal Name</b>	<b>Preserve Affordable Homeowner and Rental Housing</b>
	Goal Description	The City will provide funding to preserve rental housing projects; make systems repairs for homeowner housing; and provide housing counseling to prevent foreclosures and evictions
<b>3</b>	<b>Goal Name</b>	<b>Reduce Homelessness and Expand Special Needs Housing Opportunities</b>
	Goal Description	The City will support homeless prevention strategies and housing and services supporting persons who are affected by HIV/AIDS
<b>4</b>	<b>Goal Name</b>	<b>Foster Open Access to All Housing and Community Resources and Programs</b>
	Goal Description	The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources
<b>5</b>	<b>Goal Name</b>	<b>Address Economic, Education and Income Needs of People and Communities</b>
	Goal Description	The City will fund support employment training, job creation, and community improvements to increase incomes and goods and services
<b>6</b>	<b>Goal Name</b>	<b>Strengthen Community Assets and Manage Vacant Land</b>
	Goal Description	Funding will be provided to support preservation and creation of new public facilities and to clean/green and maintain vacant lots.
<b>7</b>	<b>Goal Name</b>	<b>Promote Fair Housing and Access to Opportunities</b>
	Goal Description	The City will provide funding for a Fair Housing staff position to promote fair housing education and outreach

### **Estimate number of extremely low-income, low-income, and moderate-income families whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

During the next five years, the City estimates creating new affordable housing as defined by HOME 91.215(b) as follows:

- 1) Neighborhood-based Rental and Special Needs Housing Production: a total of 2,650 rental and special-needs units affordable to households earning less than 60 percent of AMI. A minimum of 265 of those units will be affordable to households earning less than 20 percent of AMI.
- 2) Settlement Assistance Program: Settlement grants will enable 1,000 households earning less than 80 percent of AMI purchase a home. These homebuyers receive the Settlement Assistance grants upon successful completion of homeownership counseling.

## **SP-50: Public Housing Accessibility and Involvement**

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### **Need to increase the number of accessible units (if required by a section 504 voluntary compliance agreement)**

PHA is not subject to a Section 504 Voluntary Compliance Agreement. PHA incorporates accessible units into new housing developments, and has extensively retrofitted its existing housing developments to create additional accessible units.

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### **Activities to increase resident involvement**

PHA is firmly committed to encouraging and supporting meaningful resident involvement in agency planning and operations. Two of the nine members of the PHA Board of Commissioners are residents of public housing. There is an active and engaged citywide Resident Advisory Board, along with active resident councils at virtually every PHA development.

Each month in advance of the PHA Board meeting, PHA conducts a Pre-Board meeting with resident leaders to review and discuss matters that will be on the upcoming Board agenda. This session provides a regular opportunity for open discussion and airing of resident concerns concerning PHA's policies, priorities and resource allocation decisions. Resident leadership also conducts a monthly Resident Roundtable, which provides a forum for presentations, questions and resident feedback concerning proposed initiatives, updates on existing initiatives, etc.

PHA engages resident leadership in formal and informal reviews of major policy and planning documents such as the Moving to Work Annual Plan, and periodic updates to the Admissions and Continued Occupancy Policy and HCV Administrative Plan. Resident leadership has collaborated directly with PHA and the City on key policy and planning initiatives such as the recent Assessment of Fair Housing (AFH) process. In addition to participating in a variety of AFH-related educational and discussion meetings, PHA residents actively participated in implementing the citywide AFH survey, including organizing door-to-door survey distribution efforts at PHA developments. This effort helped to ensure that the views and priorities of PHA residents, including HCV participants, are reflected in the AFH goals and priorities.

PHA also worked in close partnership with residents to develop and implement a citywide Smoke Free Policy which is already having a positive impact on residents' health. The policy was developed over a one year planning period and first implemented in August 2015. Drexel University conducted pre- and post-implementation air quality studies at four PHA developments, and found that detectable nicotine levels had been reduced by approximately 50 percent. Among other current initiatives, PHA is working with resident

leadership to develop Resource Guides for each PHA development, and is supporting the upcoming Resident Empowerment Conference.

PHA works continuously to promote homeownership opportunities for residents including ongoing operation of a 5-h program, which assists residents of PHA scattered site units to purchase their PHA homes, and the HCV Homeownership Program, which provides vouchers to eligible low-income families, seniors and people with disabilities to help purchase homes on the private market. In FY 2017, 45 residents were able to become first-time homebuyers through these PHA programs. PHA also partners with qualified non-profits to provide financial literacy and credit repair services as a means to help build the foundation for eventual homeownership and economic self-sufficiency. In FY 2017, 457 resident enrolled in financial literacy programs sponsored by PHA.

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### **Is the public housing agency designated as troubled under 24 CFR part 902?**

PHA is not designated as a troubled agency.

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### **Plan to remove the ‘troubled’ designation**

Not applicable

## SP-55: Barriers to Affordable Housing

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### Negative effects of public policies on affordable housing and residential investment

The City and the Philadelphia Housing Authority spent much of 2016 conducting and completing its Assessment of Fair Housing (AFH) . As part of that process the City, PHA and stakeholders who participated in the process identified a number of contributing factors that create barriers to affordable housing and opportunities. A detailed description can be found in the 2016 AFH (<http://www.phila.gov/dhcd/affirmatively-furthering-fair-housing/>) and highlights are listed below:

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#### Displacement of residents due to economic pressures

Philadelphia’s housing market changes and economic pressures such as increasing rents and property taxes in appreciating neighborhoods may pose a threat to long-term affordability and to current residents. Displacement may disproportionately impact people of color, ethnicity and LEP.

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#### Lack of public investment in specific neighborhoods, including services and amenities

A range of public amenities and services– parks, high-performing schools, libraries, recreation centers, lighting, sidewalks and trash collection – are important factors in stabilizing neighborhoods and ensuring equitable access. Many public facilities are in need of repairs and/or many communities lack this range of public amenities. Lack of high quality public amenities may impact segregation patterns.

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#### Deteriorated vacant structures and land

Decades of urban disinvestment and population loss to the suburbs have left Philadelphia with approximately 40,000 vacant properties, approximately 8,000 of which are publicly owned. These blighting conditions further exacerbate neighborhood instability and present a challenge for turning R/ECAP areas into communities of opportunity. Philadelphia’s Land Bank will be a strategic tool in addressing vacancy issues.

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## **Location and type of affordable housing**

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Of the occupied units of publicly supported housing an estimated 35 percent are located in R/ECAP tracts. Stakeholders emphasized the need to develop new affordable rental and homeownership housing in all neighborhoods, and to encourage private developers to take advantage of the city’s inclusionary zoning mixed-income housing bonus to provide affordable housing in areas of opportunity

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## **Inability to access existing housing and other city resources**

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While the City, PHA and other partners offer a wide range of services, stakeholders mentioned that community residents – especially LEP and disabled residents—are often not aware of these services. Stakeholders recommended broader outreach and services to community residents.

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## **Location and access to proficient schools**

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Very few Philadelphians have access to good schools. Access to quality education starts with high quality childcare options. Work completed by Reinvestment Fund reveals that there are many R/ECAP areas in need of high quality Pre-K options.

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## **Lack of income**

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According to the City’s Office of Community Empowerment and Opportunity (CEO), one out of every five eligible residents is not receiving nutritional assistance under the Supplemental Nutrition Assistance Program (SNAP) or receiving the extra cash available to the working poor under the Earned Income Tax Credit (EITC). About 15 percent of adults and five percent of children in Philadelphia lack health insurance, even though many of them would likely qualify for public options. Unemployment rates for Philadelphians are higher than the region and even higher for Black and Hispanic residents. There is an urgent need to connect residents to available benefits and provide job skills development and training projects and programs.

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## **Availability of affordable units in a range of sizes**

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Given the large number of families in the city, the lack of affordable rentals with larger bedroom counts is a contributing factor to family households with children facing disproportionate housing needs. Additionally, Philadelphia housing prices and sale volume are also at an all-time high, which may pose issues for first-time homebuyers.

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## **Lack of communication between government and residents**

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The City, PHA and partners have wide-range of housing services such as home repair, housing counseling, tangled title and tax relief programs. There is a need to work with the network of partners – Neighborhood Advisory Committees, Community Development Corporations, Universities and other City agencies such as the Office of Community Empowerment and Opportunity to conduct outreach, trainings and to provide assistance in connecting low-income residents to programs that promote access to housing and opportunity.

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## **Residential foreclosures**

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A high rate of foreclosures in a neighborhood can indicate housing instability, both for owners at risk of losing their homes and for their neighbors. Foreclosures can feed into cycles of property deterioration and abandonment, increasing the severity of disproportionate housing needs. In addition to mortgage and reverse-mortgage foreclosures, housing counseling agencies and nonprofit legal advocates are seeing a rise of low-income residents in tax foreclosure.

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## **Residential evictions**

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Evictions are often a sign of housing instability. Reinvestment Fund analyzed evictions for 2014-2015 and reported 40,547 evictions out of 271,086 rental units – approximately one in seven. Nine percent of those households experienced multiple evictions. There is a need for expanded housing counseling for tenants to help them remain in housing.

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## **Age and condition of housing**

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The majority of Philadelphia’s housing stock was built before 1979 and in R/ECAP areas homes large portion of homes are older than 1939. Many of the households in these homes pay up to 50 percent of their annual income on housing and do not have available resources to make necessary repairs..

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## **Lack of local private fair housing outreach and enforcement**

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Federal and local cuts have had an impact on fair housing and outreach efforts in Philadelphia. Both the Philadelphia Commission on Human Relations (PCHR) and the Fair Housing Commission (FHC) are poised to explore new challenges to end the disparities in Philadelphia’s neighborhoods, focusing on rental housing as a priority. Specifically, under the Fair Housing Ordinance, the FHC can initiate its own complaints against serial slumlords and get multiple housing units repaired and back to code at one time. In addition, a recent study showed that in Philadelphia, over 50 percent of the homeless youth population identifies as LGBTQ. It

is important to ensure that these residents have equal access to housing choice. Additional funding is needed to conduct increased outreach to all of our communities and to take on a wide range of large-scale projects.

## Strategy to remove or ameliorate the barriers to affordable housing

Working with a diverse team of stakeholders, the City and PHA identified 52 strategies to address barriers to affordable housing and access to opportunity (see Appendix page 34). The *Five-Year Consolidated (2018-22) and Annual Action Plan (2017-18)* Goals and Strategies were designed to advance many of the 2016 AFH goals and strategies as detailed below:

**Table 73: Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	<b>Create Affordable Homeowner and Rental Housing Opportunities</b>
	Goal Description	The City will provide gap financing for affordable rental and special needs projects seeking tax credit financing and will provide homebuyer assistance
<b>2</b>	<b>Goal Name</b>	<b>Preserve Affordable Homeowner and Rental Housing</b>
	Goal Description	The City will provide funding to preserve rental housing projects; make systems repairs for homeowner housing; and provide housing counseling to prevent foreclosures and evictions
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	Goal Description	The City will support homeless prevention strategies and housing and services supporting persons who are affected by HIV/AIDS
<b>4</b>	<b>Goal Name</b>	<b>Foster Open Access to All Housing and Community Resources and Programs</b>
	Goal Description	The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources
<b>5</b>	<b>Goal Name</b>	<b>Address Economic, Education and Income Needs of People and Communities</b>
	Goal Description	The City will fund support employment training, job creation, and community improvements to increase incomes and goods and services
<b>6</b>	<b>Goal Name</b>	<b>Strengthen Community Assets and Manage Vacant Land</b>
	Goal Description	Funding will be provided to support preservation and creation of new public facilities and to clean/green and maintain vacant lots.
<b>7</b>	<b>Goal Name</b>	<b>Promote Fair Housing and Access to Opportunities</b>
	Goal Description	The City will provide funding for a Fair Housing staff position to promote fair housing education and outreach

## SP-60: Homelessness Strategy

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### **Outreach to homeless persons (especially unsheltered persons) and assessing their individual needs**

Street Outreach teams will continue to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing. The City's street outreach activities are funded and overseen by DBHIDS, and regularly coordinate with and link individuals to shelter, mental health crisis systems, the courts, medical care, and the U.S. Department of Veterans Affairs (VA), as needed. Quarterly, a Collaborative Outreach Committee brings together all outreach teams (including those for youth) with key stakeholders to engage in ongoing strategy coordination.

As part of the Mayor's Task Force on Shared Spaces, OHS will continue to work with public and private stakeholders to address public spaces in a way that honors the people who are vulnerable and suffering, but balances the needs and interests of the commuters, businesses and tenants who use the space. The Task Force will continue to work on city-wide strategies to address the need for affordable housing and high quality services are available to those who need them, including coordinating with the Mayor's Opioid Task Force.

To date, in efforts to address the needs of residents, businesses, visitors, and those experiencing homelessness in the Suburban Station Concourse Station Concourse, OHS has:

- Doubled Outreach at prime times and added four OHS staff on the ground at those times and two additional staff people in the Hub of Hope to facilitate intake;
- Extended the hours of select winter sites as funds allow to reduce flow into the concourse, including increasing hours and slots at New Life Center (provides showers, laundry, food, mail, recreation, connections to ID/benefits, employment, treatment) and Sunday Breakfast Association (provides meals, shelter);
- Provided training to the merchants on homelessness and mental illness;
- Engaged youth outreach;
- Where necessary, sought commitment for those who pose a danger to themselves or others.

In addition:

- The SouthEastern Pennsylvania Transit Authority (SEPTA) has added new lighting in the concourse;
- SEPTA has dedicated nine officers at peak times, helping to prevent and stop illegal behaviors;
- The Police Department has brought in narcotics enforcement and bike cops at key hours.

In collaboration with the rest of the task force, including DBHIDS, the Department of Public Health, SEPTA, and Law Enforcement, OHS will continue to refine its approach for increased uniformity in response, increased effectiveness with engagement, increased focus on housing placements, and increased visibility in “hot spots” with large populations of people experiencing homelessness.

The local homeless services system will also continue to support the development of a coordinated community expansion of capacity to prevent and end youth homelessness. This will include integrating best practices for identification and outreach, prevention, diversion, low-barrier access to shelter, coordinated entry processes, and swift moves into the most appropriate housing options. At present, the Synergy Project, a Runaway and Homeless Youth Program funded Street Outreach Program of Valley Youth House, provides outreach services to runaway, homeless and nomadic youth ages 21 and under, including supplies to meet immediate needs, access to shelter, informal counseling and connections to other resources in Philadelphia. Outreach workers engage with youth through site- based outreach activities at schools, drop-in centers, and health centers, as well as street-based outreach and a 24-hour outreach line.

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## **Addressing the emergency and transitional housing needs of homeless persons**

Philadelphia’s Health and Human Services Cabinet has identified a goal of ensuring the most vulnerable residents are able to stabilize their lives, and that individuals and communities support each other, and has identified decreasing reliance on emergency shelter as a key strategy. To that end, Philadelphia is developing a Coordinated Entry Process, which is locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), to build on existing practices and create a streamlined and standardized process that links households to the appropriate resources to end their housing crisis. To determine severity of housing and service needs, all households will be assessed with the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). This process will take a standardized phased approach in which each phase only includes questions needed to refer a household at that point. The assessments will build on each other to limit the number of times people have to repeat their stories. The CEA-BHRS process will prioritize those who are in most need of assistance and combine the City’s multiple current referral processes into one referral management system

Further, OHS is in the process of evaluating and redesigning emergency housing and family homelessness supports. Additional efforts towards this goal include requiring shelter providers to initiate housing applications as soon as possible upon entry, systematically tracking the “longest stayers” in City funded EH and TH to identify and resolve barriers, and limiting the length of stay in transitional programs.

The CoC’s emergency and transitional housing system is structured to accept all subpopulations of individuals and families that are experiencing homelessness, and there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance abuse, youth aged 18-24, and veteran households. Emergency housing provides short-term accommodation for individuals and families

to resolve an immediate housing crisis, assess level of need, and provide case management to help obtain appropriate housing. Transitional housing provides supported semi-independent living for a period of up to 24 months.

OHS works collaboratively with a broad-based network of providers focused on utilizing practices that are informed by data, honor the different perspectives of all stakeholders, and are trauma-informed. Beginning in Year 43, City-contracted Emergency Housing programs will follow revised standards guided by the following principles:

- **Housing First:** Households at risk of or experiencing homelessness are housed quickly without preconditions or service participation requirements.
- **Housing Focused:** Assistance provided to households at risk of or experiencing homelessness is focused on moving to and maintaining permanent housing.
- **Prioritization:** Assistance is prioritized based on vulnerability and severity of service needs to ensure households needing help the most receive it in a timely manner.
- **Person Centered:** A trauma informed approach that is dignified, safe, and incorporates participant choice and equitable access and treatment.

**Strength-Based:** An asset-based approach that focuses on the inherent strengths of participants, and deploys these personal strengths to aid in the achievements of the participants' goals.

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**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Another strategy that OHS will use towards the goal of ensuring the most vulnerable residents are able to stabilize their lives and that individuals and communities support each other, is helping extremely low-income families move into permanent housing. To that end, OHS is completing the conversion of transitional housing programs to funding for rapid rehousing efforts, increasing permanent supportive housing and rapid rehousing supports for the chronically homeless, and partnering with the private sector to develop new housing options. Operating the Supportive Housing Clearinghouse, OHS will continue to facilitate access to permanent supportive housing, which is an evidence-based housing intervention that combines non-time-limited affordable housing for people with disabilities with wrap-around supportive services.

Rapid rehousing is Philadelphia's primary strategy to assist families with children experiencing homelessness move to permanent housing. The system uses rapid rehousing as a bridge into long-term housing as well

as a way to immediately enroll into housing. The CoC expands its commitment to this approach annually, increasing the number of CoC-funded rapid units from 32 in 2014 to 67 in 2015 to 114 in 2016. Federal Emergency Solutions Grant (ESG), State ESG, and State TANF funds also support rapid rehousing programs. Rapid rehousing assistance recipients have an 85% rate of exit to permanent housing.

Philadelphia CoC will continue to increase the number of formerly homeless households in permanent housing or time-limited subsidized housing with supports and remain committed to identifying and prioritizing the most vulnerable and chronically homeless persons for housing placement. The CoC adopted the Order of Priority described in HUD's Notice CPD-16-11, which is anticipated to provide greater access to turnover units in a priority manner for those who are experiencing chronic homelessness. The CoC will further adopt a Coordinated Entry and Assessment-Based Referral System (CEA-BHRS) that matches people to housing based on need, consolidating multiple application processes with separate waitlists and little/no coordination among them. In advance of implementation of CEA-BHRS, a team focused on ending chronic homelessness came together out of the 2016 100-Day Challenge process. The team is resolving long-standing data sharing problems, developing a by-name list, using case conferencing, compiling housing resources and referral sources, and testing the VI-SPDAT assessment tool, with the goal to target those homeless longest and most in need.

Philadelphia effectively ended veteran homelessness on December 17, 2015, through the collaboration of Philly Vets Home, a network of veteran-serving providers and programs, community stakeholders, and government representatives, working together to end veteran homelessness. To maintain this status, the CoC will continue to rapidly re-house veterans who become homeless and devote resources to preventing homelessness among at-risk veterans. The by-name list for veterans tracks any returns to homelessness following prevention or housing assistance, in order to tailor the approach of subsequent engagement and service provision.

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**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Homeless Services is committed to preventing the loss of housing and providing supports to prevent households from the entering the homeless system. The office will continue to work to expand its capacity to assist low-income individuals and families avoid experiences of homelessness, both with the direct service of the Emergency Assistance and Response Unit (EARU) and by contracting with service providers to use Housing Trust Fund and ESG funds to remove financial barriers to sustaining housing and prevent shelter entry.

Capacity building will include co-locating homeless prevention staff at centralized shelter intake, bringing additional resources to the site where households are currently assessed to determine homeless status and potential for diversion, e.g., whether the household can safely return to a prior residence or with a family or friend. The City will also use housing trust funds to focus on prevention in targeted areas and implement its plan for using ESG funds to further expand homeless prevention. Moving forward, Philadelphia's HHS Cabinet will pilot a Shallow Rent program to help people with some income avoid homelessness. Ultimately, the aim is to increase number of households receiving homeless prevention assistance.

The City is prioritizing the prevention of homelessness for DHS-involved families. The HHS Cabinet will develop new housing support tools to reduce delays in reunification and develop a plan for earlier intervention for these families, in order to increase placement of DHS-involved families in permanent housing or a time limited housing subsidy. The City will also work to secure funding for new rental housing and for repairs to homes specifically for families at risk of children's removal due to housing conditions or instability, as well as housing for families ready for reunification.

Homeless Services will continue to work with public and private partners toward adoption of promising models for addressing youth homelessness and implementation of strategies to make our system more youth-friendly utilizing principles of Positive Youth Development and trauma-informed care. The HHS Cabinet has also stated its commitment to changing the approach of the discharge planning process for foster youth exiting the formal child welfare system to increase access to housing resources. The City will work with partners to strengthen transition planning and identify youth-centric housing resources to be added to the homeless services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing. It will pilot a Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) used at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a youth emergency shelter and strengthen system-wide data sharing agreements to facilitate cross-system collaboration.

The City will continue to consider strategies to improve discharge planning by healthcare institutions, correctional facilities, and mental health treatment programs. Homeless Services will partner with local hospitals, Managed Care Organizations, correctional systems, DBHIDS and appropriate service providers to reduce the frequency of discharges into homelessness.

## SP-65: Lead Based Paint Hazards

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### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Philadelphia continues to reduce the number of housing units with identified lead hazards. When a child is identified with an elevated blood level (EBL), the Philadelphia Department of Public Health (PDPH) Lead and Healthy Homes Program (LHHP), previously known as the CLPPP, provides home visiting, education and environmental assessments. In most cases, interior deteriorating lead paint and lead dust is identified as the source of the child's lead exposure. In FY 2016 more than 326 new cases of EBL were identified and 156 risk-assessment inspections were conducted.

In 2014, the LHHP received Federal Centers for Disease Control and Prevention funding to work within a targeted neighborhood with the goal of lead poisoning prevention. This program helps improve reduce children's risk of exposure to lead and asthma triggers in homes and educates residents on how to maintain a healthier home to reduce environmental triggers leading to asthma or injury (see also AP-85 Other Actions). PDPH has already reached more than 250 families in the Kensington area as part of its Healthy Neighborhoods project.

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### **Actions related to the extent of lead poisoning and hazards**

The actions above are targeted to reduce the incidence of childhood lead poisoning and reducing lead hazards in both homeownership and rental properties. The planned actions and services aim to further reduce lead poisoning and hazards.

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### **Actions integrated into housing policies and procedures?**

The Renovation, Repair and Painting Law was enacted in 2008. Since April 2009, this law has required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust. LHHP is an EPA-certified training provider and continues to provide this mandatory training. The City also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children six years old and under.

The law went into effect in December of 2012. The law requires that landlords renting residences built before March 1978 in which children aged six or under are residing: 1) have the residence inspected and certified

as “Lead Free” or “Lead Safe,” 2) provide this certificate to tenants for their signature, and 3) provide a copy of this certificate signed by the tenant to PDPH. In addition, owners selling residences are required to notify buyers of potential lead risks. PDPH has received approximately 1,500 Lead Free or Lead Safe certificates from landlords, of an estimated 26,000 properties for which these certificates are required. The Lead Paint Disclosure Law includes provisions for fines or penalties up to \$2,000 per day for landlords who fail to comply. The City is in the process of developing full implementation plans for the law.

In December 2016, Mayor Jim Kenney released a plan to improve the city’s efforts to prevent lead poisoning in Philadelphia. This plan, called “Lead-Free Kids: Preventing Lead Poisoning in Philadelphia,” describes actions that City agencies are taking or will take to reduce lead poisoning. In addition to releasing “Lead-Free Kids,” Mayor Kenney announced the formation of a Childhood Lead Poisoning Prevention Advisory Group, which includes city and state elected officials, City agency leaders and external stakeholders.

This Advisory Group met several times in January through March 2017 to review “Lead-Free Kids” and offer additional recommendations on how the City and other entities can reduce lead poisoning. The Advisory Group has released draft recommendations for public comment (<http://www.phila.gov/health/childhoodlead/index.html>).

# SP-70: Anti-Poverty Strategy

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## Goals, programs and policies for reducing the number of poverty-level families

Philadelphia has the worst poverty rate of the 10 largest U.S. cities, with 26 percent of its residents, nearly 400,000 people, living below the federal poverty level.

The Mayor's Office of Community Empowerment and Opportunity (CEO) leads the City's efforts to lift individuals and communities out of poverty and to increase opportunity for low-income individuals and families. Shared Prosperity Philadelphia, CEO's citywide plan to fight poverty, identifies five strategic areas:

1. Job creation and workforce development
2. Access to public benefits and essential services
3. Educational outcomes for children and youth
4. Housing security and affordability
5. Economic security and asset building

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## Poverty-reducing goals, programs, and policies coordinated with this affordable housing plan

To better integrate Philadelphia's anti-poverty, health and social services efforts and to help leverage and coordinate public resources, Mayor Jim Kenney brought CEO into a new Health and Human Services (HHS) Cabinet. The (HHS) Cabinet includes CEO, the Departments of Public Health, Human Services, Behavioral Health and Intellectual disAbility Services, and the Office of Homeless Services. In addition, members of the HHS Cabinet meet monthly with staff from Planning and Development, DHCD, and PHA to ensure that all housing policies, programs, projects are coordinated.

The *2016 Assessment of Fair Housing* and this *Five Year Consolidated Plan* and *Annual Action Plan* were developed in coordination with the staff from HHS Cabinet. The goals and strategies outlined in this *Plan* were crafted to advance the poverty reducing goals outlined above and are in alignment with the anti-poverty programs and policies.

## SP-80: Monitoring

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### **Standards and procedures to monitor activities carried out in furtherance of the *Plan* and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

At the beginning of each funding year, the director of the Monitoring Division of DHCD develops an overall monitoring review strategy and plan by carefully examining programs and subrecipients listed in the *Consolidated Plan*. The director performs a risk assessment to identify which programs or subrecipients require comprehensive monitoring. The risk assessment factors include the newness of the program or subrecipient, the dollar amount allocated and the actual expenditures associated with a particular program or subrecipient, audit report findings, designation as a high-risk subrecipient, as well as recommendations from DHCD staff members. The monitoring review strategy is formulated into a monitoring plan and implemented through a formal review process that includes the following steps: „

- Notification Letter
- Entrance Conference and Site Review
- Documentation and Data Acquisition and Analysis
- Exit Conference
- Preliminary or Final Monitoring Report
- Follow-up Letter

The standards and procedures used for administering CDBG-, HOME- and HOPWA-funded contracts are detailed in DHCD's Uniform Program Management System (UPMS), which was revised in 2015. Upon request, the UPMS is distributed to subrecipients and Major Delegate Agencies. Inspectors from the Philadelphia Redevelopment Authority make annual inspections of HOME-funded rental units to ensure Housing Quality Standards (HQS) and other HOME program requirements are met. The City monitors its performance in meeting its goals and objectives set forth in the *Consolidated Plan* through the review of monthly reports from its major delegate agencies and subgrantees as required by contract. In addition, DHCD's Policy and Planning Department prepares quarterly performance reports known as 1029AA Reports, as mandated by Philadelphia City Council, which report on all program activities. DHCD prepares the annual *Consolidated Annual Performance and Evaluation Report (CAPER)* which summarizes the City's performance in relation to the goals and objectives identified in the *Consolidated Plan*.

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## **Fiscal Management**

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Each agency, nonprofit corporation or other group that receives funds through DHCD must be certified for sound fiscal management and record keeping under DHCD's Uniform Program Management System (UPMS). Certification under the UPMS is required prior to contracting with any organization.

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## **Affirmative Marketing Actions**

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Constructed or rehabilitated units using federal HOME and CDBG funds are sold or rented according to an approved marketing plan that must be approved by DHCD or the Philadelphia Redevelopment Authority. Marketing plans describe affirmative advertising or other marketing efforts, describe the selection process for buyers or renters and ensure equal opportunity in the availability of HOME-funded units. In addition, neighborhood-based community organizations, funded through CDBG as Neighborhood Advisory Committees, make information available about DHCD programs and available housing throughout low- and moderate-income areas of the City. DHCD also maintains NewsOnTap.org, a website that ensures that persons with disabilities are aware of available, accessible housing units in developments that received DHCD support.

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## **Outreach to Minority- and Woman-Owned Businesses**

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The City, through DHCD's Compliance Department, obtained up-front commitments of Equal Opportunity Plans from developers and general contractors for housing projects under the PRA and PHDC. The DHCD Compliance Unit monitors these plans during the term of the contracts and developers and general contractors are evaluated based on their past performance in meeting those planned goals. The City's minority (MBE), woman (WBE) and disabled-owned (DSBE) businesses (M/W/DSBE) program is established under Chapter 17-1000 of the Philadelphia Code and the Mayor's Executive Order 3-12. Participation goals of 18 percent, seven percent and two percent respectively, have been established by the annual Disparity Study for MBE, WBE and DSBE businesses for construction contracts and similar percentage goals for professional services and supply contracts.

# AP-15 Expected Resources

## Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during 2017-18, including Section 108 loans for economic development. DHCD will also receive funds from the Philadelphia Housing Trust Fund, the Commonwealth of Pennsylvania's Keystone Communities Program and the Choice Neighborhoods Implementation Grant.

**Table 74: Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year One			
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	38,807,206	8,921,000	1,750,000	49,478,206
HOME		Multifamily rental new construction Multifamily rental rehab Tenant-Based Rental Assistance	8,429,058	0	0	8,429,058
HOPWA		Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	7,300,870	0	0	7,300,870
ESG	public - federal	Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services	3,514,942	0	0	3,514,942
Housing Trust Fund	local	Homeowner rehab Multifamily rental new construction Multifamily rental rehab Homeless Prevention	11,000,000	0	0	11,000,000
City General Funds	local	Homeowner Settlement Costs Tangled Title Vacant land management Commercial Corridor Cleaning Homeless Prevention	7,365,000	0	0	7,365,000

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## Leveraging additional resources (private, state and local funds) and satisfying matching requirements

DHCD anticipates using federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credits program; PHFA's PennHOMES program; and private mortgage lending.

The City's use of HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by DHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match. Matching funds for ESG are provided by City General Fund dollars.

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## Using publicly owned land or property to address the needs identified in the *Plan*

The City of Philadelphia frequently makes publicly owned land available to nonprofit and for-profit developers at nominal or reduced cost when the proposed development includes housing affordable to low-, moderate- and middle-income households.



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## Anticipated budgetary resources

DHCD anticipates receiving federal, state and program income budgetary resources during 2017-18, including Section 108 loans for economic development. In addition, DHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credits program; PHFA's PennHOMES program; and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program.

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## Community Development Block Grant

The largest source of funding for the City's housing and community development program is derived from the federal Community Development Block Grant (CDBG), an entitlement program. Each year, the City receives notification of its funding allocation and produces the *Consolidated Plan* to receive funding.

CDBG funds are used to support a wide range of activities, including vacant structure rehabilitation, occupied housing preservation, planning and neighborhood economic development activities. CDBG funds must be used for activities that benefit low- and moderate-income persons. In order to be supported with CDBG funds, an activity must meet the eligibility and fundability requirements of HUD. In addition, other requirements must be met, including environmental review and clearance and Minority/Women/Disabled Business Enterprise (MBE/WBE/DSBE) and Section 3 requirements.

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## Federal HOME Funds

The HOME Investment Partnership Program (HOME), implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program. The proposed HOME activities do not include other forms of investment as described by 92.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

### ■ HOME Matching Requirements

HUD regulations require that matching funds be provided in order to access the federal HOME funds. While Philadelphia's match requirement has been reduced because the City is considered to be fiscally distressed, since FFY '93 the City has had to provide a 12.5 percent match for the HOME funding. The City's use of HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by DHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match.

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## Federal HOPWA Funds

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The Housing Opportunities for Persons With AIDS (HOPWA) program was initiated in FFY '92 to provide housing for low- and moderate-income persons living with HIV/AIDS. Entitlement funding for the program is provided to the largest CDBG community on behalf of each metropolitan region or state based on the number of AIDS cases in the region. The City of Philadelphia is the grantee for the Philadelphia metropolitan region, which includes Delaware and Philadelphia Counties, and administers the contracts for the Bensalem region, which includes Bucks, Chester and Montgomery Counties.

HOPWA funding is used to support rental assistance in the form of rent subsidies to those who can live independently, as well as emergency grants to prevent homelessness; for acquisition, rehabilitation and construction for community residences; for supportive services associated with housing; for operating costs for hospices and boarding homes; for housing counseling, information and referral services; and for development financing for the construction or rehabilitation of housing.

The HOPWA funding formula is based on cumulative AIDS cases reported and on the incidence rate for cases reported in the last year.

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## Federal Emergency Solutions Grant Funds

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Emergency Solutions Grant funds have long supported the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually; support the City's Rapid Re-housing activities; and provide resources to support the Homeless Management Information System (HMIS) as well as data collection and analysis.

In 2017-18, funding will continue to support emergency shelter operations rapid re-housing activities, and the HMIS, but will also support homelessness prevention. The allocation for 2017-18 activity is below.

<b>Activity</b>	<b>Allocation</b>
Emergency Shelter	\$1,603,290
Rapid Re-housing	\$1,145,879
Data Collection/HMIS	\$224,015
Prevention	\$400,000
Administration	\$141,758
<b>Total</b>	<b>\$3,514,942</b>

HUD requires that the City apply for ESG funds through the *Consolidated Plan*. In 2017-18, DHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

In addition to the federal allocation of ESG funding that is awarded to Philadelphia County, the City is also afforded an annual opportunity to compete for ESG funding that is awarded to the Commonwealth and administered by the Department of Community and Economic Development. Homeless Services serves as the local applicant for those funds. In 2016-17, the State awarded Homeless Services a \$320,000 grant to be used for rental assistance for a minimum of 30 households: 15 families and 15 chronically homeless households.

## ■ ESG Matching Requirements

Matching funds are provided by City General Fund dollars.

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## Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care (CoC) Funds have been awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Collaborative Applicant for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. In 2017-18, Philadelphia anticipates receiving approximately \$32.5 million in CoC Program renewal funds to support projects supporting safe haven services, rapid re-housing, transitional and permanent supportive housing, the Homeless Management Information System (HMIS), and CoC Planning. These funds are utilized for activities related to capital costs, leasing, rental assistance, supportive services, operating costs, HMIS, and administrative expenses.

The Continuum of Care renewal process includes a local competitive ranking process that ensures thorough, non-biased review of all projects requesting renewal funding to ensure that they continue to meet a need and to measure performance against national & local standards for: utilization rates, housing stability/ exiting participants to permanent housing , residence prior to entry/participant eligibility, increased participant income, participants connected to mainstream benefits, grant expenditures, and unresolved HUD monitoring issues. Renewal projects must describe their plans to improve performance if not meeting standards. Project ranking for the CoC Consolidated Application is based largely on performance criteria.

Both the City and nonprofit organizations are awarded funding and execute grant agreements directly with HUD for CoC Program-funded projects in renewal status. The City is the direct recipient of CoC Program grant funds for the operating costs and supportive services of Permanent Supportive Housing, HMIS, and CoC Planning. Using those funds, Homeless Services oversees rental assistance projects through contracts with nonprofit sponsors; conducts HQS inspections through an Inspections Unit housed at Homeless Services; and monitors programs.

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## City Bond Financing

City Bond Financing supports business loan programs and other activities.

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## Philadelphia Housing Trust Fund

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In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). The HTF provides a sustainable funding stream for affordable housing by dedicating a portion of document recording fees. Creation of the HTF required state enabling legislation, a City Council ordinance and a Mayor's Executive Order.

The ordinance that created the HTF included specific requirements for the expenditure of funds. Half of the funds are targeted to very low-income families and individuals earning at or below 30 percent of Area Median Income (AMI) and half are targeted to low- and moderate-income households earning between 30 percent and 115 percent of AMI. The HTF also addresses a variety of housing needs with at least half of its funds producing new or substantially rehabilitated homes and the rest supporting housing preservation, home repair and homelessness prevention. An Oversight Board appointed by the Mayor and comprised of public officials and community representatives recommends policies, proposes how funds should be allocated and monitors implementation of the HTF. DHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Consolidated Plan*.

The HTF is expected to raise approximately \$11 million in 2017-18.

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## Commonwealth of Pennsylvania Funds

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Philadelphia will apply for funding in 2017-18 through the DCED Keystone Communities program. Keystone Communities funding includes support for adaptive modifications, façade improvements, commercial corridor support and other programs.

The City also anticipates funding from the Commonwealth for the Weatherization Assistance Program, although exact 2017-18 funding amounts will not be known until a budget for the state fiscal year beginning July 1, 2017, is passed.

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## PHFA Financing, Low-Income Housing Tax Credits

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The Pennsylvania Housing Finance Agency (PHFA) finances the creation of affordable rental housing. PHFA allocates federal Low-Income Housing Tax Credits (LIHTC) to generate private investment equity for rental ventures. Applications for LIHTC are competitive.

PHFA provides mortgages for homebuyers. In addition, PHFA can exercise its authority to provide volume-cap allocations for bond financing to the Philadelphia Redevelopment Authority.

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## **Section 108 Loan Program**

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Under the Section 108 Loan Program, the City is allowed to borrow funds against future CDBG entitlements. Although this activity is expected to be self-sustaining for economic development ventures (as private-developer debt-service payments repay the City for Section 108 Loan obligations), future CDBG entitlements and additional security as required by HUD are used to guarantee all Section 108 loans. Any use of future CDBG funds for economic development projects will reduce CDBG funds allocated to economic development activities in an amount equal to the amount for the years affected.

In 2017-18 no Section 108 loans will be sought for housing development activities. The 2017-18 Section 108 loan for economic development is proposed to support a loan pool to make loans available for commercial and industrial lending throughout the city. The loans will be used to support an array of development needs including but not limited to site acquisition, site preparation, construction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs.

The Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. In the past, the City used the Section 108 Loan Program to provide debt financing for economic development ventures and to support specific affordable housing ventures. Economic development funding was encumbered to DHCD and administered by DHCD, the Commerce Department, or PIDC. The economic development loans were used to support an array of development needs, including acquisition, site preparation, construction, reconstruction, machinery and equipment acquisition, infrastructure improvements and related project costs. Economic development projects funded through the Section 108 Loan Program include Edison Square (701 W. Lehigh), Bakers Centre Shopping Plaza (3413 Fox Street), and the Grays Ferry Education and Wellness Center (1325 S. 33rd St.).

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## **PHA Housing Choice Voucher Program**

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One of the largest sources of federal funds available for housing and community development in the City of Philadelphia is the Housing Choice Voucher Program (HCV) operated by the Philadelphia Housing Authority (PHA). The HCV budget frequently totals more than \$150 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the HCV for other purposes, such as building new affordable housing, and providing training for low-income clients to help them up and out of subsidized housing, as well as for the traditional Housing Choice Voucher rental assistance program. PHA's MTW status has been extended until 2028.

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## Interim Construction Assistance

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The *Consolidated Plan* authorizing ordinance adopted by City Council allows the City to use up to \$20 million for interim construction assistance (“float loans”) provided that security requirements acceptable to the Director of Finance are met. These funds may support eligible activities by providing construction loans to approved projects and by improving the timeliness of payment to developers. Specific projects are identified and funded through *Consolidated Plan* amendments consistent with the City’s amendment policy. In general, float loans are made for a period not to exceed one year.

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## City of Philadelphia General Funds

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Historically, DHCD has received very limited resources from the City’s General Fund, which is local tax dollars that support city services. In 2017-18 DHCD expects to use General Funds in support of vacant land management, settlement assistance, Tangled Title Fund and the Storefront Improvement Program. Homeless Services expects to receive approximately \$48 million in General Funds to support its homeless programs and activities in 2017-18.

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## Annual Operating Costs

The *2017-18 Action Plan* shows budget amounts for Annual Operating Costs of just over \$23 million. Annual Operating Costs include both Program Delivery costs and General Administration costs. Program Delivery costs are personnel and other costs directly related to the carrying out of program activities. These costs are CDBG-eligible as part of the activity being carried out. General Administration costs include program planning, management, coordination, monitoring and evaluation, and public information.

## Resource Comparison 2016-17 and 2017-18 (In Thousands)

	2016-17 Fiscal Year 2017	2017-18 Fiscal Year 2018	Increase (Decrease)
<b>Resources Part I</b>	a		
<b>A. CDBG</b>			
1. Entitlement	38,807	38,807	0
2. Prior Years' Reprogrammed Funds	1,522	1,315	(207)
3. Reprogrammed - Economic Development	278	280	2
4. Program Income			
DHCD	250	250	0
PRA	800	660	(140)
PIDC	7,871	7,258	(613)
<i>Subtotal: CDBG</i>	<i>49,528</i>	<i>48,570</i>	<i>(958)</i>
<b>B. HOME</b>			
1. Federal - Direct Allocation	8,429	8,429	0
<i>Subtotal: HOME</i>	<i>8,429</i>	<i>8,429</i>	<i>0</i>
<b>C. Other Federal</b>			
1. Emergency Solutions Grant	3,515	3,515	0
2. Housing Opportunities for Persons With AIDS (HOPWA)	7,301	7,301	0
3. HOPWA Prior Year's Reprogrammed Funds	1,026	791	(235)
4. American Recovery and Reinvestment Act NSP - Program Income	0	0	0
<i>Subtotal: Other Federal</i>	<i>11,842</i>	<i>11,607</i>	<i>(235)</i>
<b>D. Commonwealth of Pennsylvania</b>			
1. Keystone Communities Program			
(a) Neighborhood Development	300	300	0
(b) Economic Development	275	225	(50)
(c) Elm Street Program	100	100	0
(d) Accessible Housing Program	300	300	0
<i>Subtotal: Commonwealth of PA</i>	<i>975</i>	<i>925</i>	<i>(50)</i>
<b>Subtotal: Resources Part I</b>	<b>70,774</b>	<b>69,531</b>	<b>(1,243)</b>
<b>Resources Part II</b>	a		
<b>E. Other Resources</b>			
1. Bond Proceeds (TNCA)	100	0	(100)
2. Bond Proceeds (BSRP)	0	20,000	20,000
3. City General Funds	6,853	7,365	512
4. Small Business Loan Guarantee Pool (PIDC)	4,800	15,650	10,850
5. Economic Development (Section 108 Loan)	20,000	20,000	0
6. CDC Tax Credits	3,550	3,550	0
7. Housing Trust Fund (HTF)	11,000	11,000	0
HTF-Prior Years' Reprogrammed Funds	0	0	0
<b>Subtotal: Resources Part II</b>	<b>46,303</b>	<b>77,565</b>	<b>31,262</b>
<b>Grand Total Resources</b>	<b>117,077</b>	<b>147,096</b>	<b>30,019</b>

a Resources contained in PART I of the schedule are able to be accessed by the Division of Housing and Community Development by presenting an acceptable application to HUD, DPW and DCED. Resources in PART II are dependent upon the actions of other governmental units and may not be available in 2017-18.

## Schedule A: Economic Development Activities (In Thousands)

**CDBG Fiscal Year 2018**

	CDBG	State	Other	Total
<b>Business Assistance</b>				
Business Loan Programs	2,000		15,650	17,560
Section 108 Loan Program (PIDC)	1,600		20,000	21,600
Technical Assistance to Micro Businesses	950			950
Storefront Improvement Program & Targeted Block Façades			635	635
Business Attraction & Expansion	400			400
<i>Subtotal: Business Assistance</i>	<i>4,950</i>		<i>36,285</i>	<i>41,235</i>
<b>Community-Based Organization Assistance</b>				
PIDC Neighborhood Development Fund	1,000			1,000
Neighborhood Development Grants	845			845
Targeted Corridor Revitalization Management Program	1,398			1,398
Keystone Communities Program		225		225
Community Services for Commercial Corridors			695	695
Capacity-Building Assistance	100			100
CDC Tax Credit Program			3,550	3,550
<i>Subtotal: Community-Based Organization Assistance</i>	<i>3,343</i>	<i>225</i>	<i>4,245</i>	<i>7,813</i>
<b>Employment Services &amp; Training</b>				
YouthBuild Philadelphia	300			300
<i>Subtotal: Employment Services &amp; Training</i>	<i>300</i>			<i>300</i>
<b>Annual Operating Costs</b>				
Commerce/Program Delivery	225			225
PIDC/Program Delivery	804			804
Commerce/General Administration	1,299			1,299
<i>Subtotal: Annual Operating Costs</i>	<i>2,328</i>			<i>2,328</i>
<b>Grand Total: Economic Development</b>	<b>10,921</b>	<b>225</b>	<b>40,530</b>	<b>51,676</b>

**Schedule B: State Resources**  
(In Thousands)

**CDBG Fiscal Year 2018**

	<b>State-DCED</b>
<b>Homeless &amp; Special-Needs Housing</b>	
Adaptive Modifications Program	300
<b>Community Economic Development</b>	
<b>Community-Based Organization Assistance</b>	
Keystone Communities Program/Main Street	225
<b>Community Planning &amp; Capacity Building</b>	
Keystone Communities Program/Elm Street	100
Keystone Communities Program (Neighborhood Development)	300
<b>Grand Total: State Resources</b>	<b>925</b>

## Schedule C: Other Resources

(In Thousands)

### CDBG Fiscal Year 2018

	BSRP Bond Proceeds	General Fund	Emergency Solutions	Other Private	Section 108	Total
<b>Housing Preservation</b>						
<b>Housing Counseling</b>						
Settlement Assistance Grants		100				100
Vacancy Prevention Activities		30				30
<b>Emergency Repairs, Preservation &amp; Weatherization</b>						
Weatherization & Basic Systems Repair Program - Tier 2	16,000					16,000
<b>Homeless &amp; Special-Needs Housing</b>						
Emergency Solutions Grant			3,515			3,515
Adaptive Modifications Program	3,000					3,000
<b>Vacant Land Management &amp; Community Improvement</b>						
Vacant Land Management		2,390				2,390
<b>Community Economic Development</b>						
<b>Business Assistance</b>						
Business Loan Programs				15,650		15,650
Section 108 Loan Program (PIDC)					20,000	20,000
Storefront Improvement Program & Targeted Block Façades		635				635
<b>Community-Economic Development by CDCs</b>						
Community Services for Commercial Corrdors		675				675
CDC Tax Credit Program	1,000					1,000
<b>Grand Total: Other Resources</b>	<b>20,000</b>	<b>3,830</b>	<b>3,515</b>	<b>19,200</b>	<b>5,000</b>	<b>51,545</b>

## Schedule D: Housing Trust Fund Resources (In Thousands)

CDBG Fiscal Year 2018

	HTF Total
<b>Affordable Housing Production</b>	
<b>Affordable Rental Housing</b>	
Neighborhood-Based Rental Production	4,160
<b>Housing Preservation</b>	
Housing Counseling Urban Affairs Coalition	60
<b>Emergency Repairs, Preservation, Weatherization</b>	
Heater Hotline - PHDC/ECA	1,000
Weatherization & Basic Systems Repair Program - Tier 2	551
Targeted Preservation	559
Utility Emergency Services Fund	1,070
<b>Homeless &amp; Special-Needs Housing</b>	
Adaptive Modifications Program	1,355
Homelessness Prevention Program	595
<b>Annual Operating Costs</b>	
<b>Program Delivery</b>	
PHDC	109
PRA	1,118
<b>General Administration</b>	
DHCD	275
PHDC	148
<b>Grand Total: HTF Resources</b>	<b>11,000</b>

**Schedule E: CDBG Administrative Cost Limitation**  
(In Thousands)

**CDBG Fiscal Year 2018**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	38,807	
Projected Program Income	8,168	
<b>Total: Resource Base</b>	<b>46,975</b>	
<b>B. Administrative Limitation (20%)</b>		<b>9,395</b>
<b>C. Administrative Budget</b>		
<b>Housing Agencies</b>		
DHCD	4,675	
PHDC	1,330	
PRA	942	
Support Services & Project Planning	85	
<b>Economic Development</b>		
Commerce	1,299	
Nonprofit Subrecipients	100	
<b>General Service Departments</b>		
Law	323	
City Planning	304	
Phila Commission on Human Relations	75	
<b>Total: Administrative Budget</b>		<b>9,133</b>
<b>D. Administrative Allowance (B-C)</b>		<b>262</b>

**Schedule F: CDBG Community Economic Development by CDCs**  
(Pursuant to Council Bill #000716)  
(In Thousands)

**CDBG Fiscal Year 2018**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	38,807	
Projected Program Income	8,168	
<b>Total: Resource Base</b>	<b>46,975</b>	
<b>B. CDC Economic Development Requirement (5%)</b>		<b>2,349</b>
<b>C. CDC Economic Development Budget</b>		
<b>Community-Based Organization Assistance</b>		
PIDC Neighborhood Development Fund	1,000	
Neighborhood Development Grants	1,000	
Targeted Corridor Revitalization Management Program	1,398	
Capacity-Building Assistance for CDCs	100	
<i>Subtotal: Community-Based Organization Assistance</i>	<i>3,498</i>	
<b>Total: CDC Community Economic Development</b>		<b>3,498</b>
<b>D. Amount In Excess of Requirement (C-B)</b>		<b>1,149</b>

**Schedule G: CDBG Public Service Cap**  
(In Thousands)

**CDBG Fiscal Year 2018**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	38,807	
Projected Year 41 Program Income	8,415	
<b>Total: Resource Base</b>	<b>47,222</b>	
<b>B. Public Service Cap (15%)</b>		<b>7,083</b>
<b>C. Public Service</b>		
Housing Counseling and Foreclosure Prevention	5,244	
Vacancy Prevention Activities	160	
Earned Income Tax Credit	48	
Energy Coordinating Agency (ECA)	522	
YouthBuild Philadelphia	300	
<i>Subtotal: Public Service</i>	<i>6,274</i>	
<b>Total: Public Service</b>		<b>6,274</b>
<b>D. Public Service Allowance (B-C)</b>		<b>809</b>

**Schedule H: ESG Street Outreach & Emergency Shelter Cap**  
(In Thousands)

**CDBG Fiscal Year 2018**

	ESG	
<b>A. Resource Base</b>		
ESG Entitlement	3,515	
<b>Total: Resource Base</b>	<b>3,515</b>	
<b>B. Street Outreach &amp; Emergency Shelter Cap (60%)</b>		<b>2,109</b>
<b>C. Street Outreach &amp; Emergency Shelter</b>		
Street Outreach	0	
Emergency Shelter	1,603	
<i>Subtotal: Street Outreach and Emergency Shelter</i>	<i>1,603</i>	
<b>Total: Street Outreach &amp; Emergency Shelter</b>		<b>1,603</b>
<b>D. Street Outreach &amp; Emergency Shelter Allowance (B-C)</b>		<b>506</b>

# Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

	2016-17 - Fiscal Year 2017							2017-18 - Fiscal Year 2018								
	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total
<b>Affordable Housing Production</b>																
<b>A. Affordable Rental Housing</b>																
1. Neighborhood-Based Rental Production		4,092			4,779			8,871	619	4,092			4,160			8,871
2. Development Financing for Homeless & Special-Needs Housing		1,500						1,500		1,500						1,500
3. Neighborhood-Based Rental Preservation						0		0	1,500							1,500
<b>Total: Affordable Housing Production</b>	<b>0</b>	<b>5,592</b>	<b>0</b>	<b>0</b>	<b>4,779</b>	<b>0</b>	<b>0</b>	<b>10,371</b>	<b>2,119</b>	<b>5,592</b>	<b>0</b>	<b>0</b>	<b>4,160</b>	<b>0</b>	<b>0</b>	<b>11,871</b>
<b>Housing Preservation</b>																
<b>A. Housing Counseling</b>																
1. Settlement Assistance Grants							100	100							100	100
2. Housing Counseling & Foreclosure Prevention	5,144							5,144	5,244							5,244
3. Tangled Title	100						30	130	100						30	130
4. UAC-Employer Assisted Housing	60							60					60			60
5. Earned Income Tax Credit (EITC)	48							48	48							48
<b>Subtotal: Housing Counseling</b>	<b>5,352</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>	<b>5,482</b>	<b>5,392</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>130</b>	<b>5,582</b>
<b>B. Emergency Repairs, Preservation &amp; Weatherization</b>																
1. Heater Hotline - PHDC/ECA					1,000			1,000					1,000			1,000
2a. Weatherization & Basic Systems Repair - Tier 2	10,385				551			10,936	8,385				551		16,000	24,936
2b. Basic Systems Repair - Targeted Preservation	559							559					559			559
3. Utility Emergency Services Fund					1,070			1,070					1,070			1,070
4. Energy Coordinating Agency	522							522	522							522
<b>Subtotal: Emergency Repairs, Preservation &amp; Weatherization</b>	<b>11,466</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,621</b>	<b>0</b>	<b>0</b>	<b>14,087</b>	<b>8,907</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,180</b>	<b>0</b>	<b>16,000</b>	<b>28,087</b>
<b>Total: Housing Preservation</b>	<b>16,818</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,621</b>	<b>0</b>	<b>130</b>	<b>19,569</b>	<b>14,299</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,240</b>	<b>0</b>	<b>16,130</b>	<b>33,669</b>
<b>Homeless &amp; Special Needs Housing</b>																
<b>A. Emergency Solutions Grant</b>																
						3,515		3,515						3,515		7,030
<b>Total: Emergency Solutions Grant</b>						<b>3,515</b>		<b>3,515</b>						<b>3,515</b>		<b>7,030</b>
<b>B. Rental Assistance</b>																
	108	2,033						2,141	108	2,033						2,141
<b>Total: Rental Assistance</b>	<b>108</b>	<b>2,033</b>						<b>2,141</b>	<b>108</b>	<b>2,033</b>						<b>2,141</b>
<b>C. HOPWA (Including Rental Assistance)</b>																
			8,114					8,114			7,879					7,879
<b>Total: HOPWA (Including Rental Assistance)</b>			<b>8,114</b>					<b>8,114</b>			<b>7,879</b>					<b>7,879</b>
<b>D. Adaptive Modifications Program</b>																
			300	1,355				1,655				300	1,355		3,000	4,655
<b>Total: Adaptive Modifications Program</b>			<b>300</b>	<b>1,355</b>				<b>1,655</b>				<b>300</b>	<b>1,355</b>		<b>3,000</b>	<b>4,655</b>
<b>E. Homelessness Prevention Program</b>																
				595				595					595			595
<b>Total: Homelessness Prevention Program</b>				<b>595</b>				<b>595</b>					<b>595</b>			<b>595</b>
<b>Total: Homeless &amp; Special-Needs Housing</b>																
	108	2,033	8,114	300	1,950	3,515	3,515	19,535	108	2,033	7,879	300	1,950	3,515	6,515	22,300
<b>Total: Homeless &amp; Special-Needs Housing</b>	<b>108</b>	<b>2,033</b>	<b>8,114</b>	<b>300</b>	<b>1,950</b>	<b>3,515</b>	<b>3,515</b>	<b>19,535</b>	<b>108</b>	<b>2,033</b>	<b>7,879</b>	<b>300</b>	<b>1,950</b>	<b>3,515</b>	<b>6,515</b>	<b>22,300</b>

# Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

	2016-17 - Fiscal Year 2017							2017-18 - Fiscal Year 2018								
	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total
<b>Vacant Land Management</b>																
A. Vacant Land Management	727	0	0	0	0	0	2,390	3,117	727						2,390	3,117
<b>Total: Vacant Land Management</b>	<b>727</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,390</b>	<b>3,117</b>	<b>727</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,390</b>	<b>3,117</b>
<b>Community Economic Development</b>																
<b>A. Business Assistance</b>																
1. Business Loan Programs	1,000						4,800	5,800	2,000						15,650	17,650
2. Section 108 Loan Program (PIDC)	1,600						20,000	21,600	1,600						20,000	21,600
3. Technical Assistance to Micro Businesses	850							850	950							950
4. Storefront Improvement Program & Targeted Block Façades							635	635							635	635
5. Business Attraction and Expansion	400							400	400							400
<b>Subtotal: Business Assistance</b>	<b>3,850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,435</b>	<b>29,285</b>	<b>4,950</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36,285</b>	<b>41,235</b>
<b>B. Community-Based Organization Assistance</b>																
1. PIDC Neighborhood Development Fund	2,000							2,000	1,000							1,000
2. Neighborhood Development Grants	696							696	845							845
3. Targeted Corridor Revitalization Mgt. Program	1,235							1,235	1,398							1,398
4. Keystone Communities Program/Main Street				275				275			225					225
5. Public Services for Commercial Corridors	412						283	695							695	695
6. Capacity-Building Assistance	100							100	100							100
7. CDC Tax Credits							3,550	3,550							3,550	3,550
<b>Subtotal: Community-Based Organization Assistance</b>	<b>4,443</b>	<b>0</b>	<b>0</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>3,833</b>	<b>8,551</b>	<b>3,343</b>	<b>0</b>	<b>225</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,245</b>	<b>7,813</b>
<b>C. Employment Services &amp; Training</b>																
1. YouthBuild Philadelphia	300							300	300							300
<b>Subtotal: Employment Services &amp; Training</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>
<b>Total: Community Economic Development</b>	<b>8,593</b>	<b>0</b>	<b>0</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>29,268</b>	<b>38,136</b>	<b>8,593</b>	<b>0</b>	<b>225</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,530</b>	<b>49,348</b>

# Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

	2016-17 - Fiscal Year 2017										2017-18 - Fiscal Year 2018					
	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total
<b>Community Planning &amp; Capacity Building</b>																
A. Neighborhood Advisory Committees	1,440							1,440	1,440							1,440
B. Capacity-Building Assistance																
1. Community Design Collaborative	50							50	50							50
2. PACDC	35							35	35							35
C. Keystone Communities Program/Elm Street				100				100				100				100
D. Keystone Communities Program (Neighborhood Development)				300				300				300				300
<b>Total: Community Planning &amp; Capacity Building</b>	<b>1,525</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,925</b>	<b>1,525</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,925</b>
<b>Section 108 Loan Principal &amp; Interest Repayments</b>																
A. Year 25	1,203							1,203	0							0
<b>Total: Section 108 Loan Principal &amp; Interest Repayment</b>	<b>1,203</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,203</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

	2016-17 - Fiscal Year 2017							2017-18 - Fiscal Year 2018								
	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	ESG	Other	Total
<b>Annual Operating Costs</b>																
<b>A. Program Delivery</b>																
1. DHCD	239							239	239							239
2. PHDC	4,475				109			4,584	6,475				109		1,000	7,584
3. RDA	5,203				1,118			6,321	3,453				1,118			4,571
4. Commerce	233							233	225							225
5. PIDC	669							669	804							804
6. L&I	809							809	809							809
7. City Planning	227							227	246							246
<i>Subtotal: Program Delivery</i>	<i>11,855</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,227</i>	<i>0</i>	<i>0</i>	<i>13,082</i>	<i>12,251</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,227</i>	<i>0</i>	<i>1,000</i>	<i>14,478</i>
<b>B. General Administration</b>																
1. DHCD	4,675	244	213		275			5,407	4,675	244	213		275			5,407
2. PHDC	1,330				148			1,478	1,330				148			1,478
3. RDA	942	560						1,502	942	560						1,502
4. Commerce	1,246							1,246	1,299							1,299
5. Law	243							243	323							323
6. City Planning	263							263	304							304
7. Philadelphia Commission on Human Relations								0	75							75
<i>Subtotal: General Administration</i>	<i>8,699</i>	<i>804</i>	<i>213</i>	<i>0</i>	<i>423</i>	<i>0</i>	<i>0</i>	<i>10,139</i>	<i>8,948</i>	<i>804</i>	<i>213</i>	<i>0</i>	<i>423</i>	<i>0</i>	<i>0</i>	<i>10,388</i>
<b>Total: Annual Operating Costs</b>	<b>20,554</b>	<b>804</b>	<b>213</b>	<b>0</b>	<b>1,650</b>	<b>0</b>	<b>0</b>	<b>23,221</b>	<b>21,199</b>	<b>804</b>	<b>213</b>	<b>0</b>	<b>1,650</b>	<b>0</b>	<b>1,000</b>	<b>24,866</b>
<b>Grand Total Program Activities</b>																
	49,528	8,429	8,327	975	11,000	3,515	35,303	117,077	48,570	8,429	8,092	925	11,000	3,515	66,565	147,096
<b>Resource Allocation</b>																
	49,528	8,429	8,327	975	11,000	3,515	35,303	117,077	48,570	8,429	8,092	925	11,000	3,515	66,565	147,096

# AP-20 Annual Goals and Objectives

## Table 75: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Create Affordable Rental and Homeowner Housing Opportunities	2017	2018	Affordable Housing	Philadelphia	Renter Homeowner Homeless Special Needs	HOME: \$5,592,058 HTF: \$4,839,000 Other: \$100,000	Rental Projects: 420 units Homeless/Special Needs Rental: 110 units Homebuyer Settlement Assistance: 200 HH
Preserve Affordable Rental and Homeowner Housing Prevention	2017	2018	Affordable Housing	Philadelphia	Renter Homeowner Non-Homeless Special Needs	CDBG: \$17,854,266 HTF: \$551,000 Other: \$30,000	Housing Counseling Services: 11,250 HH Tangled Title Services: 150 HH BSRP home repairs: 2,400 HH Rental Preservation: 100 units
Reduce Homelessness and Expand Special Needs Housing	2017	2018	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia	Renter Homeless Non-Homeless Special Needs	CDBG: \$108,000 HTF: \$3,020,000 HOME: \$2,033,000 ESG: \$3,515,000 HOPWA: \$8,326,870 State: \$30,000 Other: \$3,515,000	ESG programs: 1,000 HH TBRA/Rapid Re-housing: 330 HH Homeless Prevention: 100 HH Adaptive Modifications Program: 400 HH TBRA - HIV persons: 700 HH UESF utility payments: 2,100 HH
Address Economic, Education and Income Needs of People and Communities	2017	2018	Affordable Housing Non-Housing Community Development	Philadelphia	Renter Homeowner Neighborhood Needs	CDBG: \$8,492,000 Other: \$11,130,000	EITC: 1,000 HH Business Loans/Grants/TA: 246 Businesses Neighborhood Development Fund/ Grants: 150,000 Persons SIP/TCMP/Corridor Services: 1,350,000 Persons Youthbuild Job Training: 75 Persons CDC Capacity Bldg: 5 organizations
Foster Open Access to All Housing and Community Resources and Programs	2017	2018	Affordable Housing Non-Housing Community Development	Philadelphia	Renter Homeowner Neighborhood Needs	CDBG: \$2,047,000	NAC program: 550,000 Persons PACDC and Community Design Collaborative: 20 groups NEC workshops: 40,000 HH
Strengthen Community Assets and Manage Vacant Land	2017	2018	Non-Housing Community Development	Philadelphia	Renter Homeowner Neighborhood Needs	CDBG: \$727,000 Other: \$11,950,000	PHS LandCare: 120,000 HH PHS Improved/Sustainable public spaces: 50,000 HH
Promote Fair Housing and Access to Opportunity	2017	2018	Affordable Housing Non-Housing Community Development	Philadelphia	Renter Homeowner Non-Homeless Special Needs Neighborhood Needs	CDBG: \$75,000	Fair housing outreach, training, AFFH Stakeholder convening: 4 sessions

**Estimated number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

# AP-35 Projects

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## Introduction

The City of Philadelphia uses its Community Development Block Grant and other available federal, state and local funds to develop and preserve affordable rental and homeownership housing, to expand opportunities for those facing homelessness or with special needs, to ensure the availability of housing services and programs, and address the educational, economic and income needs of its residents. Some of the initiatives to achieve those goals are targeted toward communities that meet CDBG eligibility guidelines in that their populations are at least 51 percent low- and moderate-income persons. The census tracts that meet that eligibility guideline are identified on the map on page 237. These area-wide activities, such as Neighborhood Advisory Committees, benefit all residents of eligible census tracts.

Other activities benefit individuals rather than entire areas. For example, neighborhood-based rental units or PHDC's home improvement programs (see map page 249) are available to any household that meets income criteria. As depicted in the maps, these programs have benefited income-eligible households in every section of the city.

The City's housing and community development programs are intended to complement each other. Foreclosure prevention, vacant land management and commercial corridor improvements all serve to combat blight. Neighborhood Advisory Committees alert residents to their potential eligibility for home repair and other programs. The City's projects, listed here individually, are in fact a holistic response to resident and neighborhood needs.

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## Reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Philadelphia made FY 2018 allocations based on the priorities set forth in the 2016 Assessment of Fair Housing (AFH), the Five Year *Consolidated Plan* (2018-22), the Continuum of Care, and ongoing resident and stakeholder engagement. As noted throughout the Needs Assessment, Market Analysis and Strategic Plan, the growing gap between household income and housing cost has created an overwhelming need for affordable housing units. As a result, tens of thousands of low-income residents have been waiting for subsidized housing for more than a decade. Creating new and preserving existing affordable housing for low-income, homeless and special needs residents is a high priority. Additional allocations were made to advance the 2016 AFH and *Consolidated Plan* priority goals.

One of the most significant obstacles to addressing priority needs is the lack resources. The City is committed to working with its partners to leverage all available resources and to identify new resources for housing and community development projects and programs. Over the next five years, the City will continue to engage residents and stakeholders; the AFFH Stakeholder group, and the CoC to ensure future allocations are aligned to meet needs.

**Table 76: Projects**

#	Project Name
1	Neighborhood-Based Rental Production
2	Homeless and Special-Needs Housing
3	Homeowner Settlement Assistance
4	Housing Counseling and Foreclosure Prevention
5	Vacancy Prevention Activities
6	Basic Systems Repair Program
7	Neighborhood-Based Rental Housing Preservation
8	Emergency Solutions Grant (ESG)
9	Rental Assistance/Homeless
10	HOPWA Program
11	Utility Emergency Services Fund (UESF)
12	Adaptive Modifications Program (AMP)
13	Homelessness Prevention Program
14	Energy Coordinating Agency
15	Neighborhood Services
16	Community Design Collaborative
17	Philadelphia Association of CDCs (PACDC)
18	Earned Income Tax Credit Program
19	Business Loan Programs
20	Section 108 Loan Program (PIDC)
21	Technical Assistance to Micro Businesses
22	Storefront Improvement Program and Targeted Block Façades
23	Targeted Neighborhood Business Attraction and Expansion
24	PIDC Neighborhood Development Fund
25	Neighborhood Development Grants
26	Targeted Corridor Revitalization Management Program (TCMP)
27	Community Services for Commercial Corridors
28	Capacity Building for CDCs
29	YouthBuild Philadelphia
30	Pennsylvania Horticultural Society (PHS) Vacant Land Management
31	Pennsylvania Horticultural Society (PHS) Philadelphia Green Program
32	Fair Housing Education and Outreach

# AP-38 Projects Summary

**Table 77: Project Summary Information**

1	Project Name	Neighborhood-Based Rental Production
	Target Area	Philadelphia
	Goals Supported	Create Affordable Homeowner and Rental Housing Opportunities
	Needs Addressed	Rental Housing
	Funding	HOME: \$4,092,058 HTF: \$4,779,000
	Description	The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	420 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits.



2	<b>Project Name</b>	<b>Homeless and Special-Needs Housing Production</b>
	Target Area	Philadelphia
	Goals Supported	Create Affordable Homeowner and Rental Housing Opportunities
	Needs Addressed	Rental Housing, Homeless and Non-Homeless Special Needs
	Funding	HOME: \$1,500,000
	Description	The City will fund the development of permanent housing for the homeless, persons with substance abuse, persons with an intellectual disability, persons with HIV or AIDS and disabled persons. These projects will be selected through the Affordable Rental projects seeking Low-Income Housing Tax Credits RFP.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	110 Low/Moderate Income
	Location Description	Citywide
	Planned Activities	The City will fund the development of permanent housing for the homeless, persons with substance abuse, persons with an intellectual disability, persons with HIV or AIDS and disabled persons. These projects will be selected through the Affordable Rental projects seeking Low-Income Housing Tax Credits RFP.



<b>3</b>	<b>Project Name</b>	<b>Homeowner Settlement Assistance</b>
	Target Area	Philadelphia
	Goals Supported	Create Affordable Homeowner and Rental Housing Opportunities
	Needs Addressed	Owner-Occupied Housing for low, moderate and middle income HH
	Funding	HTF: \$60,000 Other: \$100,000
	Description	UAC will work with PHFA to design and launch the Employer Assisted Housing Program in FY 2018 and the number of participants will be determined. City supported housing counseling agencies will provide up to \$500 in settlement for income-eligible homebuyers upon successful completion of prepurchase housing counseling
	Estimate the number and type of families that will benefit from the proposed activities	200 HH up to 80% AMI served by City's Settlement Assistance Number of HH served by UAC Employer Assisted Housing Program TBD.
	Target Date	6/30/2018
	Location Description	Citywide
Planned Activities	UAC will work with PHFA to design and launch the Employer Assisted Housing Program in FY 2018 and the number of participants will be determined. City supported housing counseling agencies will provide up to \$500 in settlement for income-eligible homebuyers upon successful completion of prepurchase housing counseling	

4	<b>Project Name</b>	<b>Housing Counseling and Foreclosure Prevention</b>
	Target Area	Philadelphia
	Goals Supported	Preserve Affordable Homeowner and Rental Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$5,144,000
	Description	The City will fund housing counseling agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	11,250 very low-, low- to moderate-income households.
	Location Description	Citywide - see map on page 246.
	Planned Activities	The City will fund housing counseling agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).



5	<b>Project Name</b>	<b>Vacancy Prevention Activities</b>
	Target Area	Philadelphia
	Goals Supported	Preserve Affordable Homeowner and Rental Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000 Other: \$30,000
	Description	Philadelphia VIP will provide housing counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	Philadelphia VIP will provide housing counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
6	<b>Project Name</b>	<b>Basic Systems Repair Program/Targeted (BSRP)</b>
	Target Area	Philadelphia
	Goals Supported	Preserve Affordable Homeowner and Rental Housing
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$10,944,206 HTF: \$551,000
	Description	The City will provide funding to correct systems emergencies and make code-related repairs to income-eligible homeowners who may receive up to \$18,000 worth of rehabilitation assistance to their homes.*  * The average cost of repairs is \$10,000. Approximately 3,750 homeowners are on the BSRP waiting list.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2,400 Housing Units occupied by very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will provide funding to correct systems emergencies and make code-related repairs to income-eligible homeowners who may receive up to \$18,000 worth of rehabilitation assistance to their homes.*  * The average cost of repairs is \$10,000. Approximately 3,750 homeowners are on the BSRP waiting list.

7	<b>Project Name</b>	<b>Neighborhood-Based Rental Housing Preservation</b>
	Target Area	Philadelphia
	Goals Supported	Preserve Affordable Homeowner and Rental Housing
	Needs Addressed	Affordable Housing, Homeless Housing
	Funding	CDBG: \$1,500,000
	Description	Many rental tax projects approaching 15-year compliance period require funding to complete capital improvements required to remain in operation and preserve much-needed affordable units.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City and PHA will Issue a rental preservation RFP and will select developers to reserve funding to make capital improvements to existing affordable rental projects
8	<b>Project Name</b>	<b>Emergency Solutions Grant (ESG)</b>
	Target Area	Philadelphia
	Goals Supported	Reduce Homelessness and Expand Special-Needs Housing
	Needs Addressed	Homeless Housing and Special-Needs Housing
	Funding	ESG: \$3,514,942 Other: \$3,514,942
	Description	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for both homelessness prevention and Rapid Rehousing purposes, and HMIS data collection. The "Other" funding is the required match, to be provided with City General Funds.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	At least 2,600 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for both homelessness prevention and Rapid Rehousing purposes, and HMIS data collection. The "Other" funding is the required match, to be provided with City General Funds.

9	<b>Project Name</b>	<b>Rental Assistance/Homeless</b>
	Target Area	Philadelphia
	Goals Supported	Reduce Homelessness and Expand Special-Needs Housing
	Needs Addressed	Special Needs Non-Homeless and Homeless Housing
	Funding	CDBG: \$108,000 HOME: \$2,033,000
	Description	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly rehouse households experiencing homelessness.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	At least 300 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly rehouse households experiencing homelessness.
10	<b>Project Name</b>	<b>HOPWA Program</b>
	Target Area	Philadelphia
	Goals Supported	Reduce Homelessness and Expand Special-Needs Housing
	Needs Addressed	Non-Homeless Special Needs Housing
	Funding	HOPWA: \$8,326,870
	Description	HOPWA funding will be provided for rental assistance, information and referral, emergency payments to prevent homelessness, operating costs for facilities, support services, job training and administrative costs of project sponsors. These activities will be carried out through nonprofit organizations. (These projects are listed individually below.)
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	700 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	HOPWA funding will be provided for rental assistance, information and referral, emergency payments to prevent homelessness, operating costs for facilities, support services, job training and administrative costs of project sponsors. These activities will be carried out through nonprofit organizations. (These projects are listed individually below.)

11	<b>Project Name</b>	<b>Utility Emergency Services Fund (UESF)</b>
	Target Area	Philadelphia
	Goals Supported	Reduce Homelessness and Expand Special-Needs Housing
	Needs Addressed	Utility Assistance
	Funding	HTF: \$1,070,000
	Description	The City will provide emergency grants to assist low-income families through UESF.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2,100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide emergency grants to assist low-income families through UESF.
12	<b>Project Name</b>	<b>Adaptive Modifications Program (AMP)</b>
	Target Area	Philadelphia
	Goals Supported	Reduce Homelessness and Expand Special-Needs Housing
	Needs Addressed	Special Needs Non-Homeless
	Funding	HTF: \$1,355,000 State: \$300,000
	Description	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities.*  *The average cost of repairs is \$14,000. Approximately 470 people are on the AMP waiting list.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	400 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities.*  *The average cost of repairs is \$14,000. Approximately 470 people are on the AMP waiting list.



13	<b>Project Name</b>	<b>Homelessness Prevention Program</b>
	Target Area	Philadelphia
	Goals Supported	Reduce Homelessness and Expand Special-Needs Housing
	Needs Addressed	Affordable Housing, Homeless Housing
	Funding	HTF: \$595,000
	Description	Homeless Services will provide Housing Retention (homelessness prevention) services to individuals and families to assist them to maintain or move into stable, permanent housing.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	At least 100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Homeless Services will provide Housing Retention (homelessness prevention) services to individuals and families to assist them to maintain or move into stable, permanent housing. In 2017-18, these services will include rental assistance and utility assistance.
14	<b>Project Name</b>	<b>Energy Coordinating Agency</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Public Services
	Funding	CDBG: \$522,000
	Description	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and fuel assistance services, information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	8,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide - see map on page 247.
	Planned Activities	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and fuel assistance services, information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

15	<b>Project Name</b>	<b>Neighborhood Services</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Resident Participation, Access to Services
	Funding	CDBG: \$1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, resident participation and neighborhood planning.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide - see map on page 248.
	Planned Activities	The City will fund the Neighborhood Advisory Committees (NACs) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
16	<b>Project Name</b>	<b>Community Design Collaborative</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Planning and Administrative Needs
	Funding	CDBG: \$50,000
	Description	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 neighborhood-based organizations serving low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.

17	<b>Project Name</b>	<b>Philadelphia Association of CDCs (PACDC)</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Planning and Administrative Needs
	Funding	CDBG: \$35,000
	Description	The City will fund PACDC to provide technical assistance to at least 10 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 community development corporations serving low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PACDC to provide technical assistance to at least 10 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.
18	<b>Project Name</b>	<b>Earned Income Tax Credit Program</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Lack of income
	Funding	CDBG: \$48,000
	Description	The City will support financial literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	1,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

19	<b>Project Name</b>	<b>Business Loan Programs</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Create and retain jobs, increase goods and services
	Funding	CDBG: \$2,000,000 Other: \$4,800,000
	Description	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	40 loans will be provided to businesses in very low-, low- to moderate-income areas.
	Location Description	Citywide
	Planned Activities	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.

20	<b>Project Name</b>	<b>Section 108 Loan Program (PIDC)</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Create and retain jobs, increase goods and services
	Funding	CDBG: \$1,600,000 Other: \$20,000,000
	Description	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

21	<b>Project Name</b>	<b>Technical Assistance to Micro Businesses</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Create and retain jobs, increase goods and services
	Funding	CDBG: \$950,000
	Description	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses that provides goods and/or services in low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will procure services from several nonprofit organizations to provide technical assistance to new and existing micro businesses. There will be increased coordination between these activities and neighborhood commercial area assistance.

22	<b>Project Name</b>	<b>Storefront Improvement Program and Targeted Block Façades</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Neighborhood Commercial Corridor Improvement and Training
	Funding	Other: \$635,000
	Description	The City will use City General Funds to make grants to businesses located in Targeted Neighborhood Commercial Areas (TNCAs). The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around TNCAs, or as deemed appropriate to the City’s economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	200,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will use City General Funds to make grants to businesses located in Targeted Neighborhood Commercial Areas (TNCAs). The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around TNCAs, or as deemed appropriate to the City’s economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.

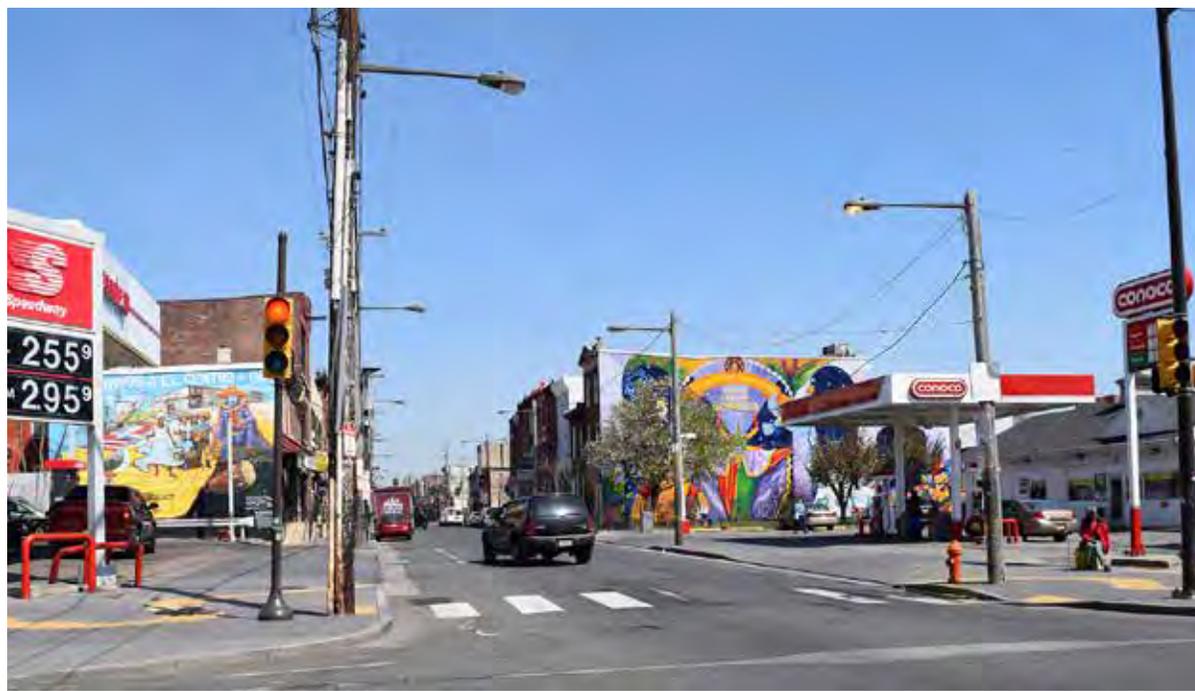


23	<b>Project Name</b>	<b>Targeted Neighborhood Business Attraction and Expansion</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Commercial Corridor Improvements, Create/Retain Jobs, Increase Goods and Services
	Funding	CDBG: \$400,000
	Description	The City will assist business attraction and expansion activities in TNCAs through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 businesses that provide goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people will benefit.
	Location Description	Citywide
	Planned Activities	The City will assist business attraction and expansion activities in TNCAs through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.

24	<b>Project Name</b>	<b>PIDC Neighborhood Development Fund</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Economic Growth and Community Improvement
	Funding	CDBG: \$1,000,000
	Description	The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100,000 people living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.

25	<b>Project Name</b>	<b>Neighborhood Development Grants</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Economic Growth and Community Improvement
	Funding	CDBG: \$1,000,000
	Description	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Planing and predevelopment grants of up to \$50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of \$300,000-\$500,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50,000 people living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Planing and predevelopment grants of up to \$50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of \$300,000-\$500,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund.

26	<b>Project Name</b>	<b>Targeted Corridor Revitalization Management Program (TCMP)</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Commercial Corridor Improvements, Create/Retain Jobs, Increase Goods and Services
	Funding	CDBG: \$1,398,000
	Description	The City will undertake TCMP activities. The range of activities under TCMP will include, but not be limited to: making commercial corridors more welcoming and viable through revitalization and elimination of blight; increasing availability of jobs and retail goods and services through business development and retention; and strengthening businesses through marketing, technical assistance and financing. These activities will be carried out primarily by Community-Based Development Organizations (CBDOs).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will support CBDOs that are engaged in outcomes-based community economic development, business assistance and business association support activities.



<b>Commerce Department Program Allocations for 2017-18</b>			
<b>Organization</b>	<b>Public Services in Commercial Corridors</b>	<b>Targeted Corridor Management</b>	<b>Business Technical Assistance Program</b>
ACHIEVEability	\$30,000	\$75,000	
African Cultural Alliance of North America (ACANA)	\$35,000	\$175,000	
Allegheny West Foundation (AWF)	\$30,000	\$75,000	
Called To Serve	\$30,000		
Diversified Community Services	\$25,000		
Enterprise Center CDC	\$50,000	\$87,500	\$125,000
Fairmount	\$30,000		
FINANTA			\$125,000
Frankford CDC	\$50,000	\$135,000	
Germantown United CDC		\$75,000	
HACE	\$50,000	\$125,000	
Impact CDC	\$50,000	\$75,000	
Korean Community Development Services Center	\$57,000	\$150,000	
New Kensington CDC	\$100,000	\$200,000	
Newbold CDC	\$25,000		
Nueva Esperanza Housing and Economic Development Corporation	\$35,000	\$75,000	
People's Emergency Center CDC	\$40,000	\$75,000	
Philadelphia Chinatown Development Corporation	\$56,000		
SCORE			\$75,000
Southwest CDC	\$35,000		
Tacony CDC		\$75,000	
Urban Affairs Coalition/Entrepreneur Works			\$125,000
Urban League of Philadelphia			\$50,000
Village of Arts and Humanities	\$33,000		
Welcoming Center for New Pennsylvanians (WCNP)			\$137,500
Women's Opportunity Resource Center (WORC)			\$100,000

27	<b>Project Name</b>	<b>Community Services for Commercial Corridors</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Economic Growth and Community Improvement
	Funding	Other: \$695,000
	Description	The City will fund Neighborhood-Based Organizations (NBOs) to support Business Improvement Districts and other community-based organizations that provide community services such as sidewalk cleaning, public safety services and neighborhood improvements.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	600,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund Neighborhood-Based Organizations (NBOs) to support Business Improvement Districts and other community-based organizations that provide community services such as sidewalk cleaning, public safety services and neighborhood improvements.
28	<b>Project Name</b>	<b>Capacity Building for CDCs</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Commercial Corridor Improvements
	Funding	CDBG: \$100,000
	Description	The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management and board and organizational development.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5 organizations working in neighborhoods serving low- to moderate-income persons will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management and board and organizational development.



29	<b>Project Name</b>	<b>YouthBuild Philadelphia</b>
	Target Area	Philadelphia
	Goals Supported	Address Economic, Education and Income Needs of People and Communities
	Needs Addressed	Public Services , Educational Attainment, Job Readiness
	Funding	CDBG: \$300,000
	Description	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	75 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

30	<b>Project Name</b>	<b>Pennsylvania Horticultural Society (PHS)</b>
	Target Area	Philadelphia
	Goals Supported	Strengthen Community Assets and Manage Vacant Land
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$580,275 Other: \$2,390,000
	Description	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Garden Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low- to moderate-income residents.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	120,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Garden Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low- to moderate-income residents.



31	<b>Project Name</b>	<b>Pennsylvania Horticultural Society (PHS)</b>
	Target Area	Philadelphia
	Goals Supported	Strengthen Community Assets and Manage Vacant Land
	Needs Addressed	Nonprofit capacity building
	Funding	CDBG: \$146,725
	Description	PHS shall provide nonprofit capacity building services to selected nonprofits to support community-led projects that create sustainable public spaces in low- and moderate-income areas.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide

32	<b>Project Name</b>	<b>Fair Housing Education and Outreach</b>
	Target Area	Philadelphia
	Goals Supported	Promote Fair Housing and Access to Opportunity
	Needs Addressed	Fair Housing and Access to Opportunities
	Funding	CDBG: \$75,000
	Description	Funding will enable the Philadelphia Commission on Human Relations to conduct education and training to promote fair housing and equal access to opportunity
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	4-6 convening/training sessions
	Location Description	Citywide
	Planned Activities	PCHR to conduct education and trainings to promote fair housing practices.

## AP-50 Geographic Distribution

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### **Geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Philadelphia takes a balanced approach to the implementation of its housing and community development activities. It invests in struggling communities, provides support to middle neighborhoods, seeks to preserve affordability in appreciating neighborhoods and looks to leverage the assets in high-opportunity areas to benefit low- and moderate-income households.

Seven of the nine housing developments expected to be under construction in 2017-18 (see map on page 243) are located in census tracts in which 80 percent or more of the households are low- or moderate-income (see map on page 238). Bringing investment and new housing stock to low-income communities is a strategy the City has used successfully in the Cecil B. Moore Homeownership Zone, Eastern North Philadelphia and other locations. Six of these developments will be in North Philadelphia, and seven will bring investment to Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs, see map on page 242).

The city supports both low-income and middle neighborhoods with community development corporations assistance through tax credits and investments in commercial corridors. Forty CDCs are taking advantage of the City's tax credit program in neighborhoods across the city (see map on page 244). Similarly the City is investing in commercial corridor management and public services in multiple neighborhoods of varying income levels (see map on page 245). Housing counseling agencies and neighborhood energy centers, while available to residents from anywhere in the city, have their offices in low-income communities, middle neighborhoods or Center City (see maps on pages 246 and 247). Neighborhood Advisory Committees (see map on page 248) provide services in low- and moderate-income census tracts (see map on page 238), some of which are also in RE/CAP areas. Home improvements and vacant land management are largely clustered in lower-income areas in North, West and South Philadelphia (see maps on pages 252, 255 and 253). Of all the City's programs the benefits of foreclosure prevention are most broadly distributed across the city (see map on page 251).

In high-opportunity areas the City uses strategies such as density bonuses and land assemblage to leverage private sector investment to create affordable housing.

Whether through an area benefit or a service provided directly to a low- or moderate-income person or household, 99 percent of the City's programming goes to CDBG-eligible households and census tracts.

Philadelphia's place-based strategies focus on two areas of the city: West Philadelphia and North Philadelphia. North Philadelphia east of Broad was awarded a \$30 million federal Choice Neighborhoods Implementation Grant and the Mantua neighborhood in West Philadelphia secured the designation as a Promise Zone. North Philadelphia's 22nd Police District is also a focus area.

**Table 78: Geographic Distribution**

Target Area
Philadelphia
Choice/Promise/22nd District

### Rationale for the priorities for allocating investments geographically

As DHCD and the Philadelphia Housing Authority garnered public input for the Assessment of Fair Housing, one view became clear – people want to remain in their neighborhoods. Indeed, nearly 70 percent of respondents to the AFH survey answered ‘yes’ to the question of whether they would choose to continue to live in their neighborhood. There was little difference in responses between residents of low-opportunity areas and residents of high-opportunity areas.

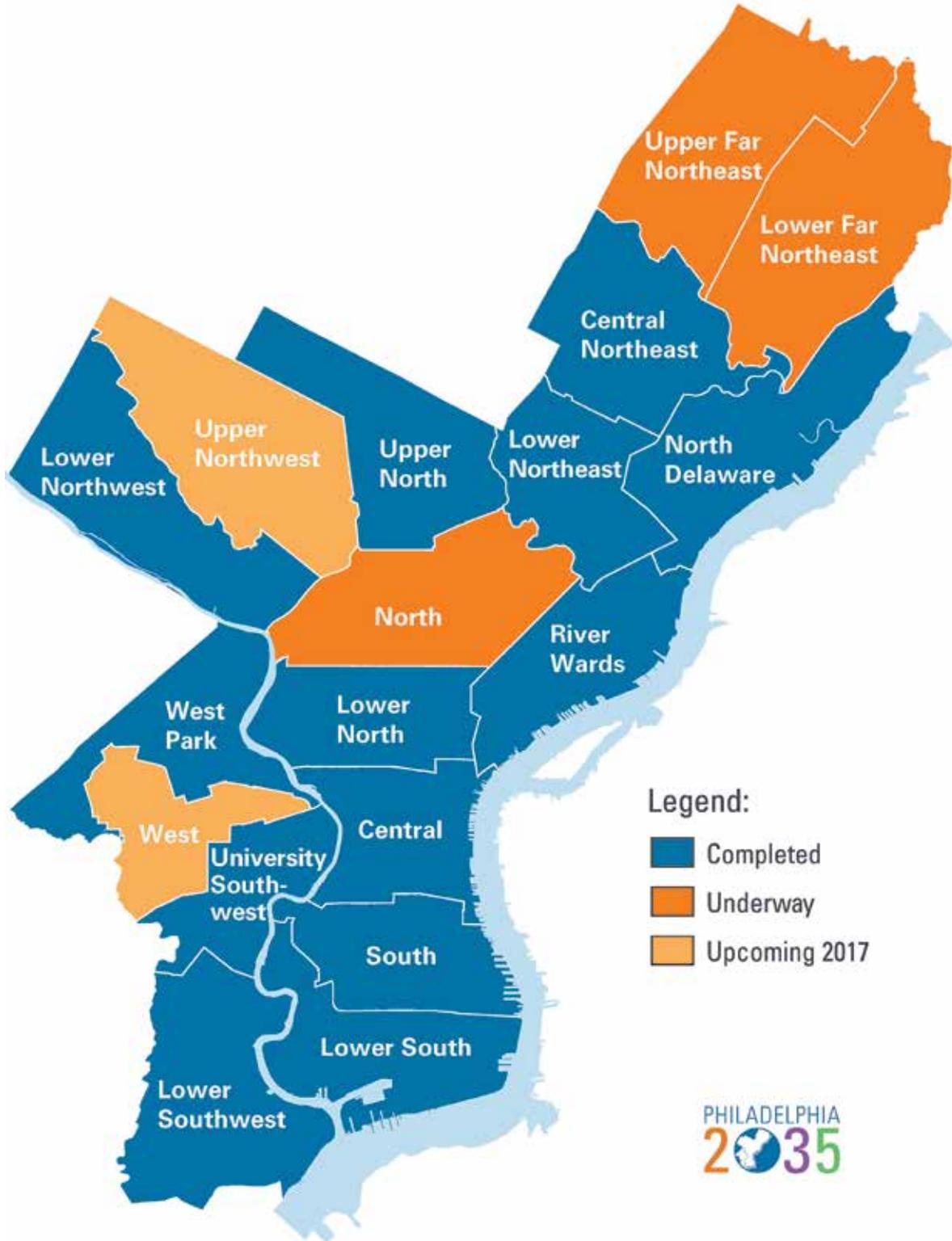
At the same time, the survey results, the AFH community focus groups and the stakeholder meetings all made clear the desire for improvement in Philadelphia’s struggling communities. Accordingly, Philadelphia’s housing and community development strategies seek to bring investment to low-opportunity areas and access to high-opportunity areas.

In once-poor communities such as North Philadelphia west of Broad Street, Eastern North Philadelphia, New Kensington and West Poplar, city investments have led to safer, more economically healthy neighborhoods. Philadelphia will continue to strategically invest in low-income communities. In addition to bringing new housing stock to a community that needs it, development in these neighborhoods frequently involves rehabilitation rather than new construction, not only providing new housing but also removing blighting influences.

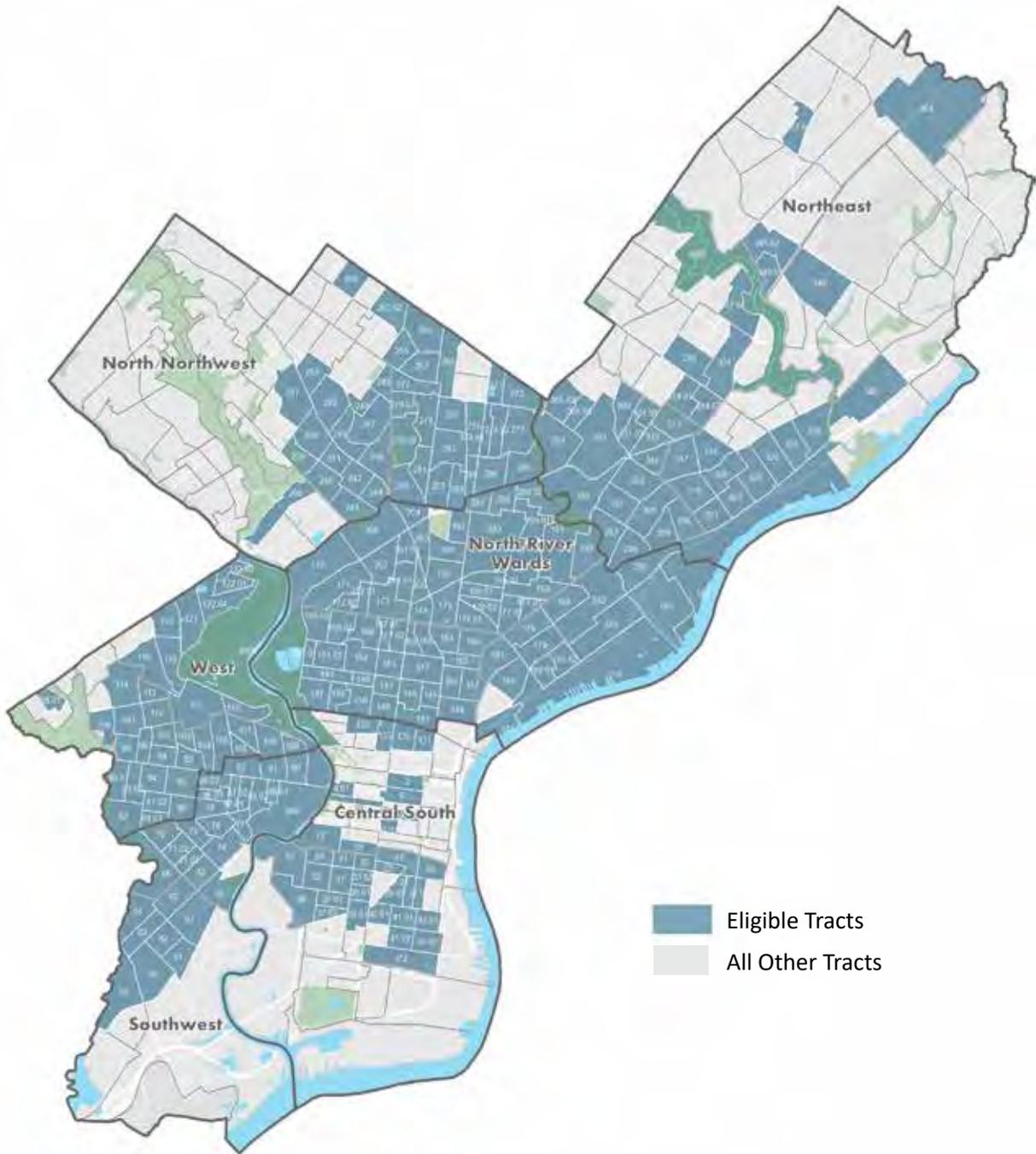
Site specific interventions such as home repair and vacant land management are necessarily tied to the conditions that warrant the activity. The maps on page 88 and 104 show that home improvements are linked to the age of the housing stock. Similarly, the map on page 250 demonstrates that vacant land management is tied to the amount of vacant land in a neighborhood.

The availability of land is much more limited in high-opportunity neighborhoods, and therefore the City seeks to take advantage of private investment to support affordable housing in those locations. Density bonuses have led to affordable housing currently under construction in Old City (median census tract income of \$92,207) and planned in Rittenhouse Square (median census tract income of \$51,842). A payment into the Housing Trust Fund by a development on the Delaware River waterfront (median census tract income of \$101,984) will support affordable housing in high-opportunity neighborhoods. Combining a social impact component in a Request for Proposals with project financing will produce 60 affordable units in a 220-unit mixed-use development near Market East, a rapidly growing section of Center City.

## Philadelphia2035 Planning Districts and District Plan Timeline Schedule

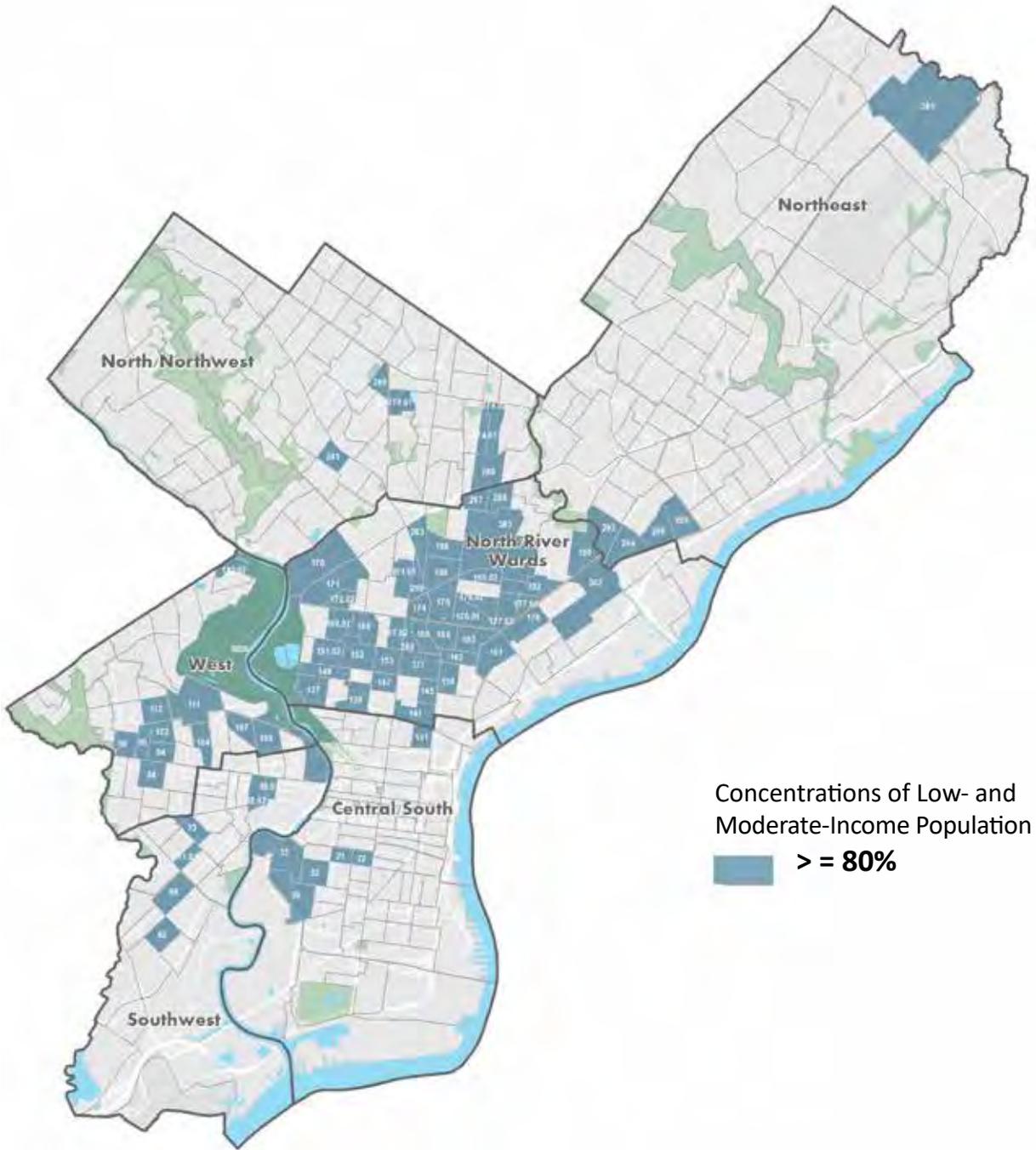


## Eligible Census Tracts<sup>1</sup>

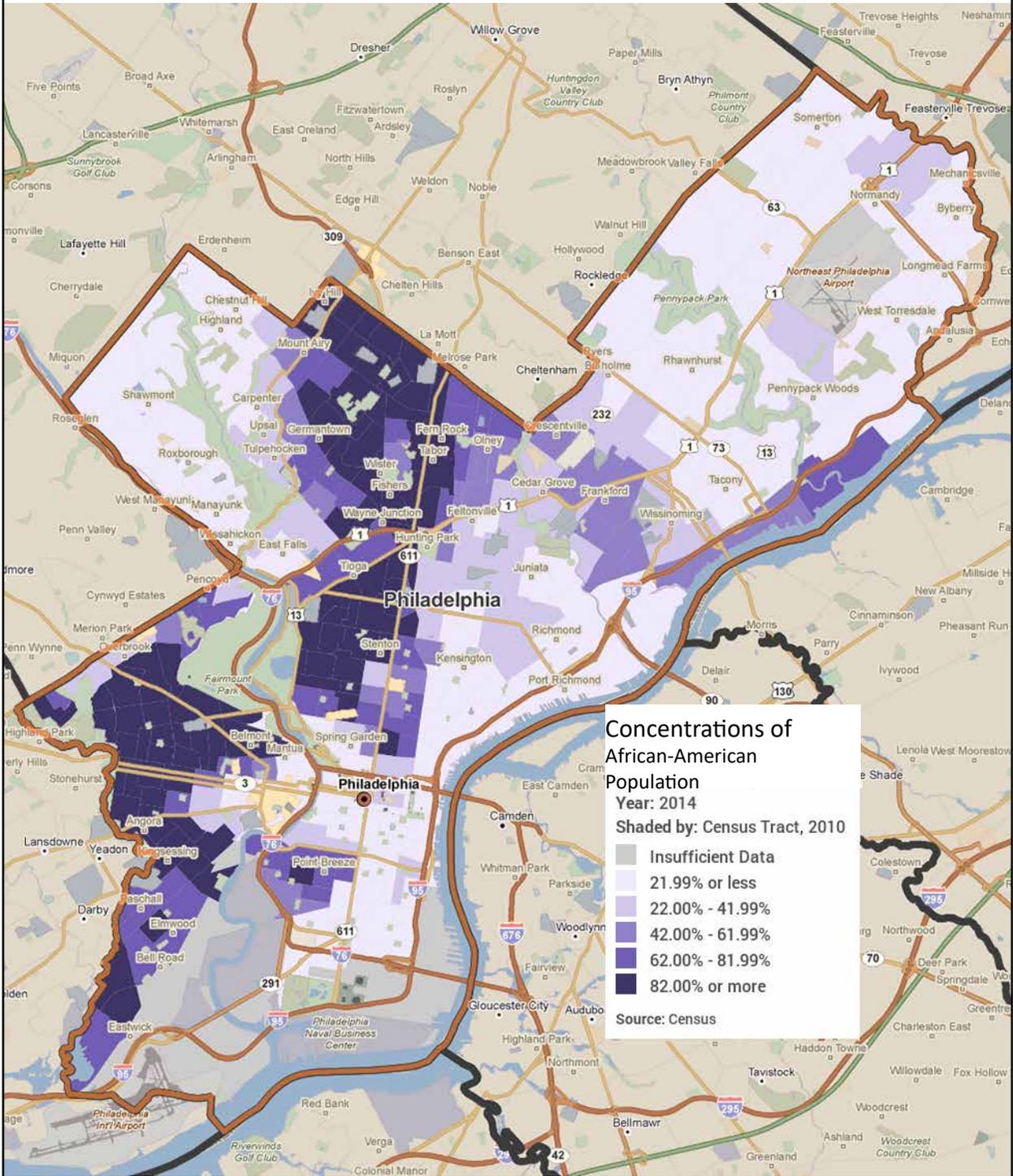


<sup>1</sup> The census tract map is based on data and census tract boundaries from the 2010 Census.

## Concentrations of Low- and Moderate-Income Population: 2010 Census Tracts

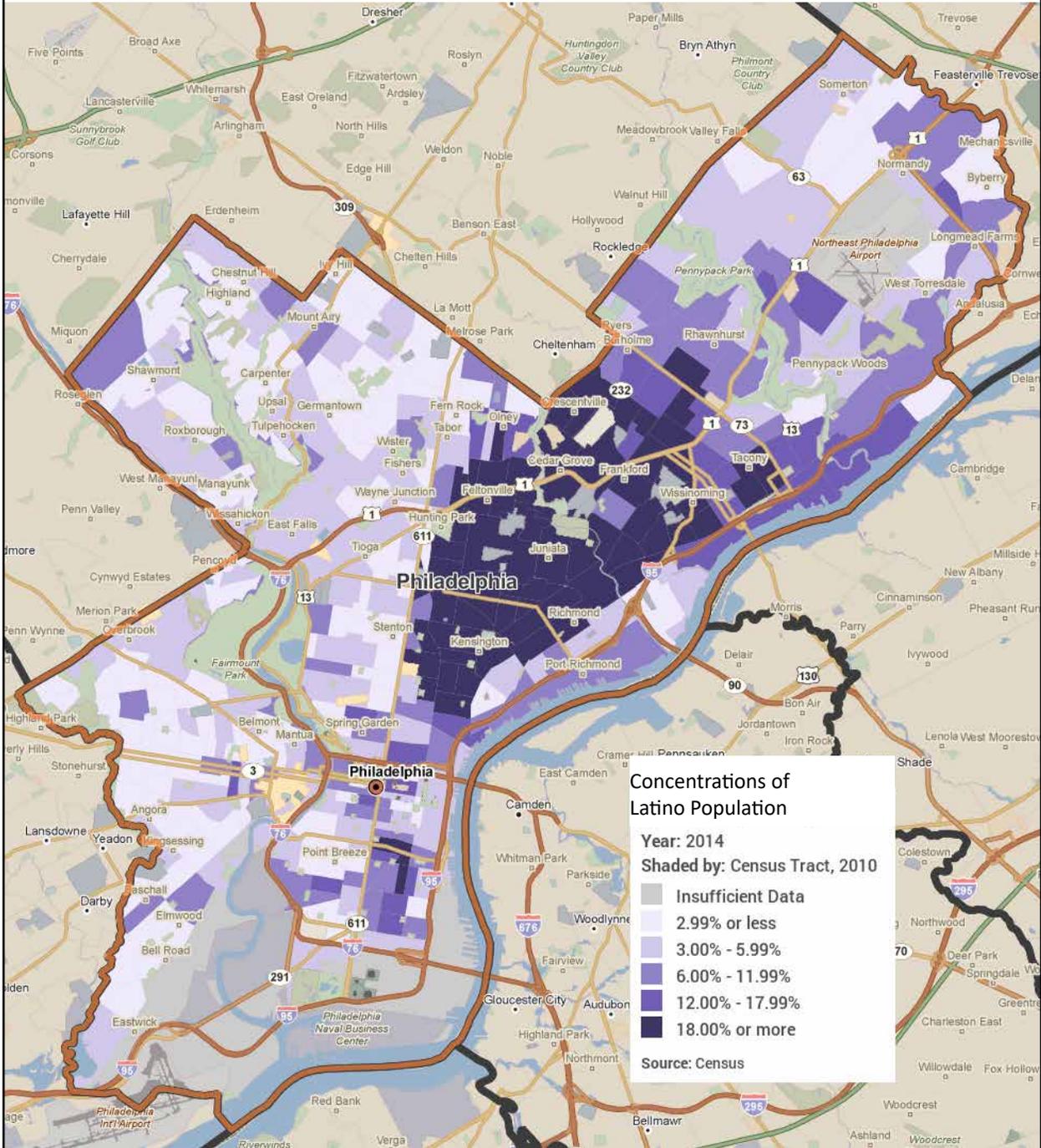


## Concentrations of Population by Race and Ethnicity African-Americans: 2010 Census Tracts



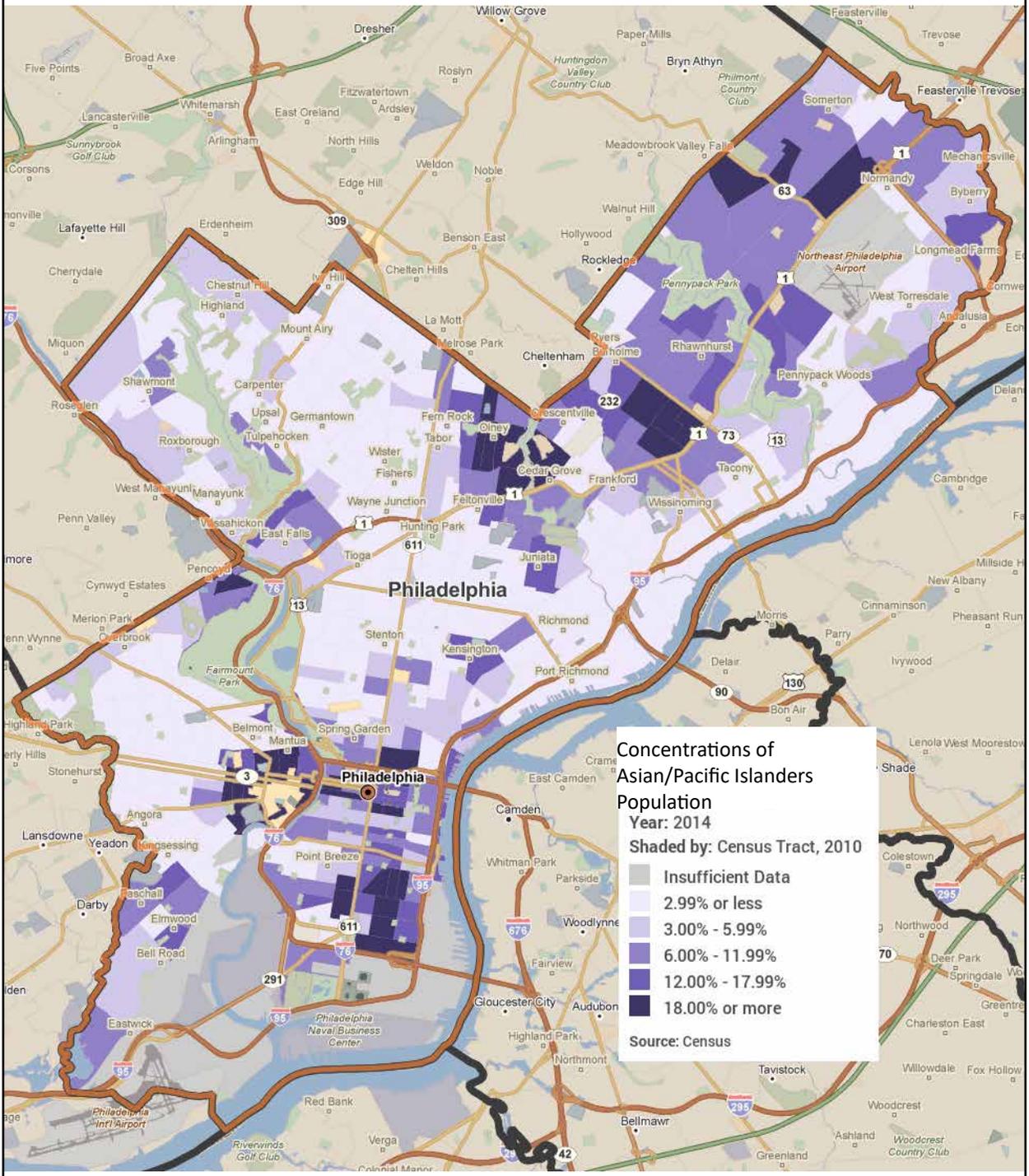
# Concentrations of Population by Race and Ethnicity

## Latinos: 2010 Census Tracts

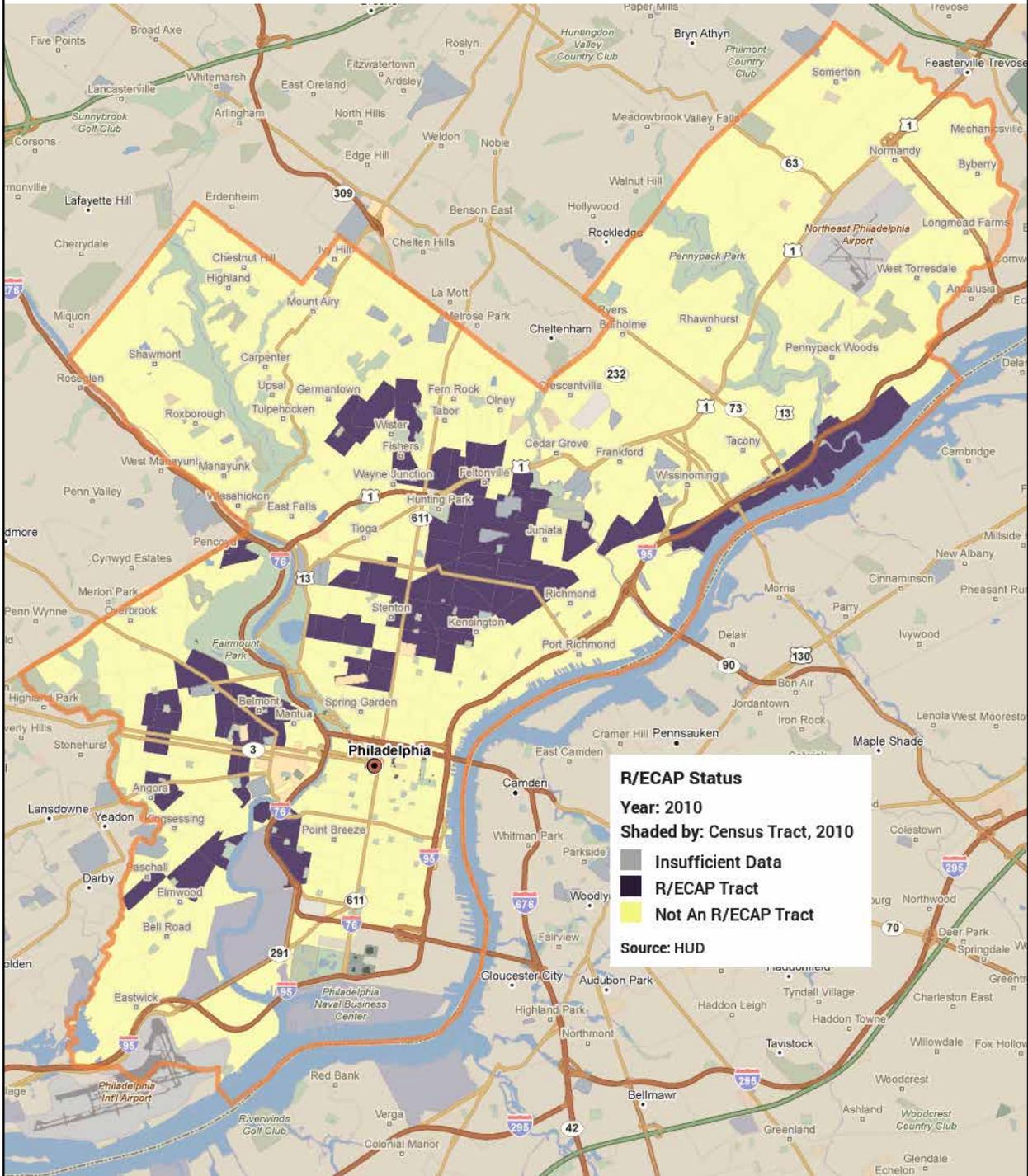


# Concentrations of Population by Race and Ethnicity

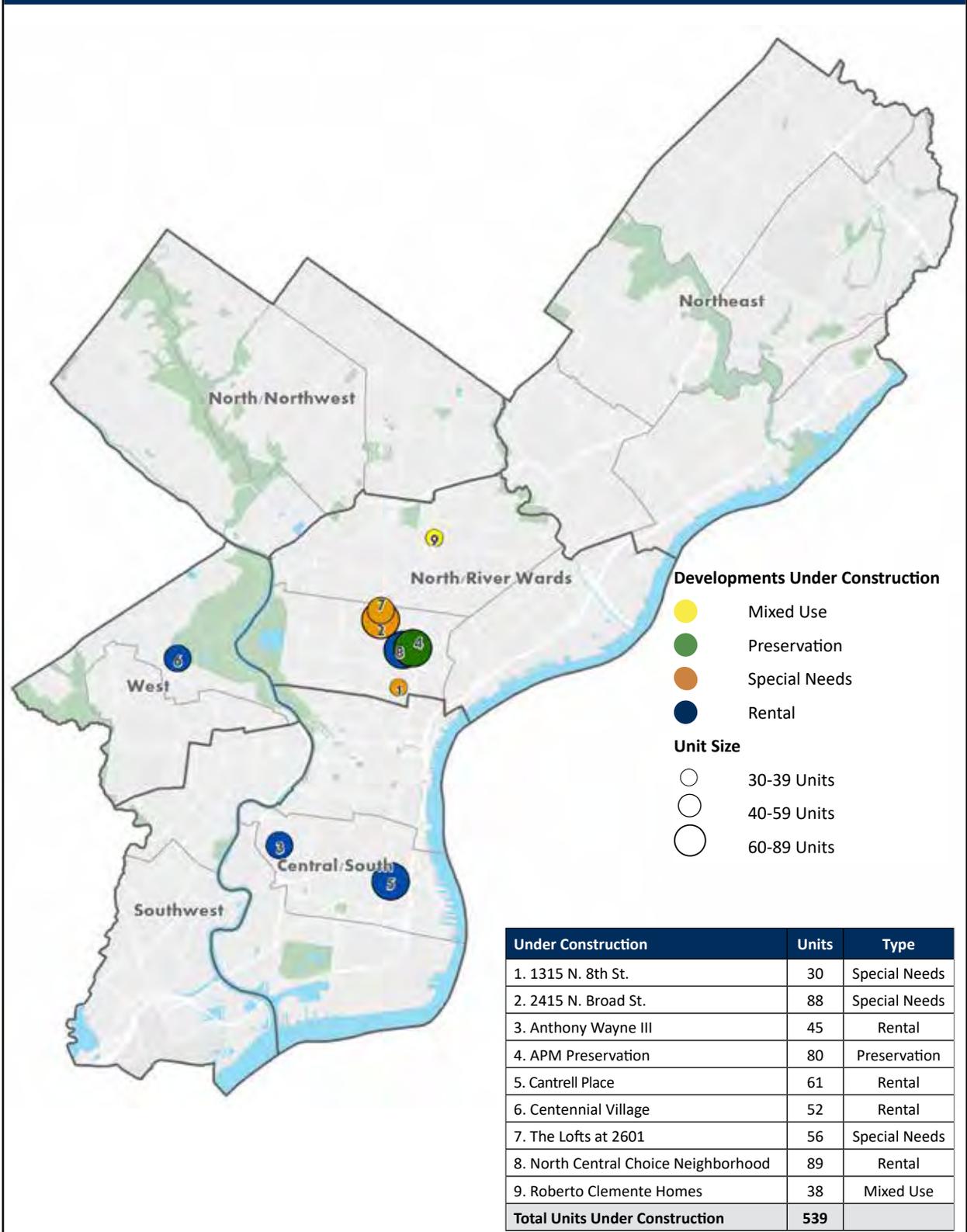
## Asian/Pacific Islanders: 2010 Census Tracts



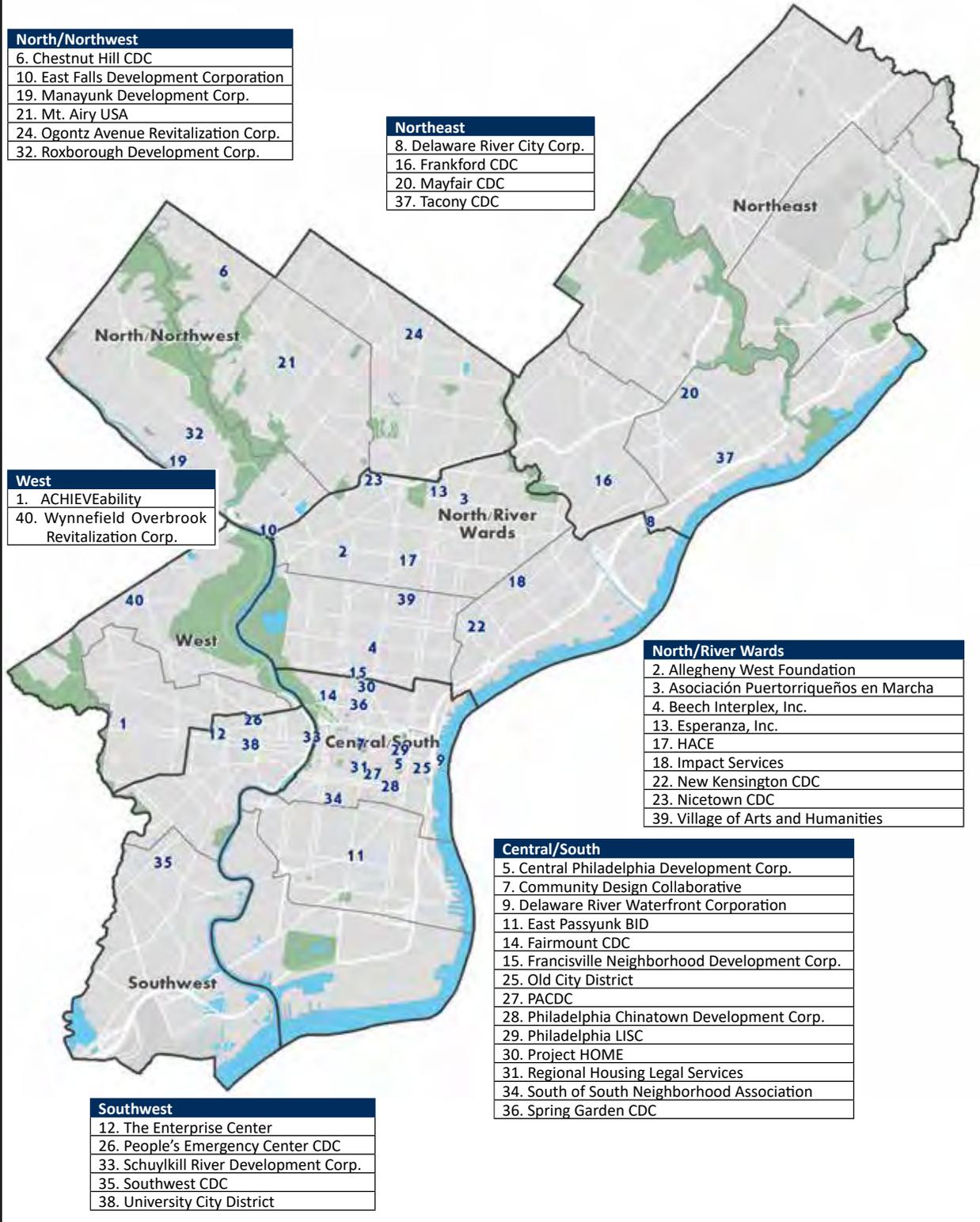
# Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) 2010



## Housing Production 2017-18 (FY 2018)



# Philadelphia CDC Business Tax Credit Program Recipient Agencies 2017



North/Northwest	
6.	Chestnut Hill CDC
10.	East Falls Development Corporation
19.	Manayunk Development Corp.
21.	Mt. Airy USA
24.	Ogontz Avenue Revitalization Corp.
32.	Roxborough Development Corp.

Northeast	
8.	Delaware River City Corp.
16.	Frankford CDC
20.	Mayfair CDC
37.	Tacony CDC

West	
1.	ACHIEVEability
40.	Wynnefield Overbrook Revitalization Corp.

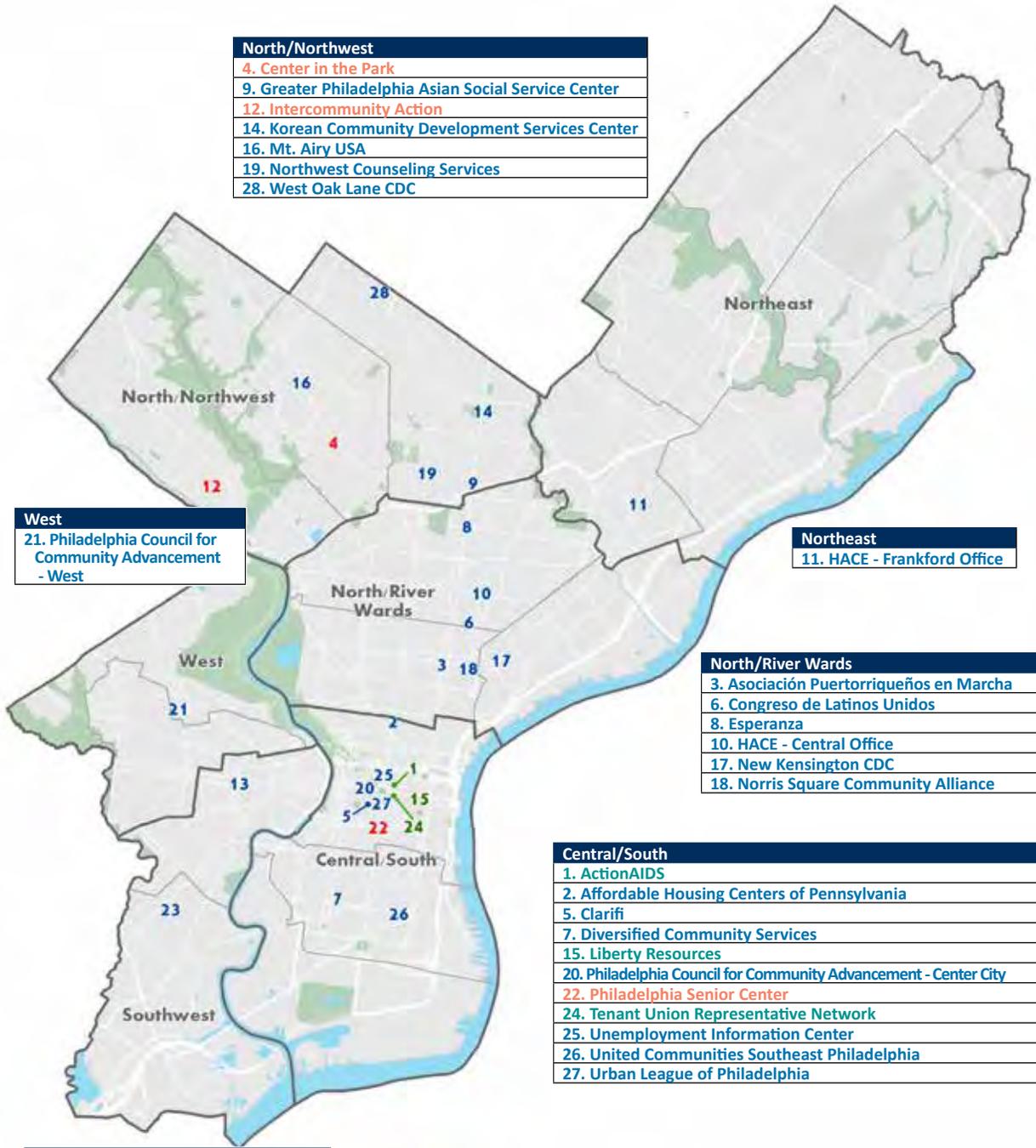
North/River Wards	
2.	Allegheny West Foundation
3.	Asociación Puertorriqueños en Marcha
4.	Beech Interplex, Inc.
13.	Esperanza, Inc.
17.	HACE
18.	Impact Services
22.	New Kensington CDC
23.	Nicetown CDC
39.	Village of Arts and Humanities

Central/South	
5.	Central Philadelphia Development Corp.
7.	Community Design Collaborative
9.	Delaware River Waterfront Corporation
11.	East Passyunk BID
14.	Fairmount CDC
15.	Francisville Neighborhood Development Corp.
25.	Old City District
27.	PACDC
28.	Philadelphia Chinatown Development Corp.
29.	Philadelphia LISC
30.	Project HOME
31.	Regional Housing Legal Services
34.	South of South Neighborhood Association
36.	Spring Garden CDC

Southwest	
12.	The Enterprise Center
26.	People's Emergency Center CDC
33.	Schuylkill River Development Corp.
35.	Southwest CDC
38.	University City District



# Housing Counseling Agencies Serving Philadelphia



North/Northwest
4. Center in the Park
9. Greater Philadelphia Asian Social Service Center
12. Intercommunity Action
14. Korean Community Development Services Center
16. Mt. Airy USA
19. Northwest Counseling Services
28. West Oak Lane CDC

West
21. Philadelphia Council for Community Advancement - West

Northeast
11. HACE - Frankford Office

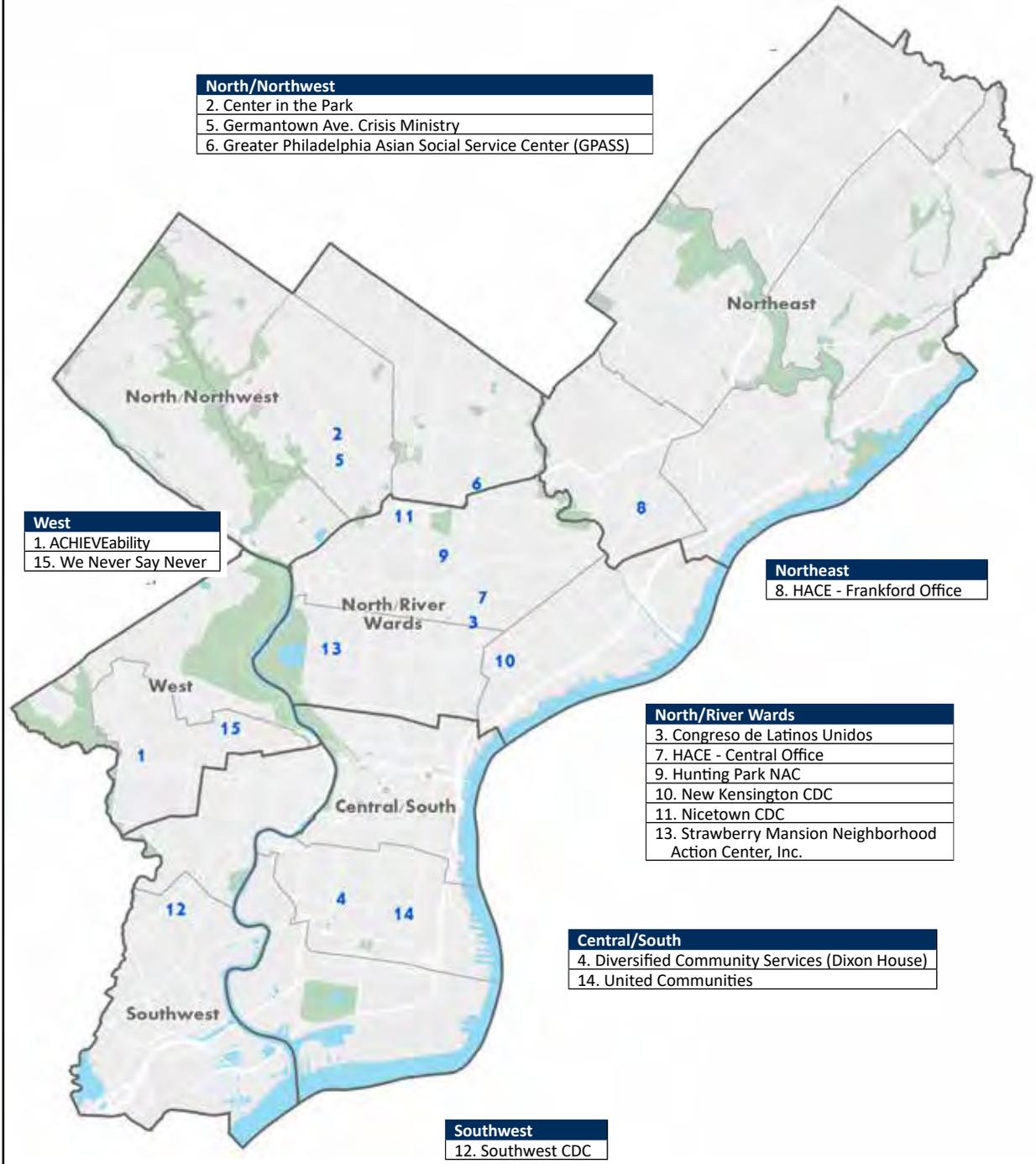
North/River Wards
3. Asociación Puertorriqueños en Marcha
6. Congreso de Latinos Unidos
8. Esperanza
10. HACE - Central Office
17. New Kensington CDC
18. Norris Square Community Alliance

Central/South
1. ActionAIDS
2. Affordable Housing Centers of Pennsylvania
5. Clarifi
7. Diversified Community Services
15. Liberty Resources
20. Philadelphia Council for Community Advancement - Center City
22. Philadelphia Senior Center
24. Tenant Union Representative Network
25. Unemployment Information Center
26. United Communities Southeast Philadelphia
27. Urban League of Philadelphia

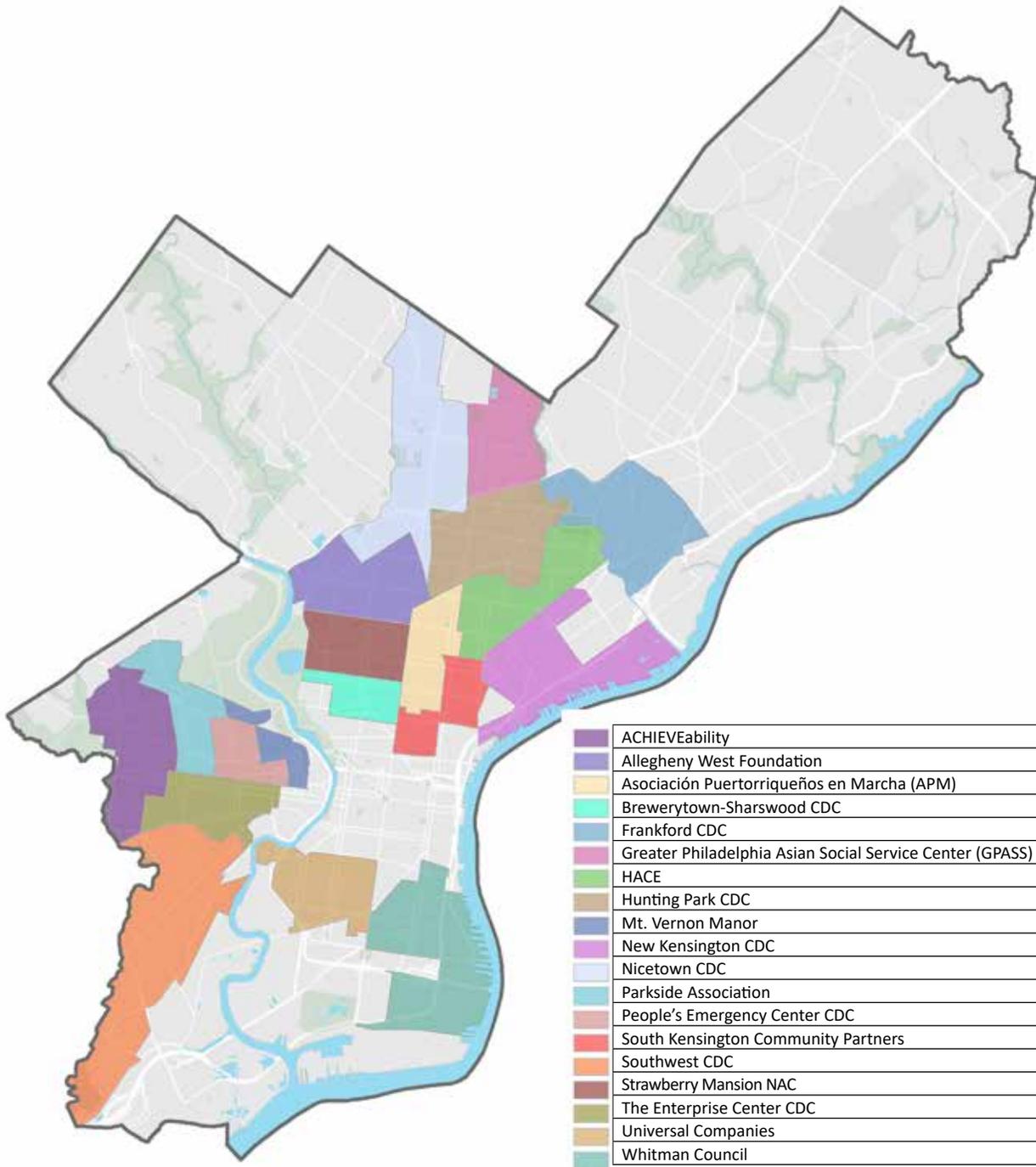
Southwest
13. Intercultural Family Services
23. Southwest CDC

Specialty Housing Counseling Services  
 Specialty Counseling Services for Seniors  
 Pre-Purchase Counseling and Foreclosure Prevention Services

# Neighborhood Energy Centers Serving Philadelphia

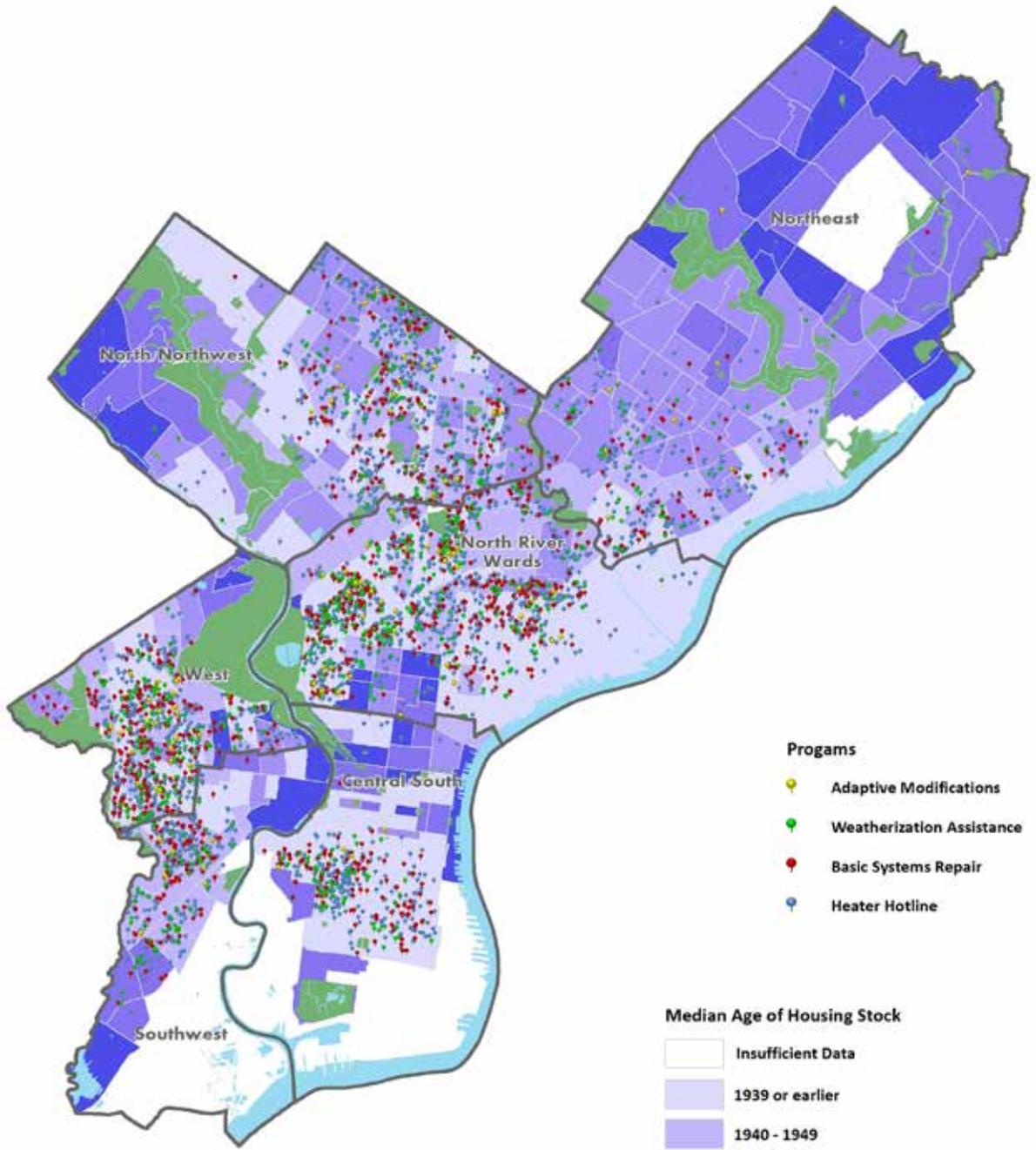


## Neighborhood Advisory Committees (NACs): Service Areas<sup>2</sup>



<sup>1</sup> Eligible service areas must contain at least 51 percent low- or moderate-income residents, based on census data provided to the City by HUD.

# Home Improvements Made in FY 2016

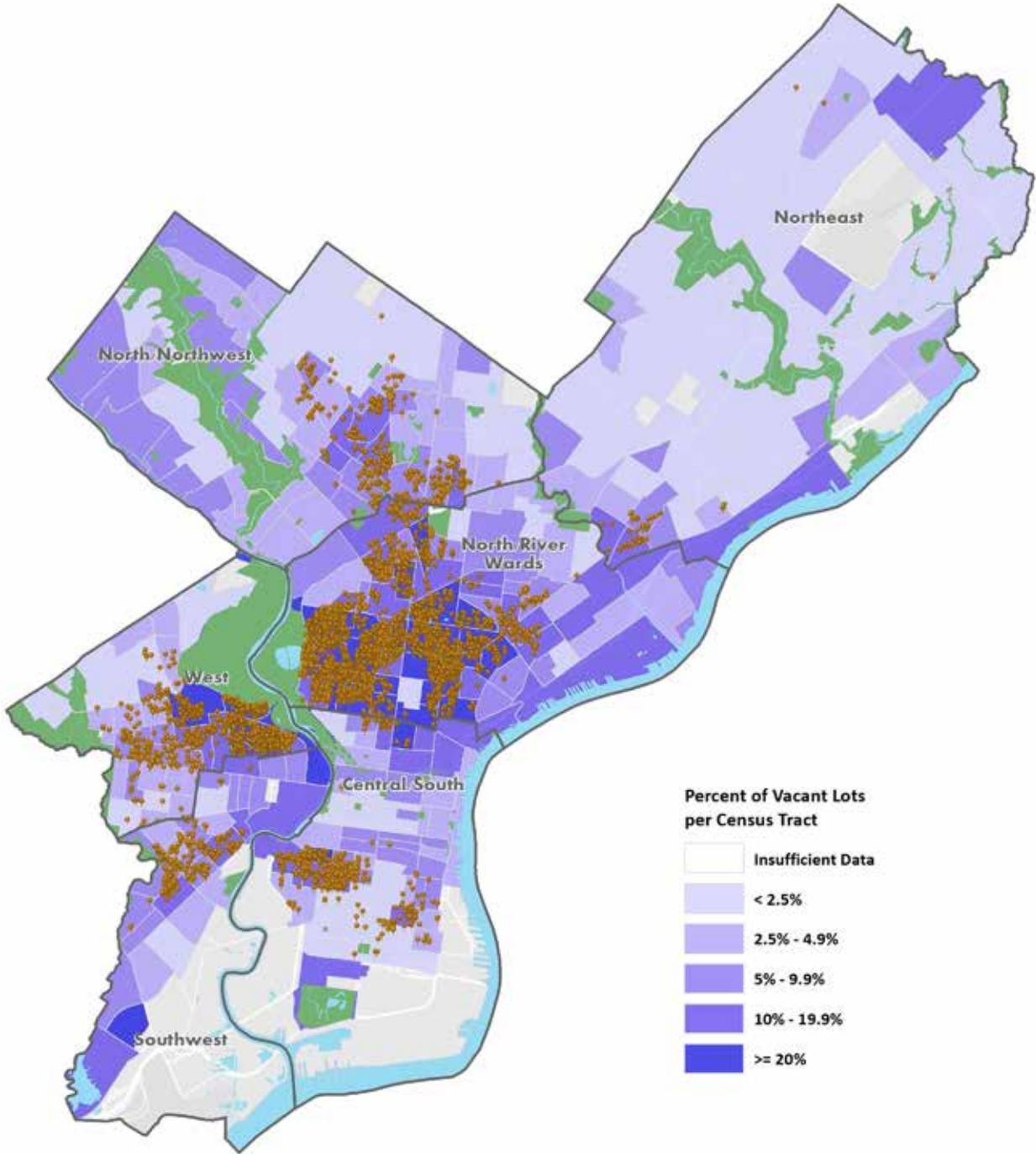


- Programs**
- Adaptive Modifications
  - Weatherization Assistance
  - Basic Systems Repair
  - Heater Hotline

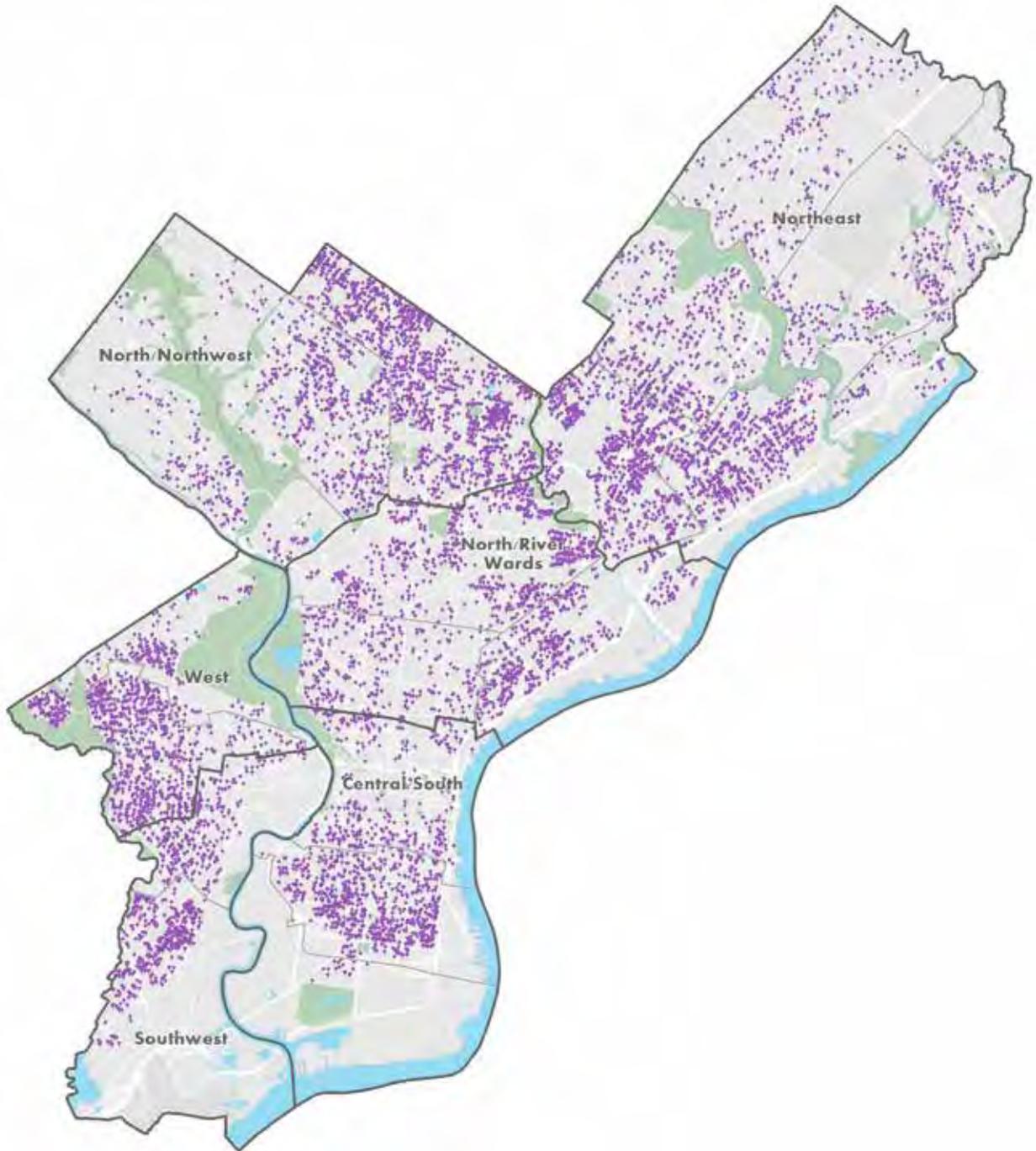
- Median Age of Housing Stock**
- Insufficient Data
  - 1939 or earlier
  - 1940 - 1949
  - 1950 - 1959
  - 1960 - 1969
  - 1970 or later

(Source: 2011-15 ACS by Census Tract)

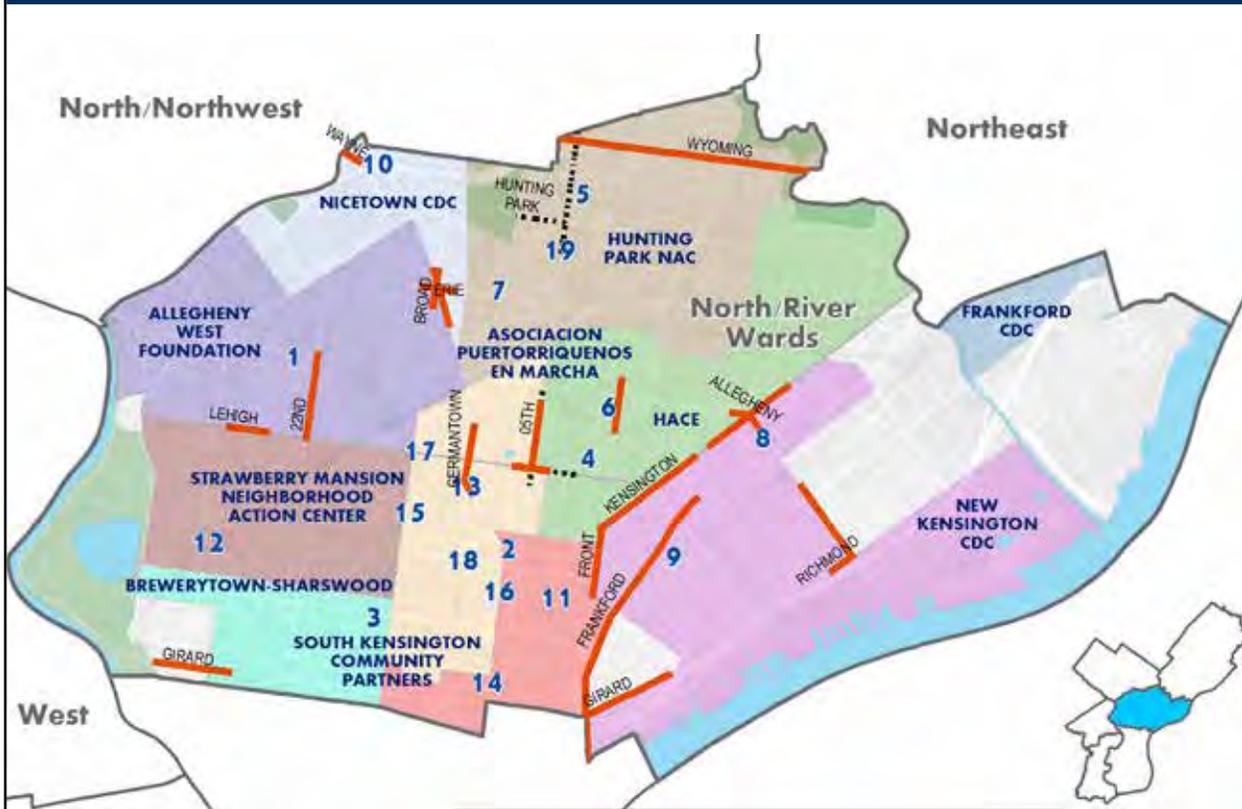
## Land Care Parcels Managed by the Pennsylvania Horticultural Society



## Homes Saved From Foreclosure Since June 2008 Through Housing Counseling, Outreach and Legal Support



## North/River Wards Activity Map



**Neighborhood Advisory Committees: Services Area**  

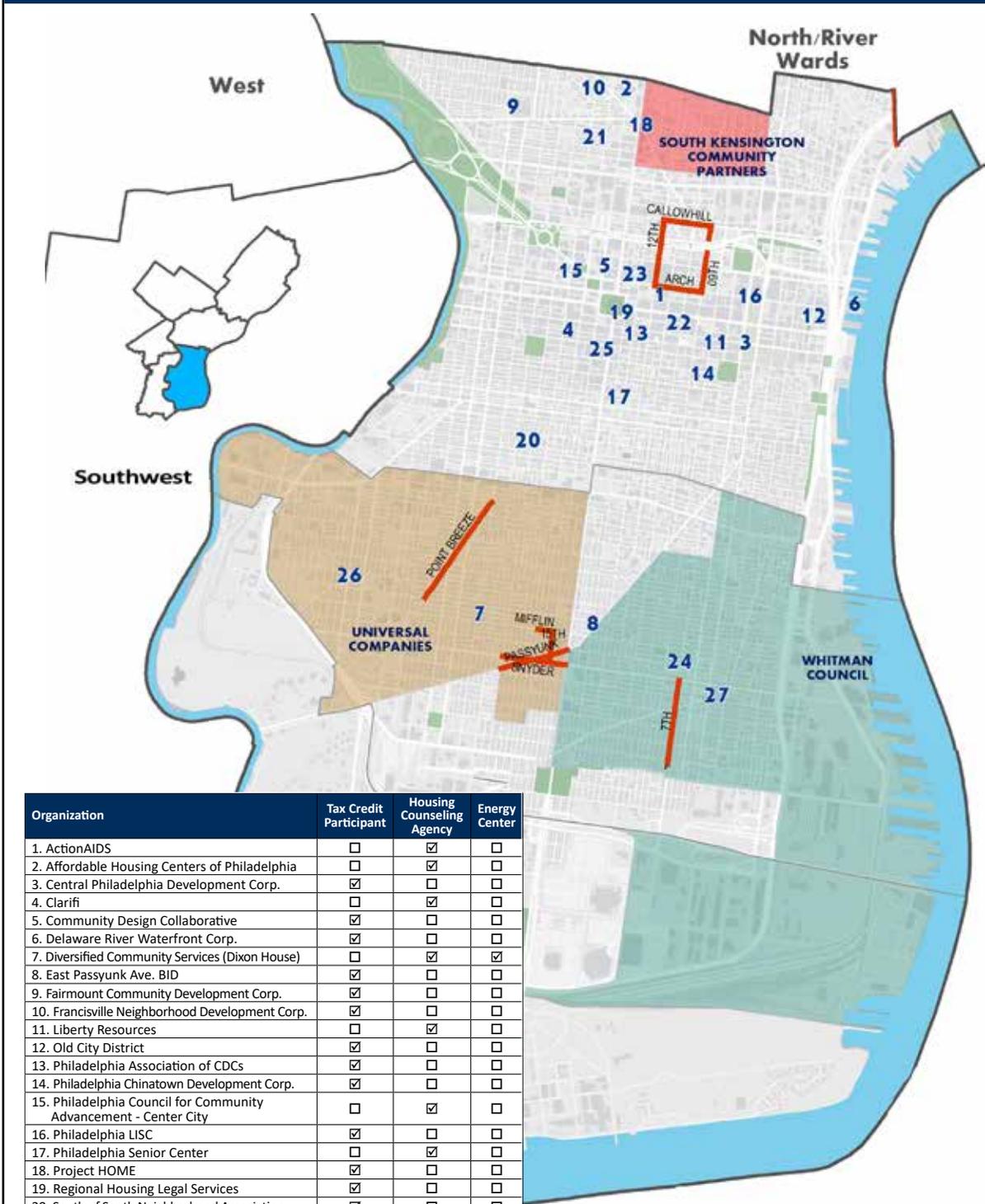
**Commercial Management**  

**Public Services**

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Allegheny West Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Asociación Puertorriqueños en Marcha (APM)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Beech Interplex, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Congreso	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Esperanza, Inc	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. HACE - Central Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Hunting Park NAC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Impact Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. New Kensington CDC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Nicetown CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Norris Square Community Alliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Strawberry Mansion Neighborhood Action Center, Inc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Village of Arts and Humanities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Under Construction	Units	Type
14. 1315 N. 8th St.	30	Special Needs
15. 2415 N. Broad St.	88	Special Needs
16. APM Preservation	80	Preservation
17. The Lofts at 2601	56	Special Needs
18. North Central Choice	89	Rental
19. Roberto Clemente Homes	38	Mixed Use

# Central/South Activity Map



Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ActionAIDS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Affordable Housing Centers of Philadelphia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Central Philadelphia Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Clarifi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Community Design Collaborative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Delaware River Waterfront Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Diversified Community Services (Dixon House)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. East Passyunk Ave. BID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Fairmount Community Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Francisville Neighborhood Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Liberty Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Old City District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Philadelphia Association of CDCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Philadelphia Chinatown Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Philadelphia Council for Community Advancement - Center City	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Philadelphia LISC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Philadelphia Senior Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Project HOME	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Regional Housing Legal Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. South of South Neighborhood Association	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Spring Garden CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Tenant Union Representative Network	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Unemployment Information Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. United Communities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25. Urban League of Philadelphia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Under Construction	Units	Type
26. Anthony Wayne III	45	Rental
27. Cantrell Place	61	Rental

**Neighborhood Advisory Committees: Services Area**

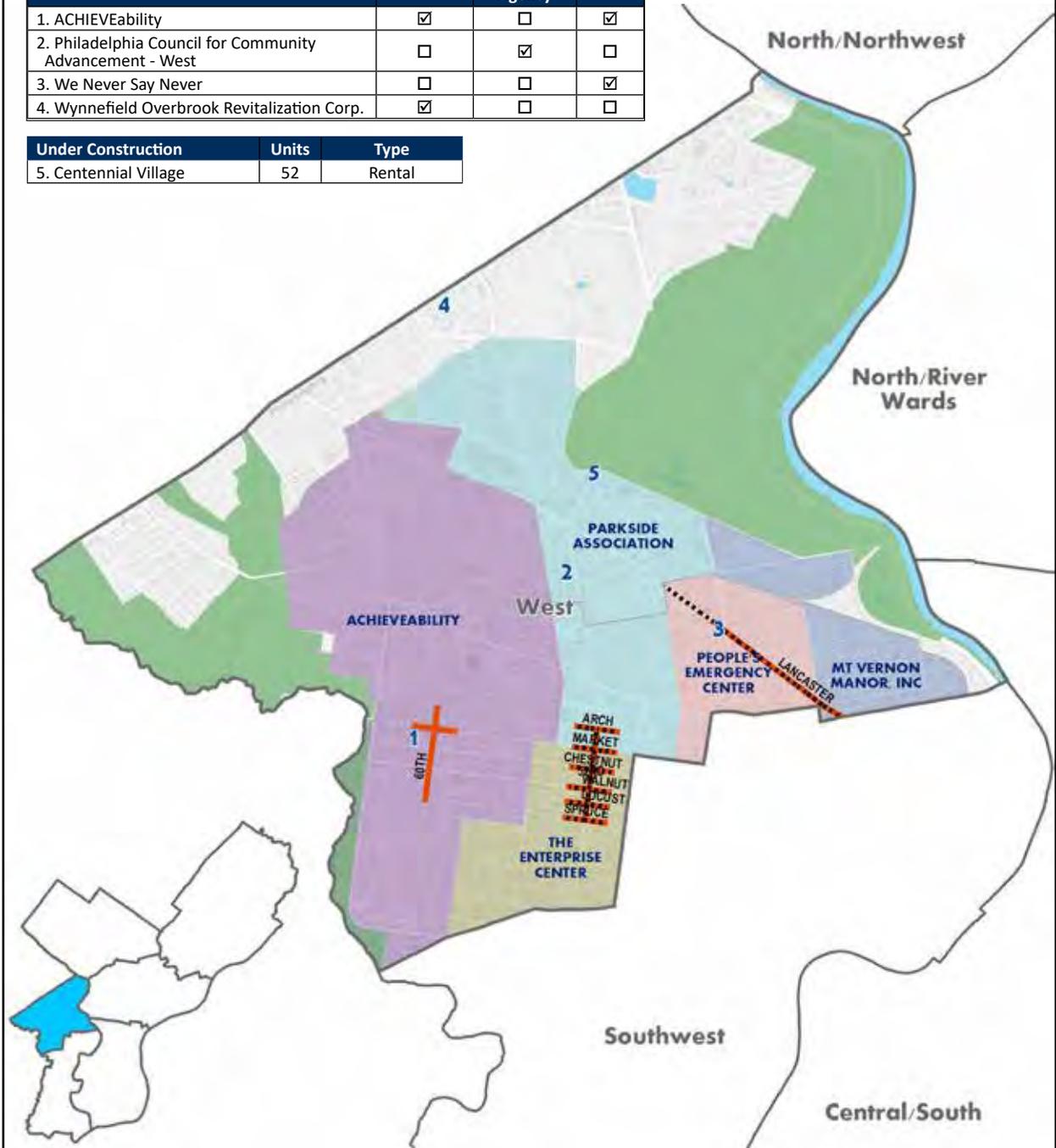
**Public Services**



# West Activity Map

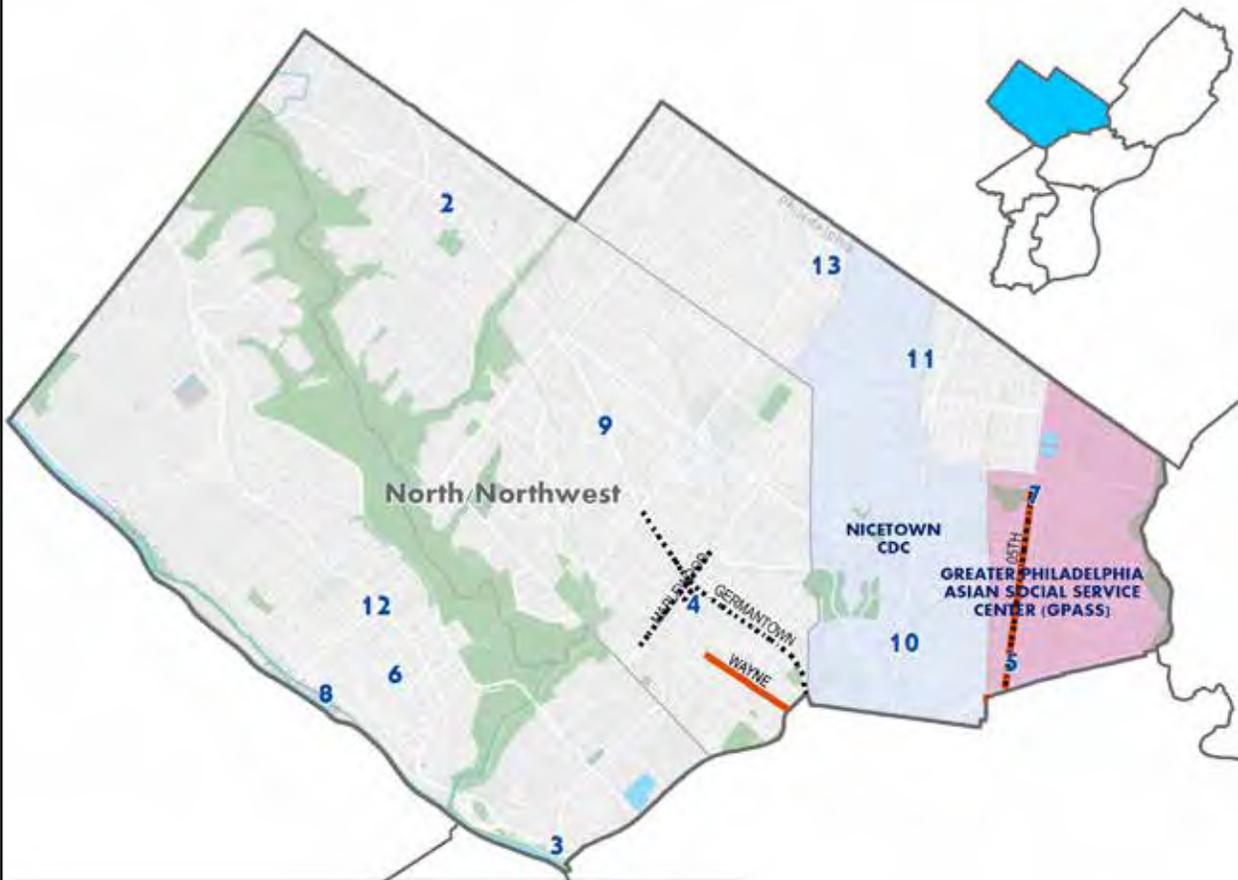
Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ACHIEVEability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Philadelphia Council for Community Advancement - West	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. We Never Say Never	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Wynnefield Overbrook Revitalization Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Under Construction	Units	Type
5. Centennial Village	52	Rental



- Neighborhood Advisory Committees: Services Area
- Commercial Management
- Public Services

## North/Northwest Activity Map

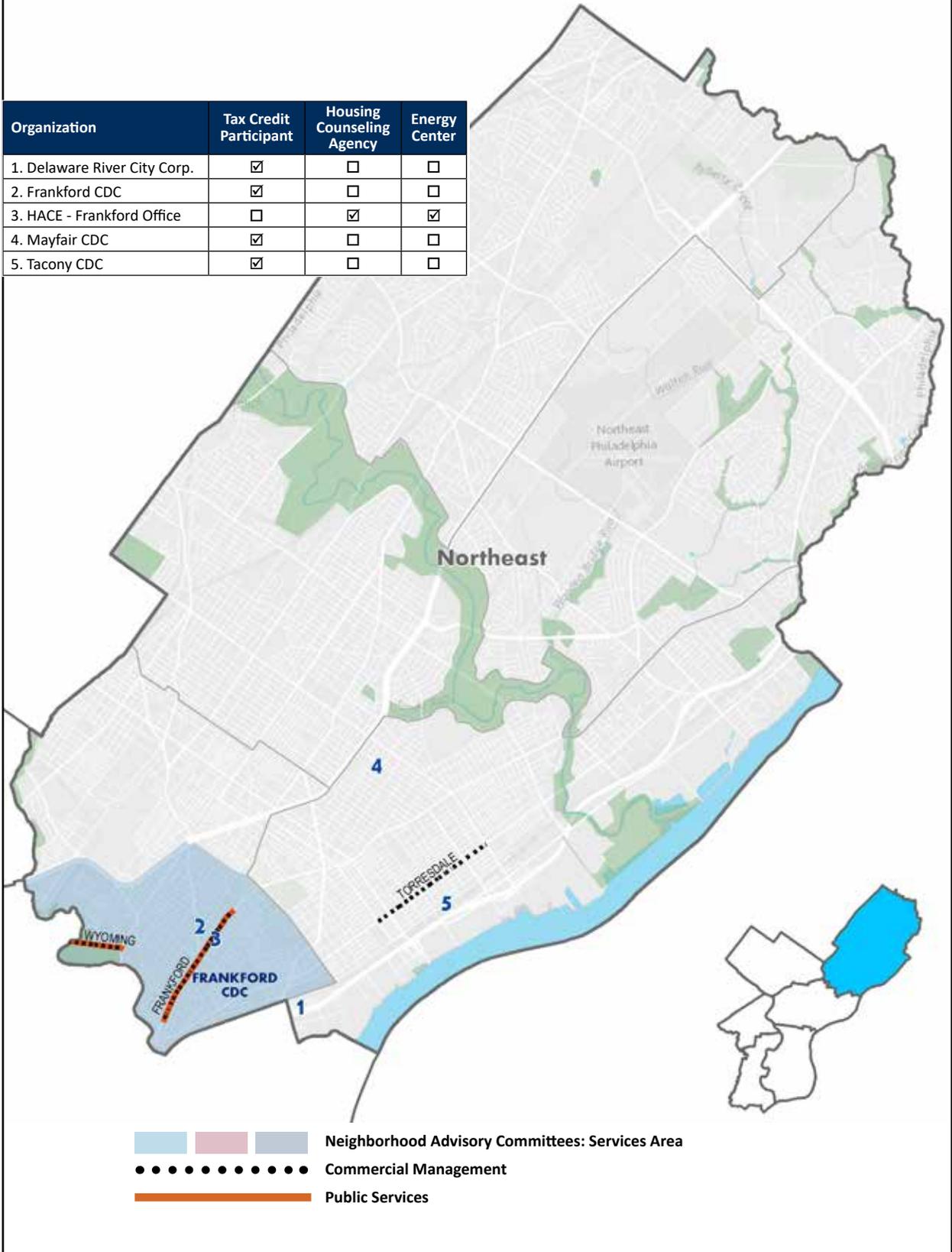


Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Center in the Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Chestnut Hill CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. East Falls Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Germantown Ave. Crisis Ministry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Greater Philadelphia Asian Social Service Center (GPASS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Intercommunity Action	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Korean Community Development Services Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Manayunk Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Mt. Airy USA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Northwest Counseling Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Ogontz Avenue Revitalization Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Roxborough Development Corp./Penn Distributors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. West Oak Lane CDC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Neighborhood Advisory Committees: Services Area
- ● ● ● ● ● ● ● ● ● Commercial Management
- Public Services

# Northeast Activity Map

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Delaware River City Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Frankford CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. HACE - Frankford Office	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Mayfair CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Tacony CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- Neighborhood Advisory Committees: Services Area
- Commercial Management
- Public Services

# AP-55 Affordable Housing

## Introduction

The following one year goals are part of the City of Philadelphia’s Division of Housing and Community Development’s HUD 2018 *Annual Action Plan*.

**Table 79: One Year Goals for Affordable Housing by Support Requirement**

Beneficiaries to be Supported by Affordable Housing	One Year Goal Number of Households
Homeless	1,430
Non-Homeless	3,230
Special-Needs	700
<b>Total</b>	<b>5,630</b>

**Table 80: One Year Goals for Affordable Housing by Support Type**

Beneficiaries to be Supported Through Affordable Housing	One Year Goal Number of Households
Rental Assistance	1,000
Production of New Units	530
Rehab of Existing Units	2,500
Acquisition of Existing Units	0
<b>Total</b>	<b>4,030</b>

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# AP-60 Public Housing

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## Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority and the biggest landlord in Pennsylvania. PHA houses nearly 80,000 people in Philadelphia and employs 1,400 people to deliver services to its clients.

PHA's approximately \$400 million budget comes primarily from the federal government. It also works in partnership with the city and state governments as well as private investors.

PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council.

It is PHA policy to serve customers without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, having AIDS, physical handicap, or disability.

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## Actions planned during the next year to address the needs of public housing

The Philadelphia Housing Authority (PHA) is currently implementing its ambitious development program with the goal of developing and/or preserving 6,000 units of housing and helping to strengthen and revitalize Philadelphia's neighborhoods. Working collaboratively with public housing and other neighborhood residents, the City and local nonprofits, PHA is working to transform distressed public housing developments into viable communities. PHA is also collaborating with and/or providing financial support for new housing developments designed to serve veterans, homeless families, seniors and families with disabilities.

PHA views the conversion of public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program as an important component of its housing preservation and expansion strategy. Through RAD conversion, PHA is able to access critically needed private equity (primarily through the Low-Income Housing Tax Credits) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units. Table 81 on page 260 provides summary information on PHA's current plans to convert existing public housing units through the RAD program in PHA's FY 2018. This includes information on PHA's plans to transfer existing public housing assistance from long-term vacant and uninhabitable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts in FY 2018. The timetable for RAD conversions extends beyond FY 2018 and continues to be refined in consultation with HUD. The listed projects may be modified in the future, and are subject to approval by HUD and the PHA Board of Commissioners.

**Table 81:  
Planned Rental Assistance Demonstration Conversions in FY 2018**

PIC Dev. #/AMP and PIC Dev. Name	RAD Units	Description
PA2-093 Westpark Plaza	65	Conversion of existing public housing development*
PA2-018 Arch Homes	77	Conversion of existing public housing development
PA2-030 Abbottsford Homes	236	Conversion of existing public housing development
PA2-015 Harrison Plaza	299	Conversion of existing public housing development
PA2-035 Haddington Homes	150	Conversion of existing public housing development
PA2-014 Norris Apartments Phase II	74	Choice Neighborhoods RAD conversion
PA2-014 Norris Apartments Phase III	38	Choice Neighborhoods RAD conversions
PA2-031 Bartram Village	500	Conversion of existing public housing development
PA2-128 MLK Phase I AME	49	Conversion of existing AME public housing development
PA2-136 MLK Phase III AME	45	Conversion of existing AME public housing development
PA2-126 Eight Diamonds	152	Conversion of existing AME public housing development
PA2-127 Spring Garden Mixed Finance AME	86	Conversion of existing AME public housing development
PA2-162 Spring Garden II AME	32	Conversion of existing AME public housing development
PA2-050 Blumberg Senior Tower	96	Conversion of senior tower in existing public housing development
PA2-104 Herbert Arlene Homes	32	Conversion of existing public housing development
PA2-902 Scattered Sites	25	Transfer of assistance to new development at 1315 N.8th Street
<b>Total Units</b>	<b>1,956</b>	
*Westpark Plaza has 65 units available for occupancy, plus one additional off-line unit approved by HUD for use by the resident council.		

In the Germantown neighborhood, PHA opened the new Queen Lane Apartments, a \$22 million development that replaced an outdated and distressed high-rise development. This incredibly challenging project required PHA to listen carefully and respond to community concerns with sensitivity and creativity—balancing the need to develop affordable housing with respecting and preserving history. The resulting project is one that will be a community asset for generations to come.

PHA also spearheaded a community-wide effort to develop a transformation plan for the blighted and abandoned Sharswood/Blumberg neighborhood. The planning effort was supported by a \$500,000 federal Choice Neighborhoods Initiative Planning Grant and resulted in the neighborhood's Transformation Plan for community revitalization. The Transformation Plan calls for the development of more than 1,200 mixed-income rental and homeownership units, new commercial and educational facilities, comprehensive social services, an employment readiness program, neighborhood preservation, and local small business development. PHA is moving forward with the implementation of the Transformation Plan. The first phase of 57 rental units, partially funded through Low-Income Housing Tax Credits, has been completed and will soon be occupied. In FY 2018, PHA plans to commence rehabilitation of the 96-unit senior tower; select a developer for a planned 400-unit rental and homeownership phase; commence construction on the PHA office facility; commence construction on the new supermarket; and, solicit and evaluate private developer proposals for vacant parcels in the neighborhood.

PHA also continued its collaboration with the City and residents of the North Central Philadelphia neighborhood as part of a comprehensive transformation initiative. The impact of these efforts will be replacement of the remaining portions of the distressed Norris Homes public housing development, construction of 237 new rental and 60 affordable homeownership units, and the completion of an array of neighborhood improvements. A construction contract for 89 off-site units has been issued, with partial funding from a \$30 million federal Choice Neighborhoods Implementation Grant.

In the Strawberry Mansion neighborhood, PHA opened two new developments, Oakdale Street and Gordon Apartments. The 33 new rental apartments are part of a larger \$40 million effort to spur neighborhood revitalization. In early 2017, PHA held a groundbreaking ceremony for an additional 55 rental apartments in this historic area.

With a backlog of more than \$1 billion in capital needs at existing sites, PHA is continuing to seek out funding sources and opportunities to ensure the preservation of its existing public housing stock, including opportunities to secure private investments through RAD conversions.

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### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

PHA actively supports resident engagement in all facets of PHA operations. The elected resident leaders who represent PHA residents meet regularly with PHA staff to review and discuss planned initiatives, identify and resolve issues, and explore new opportunities for collaboration. In addition to the presence of two resident leaders who sit on PHA's Board of Commissioners, resident leaders meet in advance of every PHA Board meeting to review and discuss proposed Board actions. Resident leaders also meet on a generally monthly timetable with PHA staff for "Resident Roundtable" discussions and presentations. PHA's Strategic Plan supports meaningful engagement with PHA residents by expanding opportunities to solicit feedback,

listen to, and have constructive dialogues at the early stages of planned initiatives in order to improve the flow of information, share ideas, and provide greater opportunity for input before plans are solidified.

Examples of initiatives in which residents held a significant role within the planning process include:

- The No Smoking Initiative prohibits smoking at all conventional, Low-Income Housing Tax Credit and scattered site residential units for all existing and new developments. Procedures for implementation were developed with input from resident leadership and the Board. PHA coordinates the provision of smoking cessation information and/or assistance to all interested residents in conjunction with the Philadelphia Department of Public Health and other partners. In early 2017, Drexel University published its initial findings regarding air quality in PHA developments. The study found a 50 percent reduction in airborne nicotine and second-hand smoke exposure as a result of implementation of this policy.
- The joint PHA-City Assessment of Fair Housing actively engaged PHA residents in reviewing fair housing data, identifying priorities and determining long-term goals. PHA residents participated throughout the process, both in citywide stakeholder meetings and in discussions specifically geared to PHA resident concerns. Resident leaders actively supported implementation of a citywide AFH survey, and were directly instrumental in ensuring that over 1,100 PHA residents completed the survey.
- Choice Neighborhoods Initiative Planning Grant (CNI) Sharswood/Blumberg –The CNI planning process included extensive community engagement for the development of the transformation plan. The Sharswood/Blumberg CNI team organized over 52 community meetings, surveys, focus groups, workshops, and other forums during the planning period. The meetings cover three focus areas of the plan – People, Housing and Neighborhood – that provided entry points for the residents and stakeholders to engage in a transparent and inclusive planning process. Several community partners and public housing residents helped to complete a comprehensive Needs Assessment to collect key data about resident and neighborhood needs. The process is ongoing and iterative with continual outreach and information dissemination.
- Choice Neighborhoods Implementation Grant North Central – Residents have strategized with project partners regarding the content of a project website and a means of keeping residents informed of upcoming educational, employment, community and other opportunities and events. One result will be a community calendar accessible via the website through which partners and community groups may publicize upcoming events. Residents have also provided input into plans to improve walkability, increase safety and decrease litter along the three SEPTA viaducts that cross through the Choice neighborhood. Based in part on resident feedback, SEPTA has also improved the Temple station, increasing lighting, repairing the platforms and building additional transit shelters.

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Initiatives that provide residents with homeownership opportunities are:

- Housing Choice Voucher (HCV) Mobility Program – PHA continues to operate this program, which to date has assisted more than 100 participants to secure housing in higher opportunity areas. The program was initially funded through a HUD grant; however, PHA elected to continue and expand it. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Participants are provided with a broad range of supportive services, housing counseling and other efforts to promote the successful transition to higher opportunity areas.
- Homeownership - PHA assists residents who are interested in making the leap from renting to owning a home of their own. As one of the leading housing authorities in the nation for affordable homeownership sales, PHA understands that purchasing a home is a serious investment that requires time and planning. PHA's Homeownership Division sponsors first-time homebuyer workshops where residents can learn more about financial planning, credit review and repair, affordability, mortgage pre-qualification, and identifying real estate agents and home inspection companies. PHA also establishes working partnerships with financial institutions, housing counseling agencies and realtors. PHA's Homeownership division offers three programs:
  1. Housing Choice Homeownership for HCV recipients
  2. Section 5(H) Homeownership for scattered site PHA residents
  3. New construction homes that are for sale and available to the public.

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**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

# AP-65 Homeless and Other Special Needs Activities

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## Introduction

The activities described in this section are designed to respond to the Year 43 objective of preventing homelessness by keeping people housed. Specific subpopulations targeted include individuals and families who are chronically homeless, individuals and families at risk of homelessness, veterans and their families, individuals and families who are experiencing domestic violence, individuals living with HIV/AIDS, and unaccompanied youth 18-24 years old.

Homeless Services collaborates with the nonprofit housing and service providers and City, State, and Federal government entities to create the City's homelessness response system. Currently, the Philadelphia Continuum of Care includes an inventory of 83 emergency housing facilities for singles and families with a total capacity of 4,174 beds; 17 transitional housing programs with 892 beds; and 107 Permanent Supportive Housing programs with 1,010 units containing 6,046 beds. Homeless Services provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the City of Philadelphia. In Year 43, Homeless Services will continue to provide homelessness prevention and diversion, emergency, transitional and rapid rehousing, permanent supportive housing, case management, supportive services, emergency response, service days, food and commodity distribution to contracted emergency housing facilities and soup kitchens, and to operate the Riverview Home.

Homeless Services will continue to utilize a 24 hours per day/365 days per year centralized housing crisis triage and assessment approach for diversion and for intake to short-term (emergency and transitional) housing to resolve the immediate housing crises of vulnerable individuals and families. By January 2018, the CoC will adopt a Coordinated Entry and Assessment-Based Housing Referral System that will maximize our housing resources by matching people to housing based on needs.

Homeless Services Outreach teams will continue to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing. Operating our Supportive Housing Clearinghouse, we will continue to facilitate access to permanent support housing, which is an evidence-based housing intervention that combines non-time-limited affordable housing for people with disabilities with wrap-around supportive services. The Riverview Home, a 100-bed facility licensed by the Pennsylvania Department of Human Services will continue to provide individualized personal care services to adults who require assistance with Activities of Daily Living (ADLS).

Homeless Services will expand its rapid rehousing focus, providing housing stabilization counseling, rental assistance, security and utility deposits, and/or payments for rent or utility arrearages to enable moves

from homelessness into stable housing. With the goal of preventing experiences of homelessness, we will further expand the similar services and resources provided to those at risk.

Homeless Services is supported by the City's housing entities, primarily the Division of Housing and Community Development and the Philadelphia Housing Authority, and the other members of the Mayor's Health and Human Services Cabinet, which includes the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Department of Human Services (DHS), the Department of Public Health (DPH), and the Mayor's Office of Community Empowerment and Opportunity (CEO).

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## **One-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

### **One Year Goal:**

- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located

PPhiladelphia coordinates street outreach to individuals experiencing homelessness through the Outreach Coordination Center, located at Project HOME, and in collaboration with local nonprofit organizations. The City's street outreach activities are funded and overseen by the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). Quarterly, a Collaborative Outreach Committee brings together all outreach teams (including those for youth) with key stakeholders such as the Center City District and the Philadelphia Police Department to coordinate efforts.

In addition to a quarterly street counts, citywide street outreach efforts include 24-hour, 365-day hotline and dispatch to ensure outreach presence on the streets and walk-in services. Street outreach teams locate and engage individuals and encourage them to accept services, treatment, and housing. Outreach teams regularly coordinate with and link individuals to shelter, mental health crisis systems, the courts, medical care, and the U.S. Department of Veterans Affairs (VA), as needed. In collaboration with DBHIDS, the Department of Public Health, and Law Enforcement, Homeless Services has re-engineered its approach for increased uniformity in response, increased effectiveness with engagement, increased focus on housing placements, and increased visibility in "hot spots" with large populations of people experiencing homelessness. Homeless Services also increased outreach in the area hardest hit by the opioid crisis.

Outreach has access to a van that accommodates wheelchairs and the City's "language line" translation system. In Year 42, outreach teams surveyed 159 people living on the street to better assess their housing, drug and mental health treatment and social services needs and wants, and to inform future housing system programs and services in Philadelphia.

The Synergy Project, a Runaway and Homeless Youth Program funded Street Outreach Program of Valley Youth House, provides outreach services to runaway, homeless and nomadic youth ages 21 and under. These services include providing supplies to meet immediate needs, access to shelter, informal counseling and connections to other resources in Philadelphia. The goal of the Synergy Project is to engage with 3,120 youth annually and provide immediate-needs services to at least 1,560 youth. The Synergy Project team will also provide after-care after making referrals to shelter and other services. Outreach workers will engage with youth through site-based outreach activities at schools, drop-in centers, and health centers, as well as conducting street-based outreach and operating a 24-hour outreach line at 1-888 HOUSE15.

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## Addressing the emergency shelter and transitional housing needs of homeless persons

### One Year Goals:

- Continue to provide emergency housing assistance to meet the needs of individuals and families experiencing homelessness, including women and families fleeing domestic violence and unaccompanied youth
- Place 350 households in transitional housing

In 2017-18, the City of Philadelphia will provide short-term housing (emergency and transitional) for vulnerable individuals and families to resolve an immediate housing crisis. Case management assistance will be provided to assist the household with obtaining appropriate permanent housing. The City will utilize funds from the Emergency Solutions Grant, City General Funds, and the state Homeless Assistance Program to support emergency shelter activities. Transitional housing activities will be supported by State Homeless Assistance Program and Continuum of Care (CoC) Program funds.

The Philadelphia CoC's emergency and transitional housing system is structured to accept all subpopulations of individuals and families that are experiencing homelessness, and there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance abuse, youth aged 18-24, and veteran households. Emergency housing provides short-term accommodation for individuals and families to resolve an immediate housing crisis, assess level of need, and provide case management assistance in obtaining appropriate housing. Transitional housing helps households move toward self-sufficiency by providing supported semi-independent living for a period of up to 24 months.

Philadelphia has emergency and transitional housing programs specifically designated for survivors of domestic violence. Philadelphia also has emergency and transitional housing programs dedicated to youth experiencing homelessness. Veterans also have the option to stay in targeted emergency and transitional housing funded through the VA Grant and Per Diem program.

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## **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living**

### **One Year Goals:**

- Move 525 households experiencing homelessness into to permanent housing
- Move 330 families to permanent housing with rapid re-housing assistance
- Move 150 veterans and their families into permanent housing
- Continue implementing State TANF-supported Rapid Re-housing program for 25 families

In 2017-18, funds from the CoC Program, ESG, Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (HUD-VASH) will assist individuals and families experiencing homelessness transition to permanent housing and independent living. Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Our Coordinated Entry and Assessment-Based Housing Referral System will use the Vulnerability Index - Service Prioritization Decision Assistance Tool (“VI-SPDAT”) to assess households for their severity of service needs.

Philadelphia has 1,389 permanent supportive housing (PSH) beds for chronically homeless individuals, of which 450 operate using the Housing First model. Operational responsibility for the Housing First units is shared by Pathways to Housing PA and a partnership between 1260 Housing Development Corp. and Horizon House. The Department of Behavioral Health and Intellectual disAbility Services, through Medicaid reimbursement, plays an essential role in funding the supportive services provided to individuals and families in PSH units.

Philadelphia’s primary strategies to assist families with children experiencing homelessness move to permanent housing is Rapid Re-housing funded through ESG and the CoC Program. Eligibility for Rapid Re-housing assistance is outlined in the Written Standards for Providing ESG Assistance (see Appendix pages 36-40). All households receiving rapid re-housing assistance direct 30 percent of income to rent.

Philadelphia effectively ended veteran homelessness on December 17, 2015. Philadelphia reached this goal through the collaboration of Philly Vets Home, a network of veteran-serving providers and programs, community stakeholders, and government representatives, working together to end veteran homelessness. In 2017-18, efforts will focus on continuing to rapidly re-house veterans who become homeless and preventing homelessness among at-risk veterans.

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## **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care and corrections or receiving assistance from public or private agencies**

### **One Year Goals:**

- Prevent 650 very low-income households from experiencing homelessness

In 2017-18, Philadelphia will continue to avoid experiences of homelessness, especially for extremely low-income individuals and families, those being discharged from publicly funded institutions, corrections, and systems of care, and those receiving assistance from public or private agencies. Homeless Services' Emergency Assistance and Response Unit (EARU) prevents eviction through rental or security deposit assistance, funded through the Community Services Block Grant. Homeless Services will also contract with service providers to use Housing Trust Fund dollars and ESG funds to remove financial barriers to sustaining housing and prevent shelter entry..

There are no publicly funded hospitals in Philadelphia. However, through the work of the Continuum of Care, the City has sought to develop and implement policies around discharge planning from healthcare institutions so that no person is discharged into homelessness. In 2017-18, the Continuum of Care will continue to partner with local hospitals, Managed Care Organizations, and nonprofit service providers to create interventions to reduce the frequency of discharges from hospital into homelessness.

In 2017-18, the City of Philadelphia, in conjunction with the Department of Behavioral Health (DBH), will continue its implementation of policies affecting those individuals being discharged from mental health facilities. Currently, all discharges from the Targeted Case Management Unit (TCM) must seek approval that is contingent upon documentation of a stable housing plan. For discharges from DBH residential programs, a written request is required stating the reason why behavioral health supports are no longer needed and that alternative living arrangements have been secured.

The federal Fostering Connections to Success Act requires that a transition plan be developed for young people exiting the foster care system at least 90 days before they discharge from care—whether that is when they are aged 18 or older. In Pennsylvania, youth can remain in foster care up to age 21 if they meet eligibility requirements. The Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 14 years old and a minimum of six months prior to discharge. Multiple state and local government agencies and nonprofit organizations collaborate to ensure that persons being discharged from a system of care are not routinely discharged into homelessness. While a number of youth make private arrangements to obtain safe and sustainable housing, the City offers two publicly funded alternatives. DHS's Achieving Independence Center is a one-stop shop for youth aged 14-21 currently or formerly in care and provides independent living skills programming and services. This includes referrals to housing resources including several programs designated for youth who have exited DHS care and are facing housing

instability. In addition, the Room and Board Program provides up to 12 months of housing assistance and case management to prevent homelessness among those about to or recently aged out of systems of care.

For those individuals being discharged from corrections institutions, the State of Pennsylvania requires that Continuity of Care Planners (CoCP) assure viable home plans and follow up services for all “max-outs” by providing written information on housing and all proper documents and identification necessary to obtain housing. State policy also ensures that all discharged persons are linked with proper support services through such agencies as the Pennsylvania Department of Human Services and the VA. In 2017-18, the City of Philadelphia will identify those discharged from corrections who present for homeless housing services and work with the necessary institutions to build upon and improve existing discharge policies from the corrections system.

## AP-70 HOPWA Goals

<b>One Year Goals For The Number of Households to be Provided Housing Through The Use of HOPWA For:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	650
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	18
<b>Total</b>	<b>788</b>

# AP-75 Barriers to Affordable Housing

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## Introduction

MA-40 and SP-55 include a detailed overview of barriers to affordable housing (see pages 121 and 172).

Those barriers include:

- Displacement of residents due to economic pressures
- Lack of public investment in specific neighborhoods, including services and amenities
- Deteriorated vacant structures and land
- Location and type of affordable housing
- Inability to access existing housing and other resources
- Location and access to proficient schools
- Lack of income
- Availability of affordable units in a range of sizes
- Lack of communication between government and residents
- Residential foreclosures
- Residential evictions
- Age and condition of housing
- Lack of local private fair housing outreach and enforcement

## Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing

Working with a diverse team of stakeholders, the City and PHA identified 52 strategies to address barriers to affordable housing and access to opportunity (see Appendix pages 22-33). The Five-Year *Consolidated (2018-22)* and *Annual Action Plan (2017-18)* Goals and Strategies were designed to advance many of the 2016 AFH goals and strategies as detailed in the following table.

**Table 82: Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	<b>Create Affordable Homeowner and Rental Housing Opportunities</b>
	Goal Description	The City will provide gap financing for affordable rental and special needs projects seeking tax credit financing and will provide homebuyer assistance
<b>2</b>	<b>Goal Name</b>	<b>Preserve Affordable Homeowner and Rental Housing</b>
	Goal Description	The City will provide funding to preserve rental housing projects; make systems repairs for homeowner housing; and provide housing counseling to prevent foreclosures and evictions
<b>3</b>	<b>Goal Name</b>	<b>Reduce Homelessness and Expand Special Needs Housing Opportunities</b>
	Goal Description	The City will support homeless prevention strategies and housing and services supporting persons who are affected by HIV/AIDS
<b>4</b>	<b>Goal Name</b>	<b>Foster Open Access to All Housing and Community Resources and Programs</b>
	Goal Description	The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources
<b>5</b>	<b>Goal Name</b>	<b>Address Economic, Education and Income Needs of People and Communities</b>
	Goal Description	The City will fund support employment training, job creation, and community improvements to increase incomes and goods and services
<b>6</b>	<b>Goal Name</b>	<b>Strengthen Community Assets and Manage Vacant Land</b>
	Goal Description	Funding will be provided to support preservation and creation of new public facilities and to clean/green and maintain vacant lots.
<b>7</b>	<b>Goal Name</b>	<b>Promote Fair Housing and Access to Opportunities</b>
	Goal Description	The City will provide funding for a Fair Housing staff position to promote fair housing education and outreach

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# AP-85 Other Actions

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## Introduction

When the City, as part of its Assessment of Fair Housing, identified its goals and priorities, it also identified program partners. Those program partners include other city agencies, regional and state agencies, fair housing advocates, housing developers, service providers, lenders, funders and investors. Working with those partners the City will implement strategies to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards Philadelphia's housing and community economic development needs do not exist in a vacuum. In a city with a 26 percent poverty rate, underserved communities and aging housing stock – much of it still containing lead paint – and with an array of public, nonprofit and private actors seeking to improve these conditions, strategic, coordinated actions are a must.

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## Actions planned to address obstacles to meeting underserved needs

The challenges facing Philadelphia's underserved residents are in large part educational and economic. To address these needs the City will:

- Support small business creation and growth on neighborhood commercial corridors
- Fund job training and educational support for young high school dropouts
- Increase resident participation in programs such as the Earned Income Tax Credit
- Implement Community Schools and expand access to Pre-K
- Invest in neighborhood amenities such as parks, libraries and recreation centers
- Ensure that language barriers do not prevent residents from accessing programs that increase economic opportunity

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## Actions planned to foster and maintain affordable housing

The City implements a series of programs and strategies to foster and maintain affordable housing

To maintain the existing stock of housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs:

- Basic Systems Repair Program
- Weatherization Assistance Program (pending state funding)
- Heater Hotline

The City recently raised its transfer tax by one-tenth of one percent to support bonds dedicated to the Basic Systems and Weatherization Assistance programs. Over the next three years this \$60 million initiative will largely eliminate backlogs of up to five years in these programs.

DHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, to support low-interest home improvement loans and to take full advantage of the Earned Income Tax Credit. The City also supports Neighborhood Energy Centers to increase the affordability of housing by reducing energy costs and the Utility Emergency Services Fund to ensure that Philadelphians are not made homeless due to utility emergencies. Finally, DHCD has long supported housing counseling to prevent foreclosure, to prepare potential low- and moderate-income homeowners for homeownership and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens.

DHCD has also issued a Rental Housing Preservation Request for Proposals to address existing Low-Income Housing Tax Credit units in need of capital improvements.

The City also takes actions to foster new affordable rental and homeownership housing opportunities. DHCD issues an RFP annually for new rental and special needs housing. It supports prepurchase housing counseling and closing cost assistance to help residents to purchase a home. The City leverages private sector investment through density bonuses to create affordable housing in high-opportunity neighborhoods.

To foster affordable housing opportunities for people with disabilities the City supports the Adaptive Modifications Program, which makes existing homes more accessible for its occupants. In addition to annual funding from the Housing Trust Fund, resources from the \$60 million bond program outlined previously will address the backlog in the Adaptive Modifications Program. DHCD's project selection criteria also includes requirements for accessible and visitable units.

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## **Actions planned to reduce lead-based paint hazards**

The City of Philadelphia continues to reduce the number of housing units with identified lead hazards. When a child is identified with an elevated blood level (EBL), the Philadelphia Department of Public Health (PDPH) Lead and Healthy Homes Program (LHHP), previously known as the CLPPP, provides home visiting, education and environmental assessments. In most cases, interior deteriorating lead paint and lead dust is identified as the source of the child's lead exposure.

In FY 2016 more than 326 new cases of EBL were identified and 156 risk-assessment inspections were conducted.

In 2014, the LHHP received Federal Centers for Disease Control and Prevention funding to work within a targeted neighborhood with the goal of lead poisoning prevention. This program helps improve reduce children's risk of exposure to lead and asthma triggers in homes and educates residents on how to maintain

a healthier home to reduce environmental triggers leading to asthma or injury. PDPH has already reached more than 250 families in the Kensington area as part of its Healthy Neighborhoods project.

The Renovation, Repair and Painting Law was enacted in 2008. Since April 2009, this law has required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust. LHHP is an EPA-certified training provider and continues to provide this mandatory training.

The City also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children six years old and under. The law went into effect in December of 2012. The law requires that landlords renting residences built before March 1978 in which children aged six or under are residing: 1) have the residence inspected and certified as “Lead Free” or “Lead Safe,” 2) provide this certificate to tenants for their signature, and 3) provide a copy of this certificate signed by the tenant to PDPH. In addition, owners selling residences are required to notify buyers of potential lead risks. PDPH has received approximately 1,500 Lead Free or Lead Safe certificates from landlords, of an estimated 26,000 properties for which these certificates are required. The Lead Paint Disclosure Law includes provisions for fines or penalties up to \$2,000 per day for landlords who fail to comply. The City is in the process of developing full implementation plans for the law.

In December 2016, Mayor Jim Kenney released a plan to improve the city’s efforts to prevent lead poisoning in Philadelphia. This plan, called “Lead-Free Kids: Preventing Lead Poisoning in Philadelphia,” describes actions that City agencies are taking or will take to reduce lead poisoning.

In addition to releasing “Lead-Free Kids,” Mayor Kenney announced the formation of a Childhood Lead Poisoning Prevention Advisory Group, which includes city and state elected officials, City agency leaders and external stakeholders. This Advisory Group met several times in January through March 2017 to review “Lead-Free Kids” and offer additional recommendations on how the City and other entities can reduce lead poisoning. The Advisory Group has released draft recommendations for public comment (<http://www.phila.gov/health/childhoodlead/index.html>). It is anticipated that final recommendations will be released late Spring 2017.

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## Actions planned to reduce the number of poverty-level families

Philadelphia has the worst poverty rate of the 10 largest U.S. cities, with 26 percent of its residents, nearly 400,000 people, living below the federal poverty level.

The Mayor's Office of Community Empowerment and Opportunity (CEO) leads the City's efforts to lift individuals and communities out of poverty and to increase opportunity for low-income individuals and families. Shared Prosperity Philadelphia, CEO's citywide plan to fight poverty, identifies five strategic areas:

1. Job creation and workforce development
2. Access to public benefits and essential services
3. Educational outcomes for children and youth
4. Housing security and affordability
5. Economic security and asset building

To better integrate Philadelphia's anti-poverty, health and social services efforts and to help leverage and coordinate public resources, Mayor Jim Kenney brought CEO into a new Health and Human Services Cabinet. The Cabinet includes CEO, the Departments of Public Health, Human Services, Behavioral Health and Intellectual disAbility Services, and the Office of Homeless Services.

The most recent Shared Prosperity Progress Report, released in November 2016, outlines recent accomplishments of CEO and its partners:

- CEO's Parental Engagement Initiative, in partnership with the Mayor's Office of Education, launched a citywide pilot to increase awareness among low-income parents and caregivers on the benefits of high quality childcare and how to access high quality Pre-K and childcare in the city. New tools for parents include a citywide call center (844-PHL-PREK) and website (<http://www.phlprek.org/>).
- The BenePhilly Centers, which provide professional, streamlined application assistance for federal public benefits as well as local utility assistance and tax relief programs, helped Philadelphia residents submit approximately 11,800 applications in 2016.
- Promise Corps is a program of the West Philadelphia Promise Zone that offers college and career guidance to students in four West Philadelphia High Schools. In 2016, Promise Corps college and career ambassadors spent more than 20,000 hours helping 1,060 high schools students build the skills needed to succeed academically and in the work place.
- The Financial Empowerment Centers (FEC) served their 10,000th client in 2016. The FEC program offers free one-on-one financial counseling sessions and has helped Philadelphia residents reduce debt by more than \$10.7 million and accumulate \$1.1 million in savings.

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In 2018, CEO plans to:

- Improve access to publicly-funded early learning opportunities by streamlining the application process, and continue to work with A Running Start Philadelphia partners to increase supports for infants and toddlers.
- Partner with the Free Library and Finanta to create lending circles, which can help job seekers cover basic costs such as transportation and child care, while they receive employment training.
- Work with Mayor Kenney and other City Departments to develop a plan to build pipelines to full-time employment for seasonal and other part-time City workers.
- Continue to engage other public agencies, nonprofit organizations, faith communities, community-based organizations, institutions and the business sector and support other City departments where they work to reduce poverty.

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## Housing Goals

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Housing is a significant financial burden, and a CEO goal is to maximize low-income Philadelphians' access to programs and services that assure housing security and affordability. CEO will work with DHCD and other City agencies to:

- Analyze the effectiveness of current services and programs to keep people in their homes and outline strategies to improve the success of these efforts
- Develop strategies for increasing the number of affordable housing opportunities for low-income Philadelphians
- Ensure better linkages between housing and homeless strategies and financial security strategies

In addition to the citywide strategies outlined above, DHCD will continue to support efforts to reduce poverty in Philadelphia, including:

- Ensure local resident participation in construction hiring for city-funded developments
- Promote economic development activities that help low-income residents gain access to jobs and skills
- Support educational and job training activities for Philadelphia's youth
- Create neighborhoods of choice in which wealth can be built by improving housing stock and removing blight

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## Actions planned to develop institutional structure

The City of Philadelphia is reorganizing its planning, zoning and housing institutional structure. This was initiated by a change in Philadelphia's City Charter approved by the voters in November 2015. The charter change is effective July 1, 2017. In January 2016, Philadelphia Mayor Jim Kenney took action by executive order to speed up that reorganization.

The charter change creates a Department of Planning and Development (DPD). (The executive order created an interim Office of Planning and Development.) DPD includes the city agencies related to planning and development of affordable and market-rate housing, as well as other community development programs, into one department. Included in this restructuring are DHCD, the Art Commission, the City Planning Commission, the Division of Development Services, the Historical Commission, the Philadelphia Land Bank, Philadelphia Housing Development Corp. and the Philadelphia Redevelopment Authority. By bringing these agencies under one institutional umbrella, the process for planning and developing affordable housing will be better coordinated and streamlined. This structure is already paying dividends through enhanced coordination as the Division of Development Services is assisting DHCD as new housing in the North Central Philadelphia Choice Neighborhood Initiative moves through the permitting process.

In addition, housing and housing-related agencies inside and outside DPD meet on a regular basis to ensure that all of the city's housing strategies are well-coordinated. These meetings include DHCD, PHDC, the Redevelopment Authority, the Philadelphia Housing Authority and others.

To better integrate Philadelphia's anti-poverty, health and social services efforts – including combatting homelessness – and to help leverage and coordinate public resources, shortly after taking office Mayor Kenney created a new Health and Human Services Cabinet. The Cabinet includes the Office of Homeless Services, Mayor's Office of Community Empowerment and Opportunity and the Departments of Public Health, Human Services and Behavioral Health and Intellectual disAbilities. Philadelphia's housing, homelessness, poverty and health challenges are intertwined, and the HHS Cabinet will bring a coordinated effort to facing those challenges.

Mayor Kenney has also brought a focus to improving commercial corridors in neighborhoods throughout the city, including allocating City General Funds for the Storefront Improvement Program. While no structural changes have been made, the Mayor's commitment to community economic development will undoubtedly enhance the multi-agency approach to that goal.

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## **Actions planned to enhance coordination between public and private housing and social service agencies**

The Philadelphia agencies – both public and private – that develop, fund and implement the City’s *Consolidated Plan* and the housing and community development programs in it have a long history of collaboration.

Within the City the Division of Housing and Community Development, Office of Homeless Services and the Commerce Department lead the City’s efforts, in consultation with and with support from the Mayor’s Office of Community Empowerment and Opportunity, the Philadelphia City Planning Commission, the Philadelphia Historical Commission and the Philadelphia Land Bank. Many of the procedural steps necessary to complete a development require coordination between City agencies related to planning and development, and that those agencies are now located in one institutional structure will enhance that coordination.

The lead agencies coordinate with state-level agencies – the Department of Community and Economic Development, the Pennsylvania Housing Finance Agency, the Philadelphia Housing Authority, and the Philadelphia Redevelopment Authority. Working with the lead City agencies in the local nonprofit sector are the Philadelphia Housing Development Corp., community development corporations, neighborhood advisory committees, housing counseling agencies, social service agencies, the Local Initiatives Support Corporation and the Community Design Collaborative. Private developers, banks, architects, engineers, contractors, landlords and others support the provision of affordable housing in Philadelphia.

The success of the coordination between these entities is evidenced by community development corporations leveraging DHCD funding to attract private capital through PHFA tax credits; housing counselors partnering with the legal community to save homes from foreclosure; the City’s Point-In-Time count conducted by volunteers from the public, nonprofit and private sectors; linkages between vacant land management and reintegrating citizens returning from prison into the community and the work force; and private nonprofits coordinating home repairs with the Philadelphia Housing Development Corp.

The City leads the processes that result in these collaborative efforts through ongoing structured processes such as the development of the *Consolidated Plan*, the Continuum of Care, the HIV Housing Planning Committee and other standing committees, and through the willingness to explore and pilot new collaborations such as in the home repair and vacant land/returning citizen initiatives.

# AP-90 Program Specific Requirements

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## Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table (see page 209 for a list and pages 210-230 for details).

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## HOME Investment Partnership Program (HOME)

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### CHDO set aside

DHCD's Policy and Planning Unit tracks the expenditure of HOME funds to ensure that a minimum of 15 percent is set aside for qualified Community Housing Development Organizations (CHDO). The City will continue to commit at least 15 percent of HOME funds to CHDO activities, as required by the HOME regulations at 24 CFR 92.300. The reservation of funds will be made within 24 months after HUD notifies the City of the execution of the HOME Investment Partnership Agreement, as required by regulation. The City commits funds to specific projects as projects are ready to go to financial closing. The law requires that CHDOs need to have paid employees on staff (part-time is acceptable)

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### Other forms of investment being used beyond those identified in Section 92.205

The proposed HOME activities do not include other forms of investment as described by 92.205(b).

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### Guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities

If the property is offered for resale during the period of affordability, DHCD will impose one of several options to assure compliance with the HOME requirements.

- Option 1

The Resale Option will apply when the HOME assistance is used to provide a subsidy to a developer to cover the difference between the cost to develop the housing and the market price of the housing ("Development Subsidy"). This Option ensures that the house remains affordable throughout the affordability period. The requirements of the Resale Options are as follows:

- a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50 to 80 percent of the median income for the Philadelphia area as determined by the Department of Housing and Urban Development or as otherwise approved.
- b) The purchase price of the property by the buyer cannot exceed an “affordable price.”  
An affordable price is the lower of:
  - 1) The purchase price paid by the buyer to acquire the property, which price may be increased annually by an amount equal to 10 percent (10%) of the buyer’s original purchase price;  
or
  - 2) The amount of \$180,000 increased annually at a rate of two percent (2%).
- c) The seller of the property will be entitled to receive a “fair return” on his/her investment, which will consist of the seller’s equity (down payment paid by seller at the time of his/her purchase, principal payments made on any loan used to acquire the property, the cost of any capital improvements) and a share of the net proceeds from the sale (sale price less seller’s equity) to be determined by the City on a project-by-project basis. The above conditions and restrictions will be incorporated in a mortgage securing repayment of the Development Subsidy. The mortgage will remain in full force and effect for the period of affordability from the date of its execution.

■ Option 2.

Under the Resale Option, based upon a market analysis of the neighborhood, the City may elect to presume that certain housing projects meet the resale restrictions during the period of affordability without the imposition of any enforcement mechanism against the subsidized housing. In accordance with HOME program regulations, the City will document the affordability of the neighborhood to satisfy the HOME resale requirements.

■ Option 3

The Recapture Option will apply when the HOME assistance is used to provide a subsidy to a low-income homebuyer (“Direct Subsidy”) to reduce the purchase price of the property from fair-market value to an affordable price. This option allows the City to recapture all or part of the Direct Subsidy if the HOME recipient sells the property to any buyer within the affordability period. The amount of Direct Subsidy that is recaptured will be reduced on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the required affordability period. The recapture amount will not exceed the net proceeds available to the homebuyer from the sale.

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### **Guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds**

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Properties must remain affordable for five to 15 years, depending on the amount of HOME assistance provided per unit. Rehabilitated properties receiving less than \$15,000 per unit must remain affordable for a minimum of five years. Rehabilitated properties receiving \$15,000 to \$40,000 per unit must remain affordable for a minimum of 10 years. Rehabilitated properties receiving more than \$40,000 in HOME assistance must remain affordable for at least 15 years.

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### **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds**

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The City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

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## Emergency Solutions Grant (ESG)

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### Written standards for providing ESG

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#### ■ Emergency Shelter

Homeless Services has Emergency Housing Standards that all contracted providers must meet (greater detail attached). While the standards are being revised, the guiding principles will remain ensuring individuals and families living in emergency housing

- a safe environment;
- treatment with dignity and respect; and
- provision of housing and related services without regard to race, ethnicity, age, gender, disability, or sexual orientation.

Emergency housing programs provide:

- Safe, temporary emergency shelter;
- Housing-focused, person-centered, strengths-based case management services;
- Assistance with obtaining housing;
- Referrals to supportive services for special populations; and
- A savings program to enable clients to save income toward housing.

HUD's definition of homelessness determines eligibility for shelter. When possible, centralized intake staff divert households to resources for securing housing options other than shelter placement. By 2018, a Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment will facilitate appropriate referrals through the City's coordinated entry system (see below).

Intake interviews at facility entry must include review of client rights, assessment information in HMIS, and program expectations. Within 5 to 10 days, case managers must begin collaborative and interactive service planning that includes client input about goals, accounts for client strengths and capabilities, and addresses challenges to obtaining and sustaining housing. Clients must have biweekly case management meetings and regularly scheduled Client Progress Reviews by teams including case management, behavioral health, and emergency housing staff.

Case managers must prepare clients for planned termination from the program and complete exit interviews and HUD exit assessments in HMIS. When behavior threatens safety, the provider may restrict or terminate program participation, with a client right to appeal.

Both electronic (HMIS) and hard copy records are required for all households in emergency housing.

## ■ Rapid Rehousing and Prevention

Sharing the goal of providing the resources and services needed to secure stable permanent housing and prevent a return to housing crisis, rapid rehousing services target families and individuals currently in emergency housing programs, meeting the HUD definition of “literally homeless,” while prevention services target families and individuals at risk of homelessness. HUD’s definition of “at risk” includes annual household income below 30% of area median and a lack of sufficient resources or support networks immediately available to prevent literal homelessness. Prevention services may also be provided to families with children and unaccompanied children and youth who are defined as homeless under Federal statutes but not under the ESG definition.

Rapid rehousing may provide rental assistance for up to 12 months, for the balance of the rent after the household contributes 30 percent of its monthly income. Providers may also cover rental arrearages up to 6 months or offer financial assistance with security deposits, utilities, or moving costs. All payments must be made to third parties. Households receive assistance with locating, securing, and stabilizing in affordable housing. Intake and service information must be tracked in HMIS.

Each household is limited to a maximum of 24 total months of rapid rehousing assistance over any three-year period. Homelessness prevention assistance will only be provided once within a twelve-month period.

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## Continuum of Care Coordinated Assessment System

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Philadelphia’s Coordinated Entry Process, which is locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), is currently in the development stages. CEA-BHRS will be fully implemented, operational, and meet all requirements outlined in 24 CFR 576.400(d), 24 CFR 578.7(a)(8), and Notice CPD-17-11 by the January 2018 deadline. The CEA-BHRS design, implementation, and evaluation processes are led by the City of Philadelphia Office of Homeless Services (Homeless Services). For over 20 years the City has operated centralized intake sites for City-funded shelters and street outreach that is accessible 24hours/day, 365 days/year and covers all of Philadelphia. Additionally, Homeless Services has managed referral processes for all ESG and many CoC Program funded projects for a number of years.

CEA-BHRS builds on existing practices and will result in a streamlined and standardized process that links households to the appropriate resources to end their housing crisis. This process will include a standardized phased assessment approach and each phase will only include questions needed to refer a household at that point. The assessments will build on each other to limit the number of times people have to repeat their stories as much as possible. To determine severity of service needs, all households will be assessed with the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). The CEA-BHRS process will prioritize those who are in most need of assistance and will follow the Order of Priority included in the HUD Prioritization Notice CPD-16-11. Philadelphia’s multiple current referral processes will be combined into one referral management system and all ESG and CoC Program funded projects will only fill vacancies

through the CEA-BHRS process. HMIS will be the information system utilized to manage all data related to CEA-BHRS and electronic referrals will be made through HMIS. This ensures privacy protections of all participant information. Quality and effectiveness of CEA-BHRS will be evaluated at least annually through feedback from participating projects and households. Feedback will be used to make necessary updates to policies and procedures.

At a minimum all housing projects included on Philadelphia's HIC will be part of CEA-BHRS. There is a longer term goal of integrating affordable housing and other mainstream resources available to households experiencing or at-risk of homelessness into the coordinated entry process. Because Philadelphia is a large system, housing inventory and other services will be phased in to CEA-BHRS in the following order:

- Phase I: CoC, ESG, and Office of Homeless Services funded homeless assistance housing programs
- Phase II: Other publicly and privately funded homeless assistance housing programs
- Phase III: Affordable housing and mainstream resources will participate as possible over time

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### **Process for Making Sub-awards and ESG Availability to Private Nonprofit Organizations**

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In 2017-18, DHCD will continue to assign the administration of ESG funds to the City's Office of Homeless Services under a Memorandum of Understanding. Homeless Services awards all of these funds to private nonprofit subrecipient organizations through contracts for the provision of services. To identify ESG funding subrecipients, Homeless Services periodically issues competitive Requests for Proposals to nonprofit housing assistance providers. Although funding allocations are not made on a geographic basis, Homeless Services ensures that residents citywide can access all services. In the case of emergency shelter, Homeless Services manages centralized intake, where individuals seeking shelter are assessed and referred to a bed. With regard to rapid rehousing and prevention activities, subrecipients are required to serve individuals throughout the city.

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### **Outreach to and Consultation with Homeless or Formerly Homeless Individuals in Considering Policies and Funding Decisions Regarding ESG**

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The Office of Homeless Services consults with the Philadelphia CoC Advisory Committee and Board when considering policies and funding decisions regarding activities funded under ESG. The Philadelphia CoC Board, which is the primary decision-making body of the CoC, consists of 17 members, four of whom are individuals currently or formerly experiencing homelessness. Additionally, contracted homeless assistance providers regularly obtain input from individuals with lived experience through a variety of methods including participant meetings, committees, and peer employment.

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## Performance Standards for Evaluating ESG

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As noted above, in 2017-18, Homeless Services will implement the system performance measures HUD released in the summer of 2014 within the Guiding Framework being developed by the City's Health and Human Services Cabinet. Both will support work to make homelessness brief—thus decreasing reliance on emergency shelter, reducing length of stays, and increasing exits to stable permanent housing—rare, and non-recurring.

The CoC's Quality Improvement and Evaluation Subcommittee will continue to consult with Homeless Services to establish local performance targets appropriate for specific subpopulations and program types. While implementing HUD's measures and developing its new Strategic Plan, Homeless Services will evaluate how best to set local standards for activities supported with ESG funds and to track provider performance.

### ■ Emergency Shelter

In 2017-18, Homeless Services will be collecting data and tracking progress for emergency shelter performance indicators that include:

- Average length of stay;
- Exits to permanent housing; and
- Timeliness of HMIS submissions and quality of HMIS data.

Homeless Services is engaging a consultant to help gather, review, analyze and summarize data related to the operational and organizational health of City emergency housing programs, with a goal to develop a snapshot of the strengths and weaknesses of our emergency housing providers and recommendations for improvements based on best/evidence-based practices.

Additionally, during Year 42, an assessment team conducted a comprehensive safety and security assessment of 10 emergency housing facilities; 2 intake facilities; and our Emergency and Assistance Response Unit. Homeless Services staff members are currently reviewing the assessment teams' reports and risk-reduction recommendations to:

- Identify needed improvements, funding reprioritization, and repairs, responsive to and aligned with high priority vulnerabilities;
- Develop policies and procedures that safeguard staff and clients against human-caused hazards and emergency conditions;
- Guide work with providers to strengthen continuity of operations plans and agreements that allow cooperative response in the event of interruption to program operation; and
- Strengthen training in areas of critical need to prevent, de-escalate, resolve and respond to safety issues.

## ■ Rapid Re-housing

To evaluate Rapid Re-housing activities funded by ESG, the following performance standard will be tracked by Homeless Services:

Performance Standard	Performance Indicator	Projected Accomplishment
Recidivism	Percent of households that return to the shelter system within one year of receiving Rapid Re-housing assistance.	The recidivism rate will be less than 20 percent.

## ■ Homelessness Prevention

To evaluate homelessness prevention activities funded by ESG, the following performance standard will be tracked by Homeless Services:

Performance Standard	Performance Indicator	Projected Accomplishment
Homelessness Prevention	Percent of households that enter the shelter system within one year of receiving homelessness prevention assistance.	Less than 20 percent of households will enter the shelter system.



### Appendix Table 83: Income Eligibility Tables

<b>2017 Section 8 Annual Income Eligibility Guidelines</b>							
Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	\$14,575	\$17,500	\$29,150	\$34,980	\$46,600	\$67,045	\$69,960
2	\$16,650	\$20,000	\$33,300	\$39,960	\$53,250	\$76,590	\$79,920
3	\$18,725	\$22,500	\$37,450	\$44,940	\$59,900	\$86,135	\$89,880
4	\$20,800	\$24,950	\$41,600	\$49,920	\$66,550	\$95,680	\$99,840
5	\$22,475	\$28,780	\$44,950	\$53,940	\$71,900	\$103,385	\$107,880
6	\$24,150	\$32,960	\$48,300	\$57,960	\$77,200	\$111,090	\$115,920
7	\$25,800	\$37,140	\$51,600	\$61,920	\$82,550	\$118,680	\$123,840
8	\$27,475	\$41,320	\$54,950	\$65,940	\$87,850	\$126,385	\$131,880
For families/households with more than 8 persons, add for each additional person:							
	\$1,675	\$3,830	\$3,350	\$4,020	\$5,350	\$7,705	\$8,040

These figures are based on the Section 8 annual income limits for low- and moderate-income households set by the U.S. Department of Housing and Urban Development (HUD), effective April 14, 2017. HUD defines 50 percent of area median income as "very low income" and 80 percent as "low income." The definition of very low-, low- and moderate-income in this table are based on City Ordinance 1029-AA which defines 50 percent of area median income as "low income" and 80 percent as "moderate income."

<b>2017 Income Eligibility Guidelines for the Following Programs:</b>		
Basic Systems Repair Program, Emergency Heater Hotline and Emergency Repair Hotline.		
Household Size	Maximum Annual	Maximum Monthly
1	\$18,090	\$1,508
2	\$24,360	\$2,030
3	\$30,630	\$2,552
4	\$36,900	\$3,075
5	\$43,170	\$3,598
6	\$49,440	\$4,120
7	\$55,710	\$4,643
8	\$61,980	\$5,165
For families/households with more than 8 persons, add for each additional person:		
	\$6,720	\$520

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 26, 2017.

## DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2001</b>				
YouthBuild	Eighteenth St. Dev. Corp.	H	2	1523 S. Hicks St.
Partnership Homes II	PEC CDC	H	9	5018 Walnut St.
APM Townhouses	APM	H	8	2147 N. 7th St.
Poplar Nehemiah II-B	Poplar Enterprise Development Corp.	H	57	1222 Ogden St.
Francisville VI	Community Ventures/Francisville CDC	H	8	808 Uber St.
Villa III	Nueva Esperanza	H	7	1322 N. Hancock St.
YouthBuild	GGHDC	H	4	5378 Chew St.
Cecil B. Moore -- Beechwood	PHDC/Beech	H	14	1625 N. 19th St.
Belmont Homes	Friends Rehab Corp.	H	10	4018 Parrish St.
Homestart Mantua	PHDC	H	1	3816 Fairmount Ave.
Homestart SW Phila.	PHDC	H	4	6064 Allman St.
Homestart Stawberry Mansion	PHDC	H	1	1968 N. Napa St.
Homestart Southwest Center City	PHDC	H	1	1010 S. 18th St.
Wilmot Meadows	Frankford CDC	H	15	1821 Wilmot St.
Homeownership Rehabilitation Program	Various	H	40	Various
Village Homes	Village of Arts of and Humanities	H	6	2549 N. 11th St.
New Kensington Rehab	NKCDC	H	10	2081 E. Haggert St.
Kings Highway II	KAN/KARP	R	31	2927 Frankford Ave.
Sharswood Apts.	Michaels Development	R	71	2122 Sharswood St.
Courts at Riverview	NEF	R	470	1019 S. 5th St.
Mt Sinai	Michaels Development	R	37	431 Reed St.
Norris Square Senior	Norris Square Civic Association	R	35	2121 N. Howard St.
St. Anthony's	Ingerman/SOSNA	R	54	2317 Carpenter St.
Chatham	Ingerman	R	40	242 S. 49th St.
Rose Gardens	North Phila. Community Help/TCB	R	43	2701 N. 11th St.
Druding Apartments	Drueding Rainbow	SN	10	1348 N. 4th St.
Ralph Moses House	Fam. & Com. Ser. Of Delaware Co.	SN	12	
Center West	1260 Housing Development Corp.	SN	17	4101 Chestnut St.
Rowan Homes II	Project HOME	SN	32	1900 Judson St.
<b>Subtotal 1,049</b>				
<b>Projects Completed FY ending 6/30/2002</b>				
Homestart WP EZ	PHDC	H	2	4527 Parrish St.
Homestart WP EZ	PHDC	H	3	5214 W. Thompson St.
Homestart West Phila. (duplex)	PHDC	H	2	5623 Wyalusing St.
Homeownership Rehabilitation Program	Various	H	44	Various
Ludlow IV	PHDC	H	25	1601 N. Franklin St.

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

Project Name	Developer(s)	Type	Units	Location
Homestart Lower Tioga	PHDC	H	4	3636 N. Percy St.
Homestart Susquehanna	PHDC	H	7	2225 Carlisle St.
Cecil B. Moore HoZo Phase 1A	PHDC	H	30	1514 N. 18th St.
Francisville IV-B	Community Ventures	H	11	813 Cameron St.
Devon Manor	Regis Group	H	14	1415 Clearview St.
Vineyard Place	Regis Group	H	14	1717 Ridge Ave.
Doctor's Row II	Gary Reuben	H	10	1613 Christian St.
210 Clapier St.	RHD	H	1	210 Clapier St.
Lillia Crippen II	WCRP	R	20	1800 N. 6th St.
Francisville Elderly	Community Ventures/Francisville CDC	R	42	1731 Edwin St.
Holmes School	Neighborhood Restorations, Inc.	R	42	5429 Chestnut St.
Belmont Gardens (Sarah Allen V)	Friends Rehab	R	27	750 N. 41st St.
Commons at Point Breeze	UCH	R	53	1620 Federal St.
16th and Reed Elderly	Presbyterian Homes	R	85	1401 S. 16th St.
Ralston/Mercy Douglass House 202	Ralston-Mercy Douglas	R	55	3817 Market St.
4200 Mitchell St. 202	Friends Rehab	R	65	4200 Mitchell St.
Dignity Enhanced Service Project	Dignity Housing	SN	2	1941 S. Ithan St.
Dignity Enhanced Service Project	Dignity Housing	SN	7	1646 W. Nedro St.
Potter's House	Potter's House Mission	SN	14	524 S. 52nd St.
Families First	PEC CDC	SN	0	3939 Warren St.
Horizon House II	Horizon House	SN	18	6015 Limekiln Pike
Rowan Homes I	Project HOME	SN	8	2721 W. Diamond St.
Project Hope	Raise of Hope/Hope Partners	SN	1	5122 N. Carlisle St.
Project Hope	Raise of Hope/Hope Partners	SN	1	6818 N. 17th St.
Veteran Shared Housing	Impact Services	SN	7	124 E. Indiana Ave.
Sheila Brown Women's Center	Sheila Brown/UCH	SN	9	2004 Ellsworth St.
Rudolphy-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd
<b>Subtotal</b>				<b>658</b>
<b>Projects Completed FY ending 6/30/2003</b>				
Pradera Homes	APM	H	50	701 W. Berks St.
Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
Partnership Homeownership (incl 1 duplex)	The Partnership CDC	H	8	5031 Irving St.
Park Ave.	PHDC	H	4	2242 N. Park Ave.
Sears St. II	PHDC	H	1	2731 Sears St.
Homeownership Rehabilitation Program	Various	H	30	Various
Homestart WPEZ	PHDC	H	3	1463 N. 53rd St.
Homestart Southwest Center City	PHDC	H	3	1914 Carpenter St.

## DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Spring Garden Rental	Spring Garden CDC	R	97	1902 Mount Vernon St.
Belmont III	Harold Thomas	R	46	1023 Belmont Ave.
Elkins Residence	Einstein	SN	73	5501 N. 11th St.
Melville Way	Traveler's Aid	SN	8	4520 Walnut St.
Imani Homes II	PEC	SN	7	4009 Green St.
Veteran's Shared Housing	Impact Services	SN	10	124 E. Indiana St.
Interim House West	PHMC	SN	20	4108 Parkside Ave.
Avondale Housing (3rd district portion)	PCAH	SN	9	6212 Locust St.
Avondale Housing (4th district portion)	PCAH	SN	9	5637 Appletree St.
			<b>Subtotal</b>	<b>434</b>
<b>Projects Completed FY ending 6/30/2004</b>				
Greenwich-Whitman II	Community Ventures	H	13	2413 S. American St.
Jefferson Square Rehabs	Jefferson Square CDC	H	6	1211 S. 4th St.
31st and Berks	Friends Rehab	H	10	3104 W. Berks St.
LaTorre	Norris Square Civic Association	H	10	104 W. Norris St.
Chinatown North	Phila. Chinatown Dev. Corp.	H	10	318 N. 9th St.
CBM Homeownership Zone Ph II-B	PHDC	H	43	1717 N. Bouvier St.
CBM Homeownership Zone Historic	PHDC	H	6	1739 N. 18th St.
Homeownership Rehabilitation Program	Various	H	24	Various
Homestart	PHDC	H	4	2618 Seybert St.
Center in the Park	Pennrose	R	70	25 W. Rittenhouse St.
Elders Place 202	GGHDC	R	40	80 Collum St.
Belmont Affordable IV	Harold Thomas	R	11	922 Belmont Ave.
St. Ignatius Seniors	St. Ignatius Nursing Home	R	67	4402 Fairmount Ave.
FOP Seniors	FOP	R	106	730 Byberry Road
Mend II	Various	R	8	Various
Inglis Accessible	1260 Housing Development Corp.	SN	11	11901 Academy Road
Imani III	PEC CDC	SN	5	4036 Green St.
Calcutta III	Calcutta House	SN	9	12211 N. 19th St.
Dignity III	Dignity Housing	SN	8	5141 Pulaski St.
Ruby Housing	ACHIEVEability (PCAH)	SN	11	5936 Summer St.
Visitation Transitional	Catholic Charities	SN	18	2640 Kensington Ave.
Project Advantage	RHD	SN	12	4702 Roosevelt Blvd
			<b>Subtotal</b>	<b>502</b>

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2005</b>				
Commons at Point Breeze	UCH	H	18	1508 Federal St.
Jefferson Square	Jefferson Square CDC	H	24	433 Wharton St.
Homeownership Rehabilitation Program	Various	H	37	Various
Greenway Presbyterian	Prebyterian Homes	R	68	2050 S. 58th St.
Presbyterian Homes	Prebyterian Homes	R	67	501 Jackson St.
YouthBuild	UCH	R	4	2120 Cross St.
Caribe Towers	HACE	R	57	3231 N. 2nd St.
New Covenant Sr.	New Covenant	R	56	7500 Germantown Ave.
4901 Spruce St.	Pennrose	R	33	4901 Spruce St.
Kate's Place	Project HOME	R	144	1929 Sansom St.
Anthony Wayne Senior	Altman Group	R	39	1701 S. 28th St.
Belmont V	Harold Thomas	R	24	918 N. 42nd St.
Woodcrest Housing	PCAH	SN	11	103 N. 57th St.
Monument Mews	1260 Housing Development Corp.	SN	60	4300 Monument Ave.
Casa Nueva Vida	ActionAIDS	SN	12	2629 N. 6th St.
Karen Donnally Townhouses	WCRP	SN	32	318 Diamond St.
			<b>Subtotal</b>	<b>686</b>
<b>Projects Completed FY ending 6/30/2006</b>				
Brewerytown Homestart	PHDC	H	11	1728 N. 28th St.
Brewerytown Homestart	PHDC	H	4	1343 N. 28th St.
Carroll Park Rehab	PNHS	H	7	1342 N. 59th St.
Home in Belmont	Friends Rehab Program	H	9	4031 Ogden St.
Homeownership Rehabilitation Program	Various	H	29	Various
Parkside I	Community Ventures/Parkside Assn.	H	19	5152 Parkside Ave.
Parkside II	Community Ventures/Parkside Assn.	H	7	5230 Jefferson St.
Mole St. (HRP)	UCH/YouthBuild	H	4	1145 Mole St.
South Lehigh Homestart	PHDC	H	10	2302 W. Cumberland St.
Southwest Renewal (HRP)	PHDC	H	9	2129 S. Cecil St.
Center Park III	Jewish Federation	R	39	1901 Red Lion Road
Coral St. Arts House	NKCDC	R	27	2444 Coral St.
Neumann North Senior	Dale Corp.	R	67	1729 Frankford Ave.
Neumann Senior Housing	NCC Neumann Senior Corp.	R	70	1741 Frankford Ave.
New Courtland 202	Germantown Homes Corp.	R	60	6950 Germantown Ave.
Simpson Senior Housing	Simpson Senior Services, Inc.	R	40	1011 Green St.
Vernon House	Pennrose Properties	R	68	1719 N. 33rd St.
Gaudenzia-Tioga Arms	Gaudenzia House	SN	30	1828 W. Tioga St.
Imani Homes IV	PEC CDC	SN	8	4009 Green St.
Iris Nydia Brown Townhouses	WCRP	SN	12	2742 Mascher St.
Respite II	CATCH, Inc.	SN	16	1208 S. 15th St.
			<b>Subtotal</b>	<b>546</b>

## DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2007</b>				
Montana St.	Mt. Airy USA	H	11	251 E. Montana St.
Reinhard St.	RHD	H	15	4702 Reinhard St.
Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
New Kensington Homeownership	NKCDC	H	8	2045 Dauphin St.
Homeownership Rehabilitation Program	Various	H	53	Various
Pradera II	APM	H	53	1726 N. 7th St.
Commons at Point Breeze	UCH	R	55	1621 Ellsworth St.
Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna
Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
Inglis Gardens 811	Inglis House	SN	15	1200 E. Washington Lane
Mantua 811	1260 Housing Development Corp.	SN	10	3613 Fairmount Ave.
Keystone House repairs	Keystone Hospice	SN	repairs	
Cecil Housing	ACHIEVEability	SN	11	5936 Summer St.
Powelton Heights	1260 Housing Development Corp.	SN	48	4113 Warrant St.
			<b>Subtotal</b>	<b>639</b>
<b>Projects Completed FY ending 6/30/2008</b>				
Cross-Greenwich Homeownership	UCH	H	9	2312 Cross St.
Dewey Housing	ACHIEVEability	H	10	217 N. Peach St.
Homeownership Rehabilitation Program	Various	H	14	Various
Brewerytown Homestart	PHDC	H	5	3018 Redner St.
St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
Ludlow VI	PHA	H	54	1504 N. 8th St.
St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
Casa Farnese Repairs	Casa Farnese	R	288	1300 Lombard St.
Angela Court II	St. Ignatius	R	54	4,400 Fairmount Ave.
Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
Fresh Start	Methodist Services	SN	11	4200 Monument Road
Inglis Gardens at Germantown	Inglis House	SN	15	332 E. Walnut Lane
Melon SIL	1260 Housing Development Corp.	SN	10	3616 Melon St.
Inglis Apartments at Elmwood	Inglis House	SN	40	6100 Elmwood Ave.
			<b>Subtotal</b>	<b>616</b>

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2009</b>				
Pradera III/Ludlow V	APM	H	25	1507 N. 8th St.
Norris Square Town Homes	Norris Square Civic Association	H	46	2331 N. Howard St.
Twins at Powder Mill	Frankford CDC	H	50	4401 Castor Ave.
Homeownership Rehabilitation Program	Various	H	30	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
			<b>Subtotal</b>	<b>541</b>
<b>Projects Completed FY ending 6/30/2010</b>				
Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
Haverford Avenue	PEC CDC	H	1	4000 blk Haverford Ave.
Cecil B. Moore Homeownership Zone III-2	HERB	H	54	1704 N. Uber St.
Norris Street Development	PHDC	H	8	1601 W. Norris St.
Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
Homeownership Rehabilitation Program	Various	H	26	Various
Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
Pensdale II	Intercommunity Action Inc.	R	38	4200 Mitchell St.
Spring Garden Community Revitalization	Spring Garden CDC/Michaels Development	R	58	1612 Mount Vernon St.
Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
Temple I Preservation	1260 Housing Development Corp.	R	58	1702 N. 16th St.
Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
			<b>Subtotal</b>	<b>494</b>

## DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2011</b>				
Cecil B. Moore Homeownership Zone III-3	HERB	H	33	1920 W. Jefferson Ave.
Homeownership Rehabilitation Program	Various	H	8	Various
HELP Philadelphia	HELP	R	63	6100 Eastwick Ave.
Osun Village	UCH/Odunde	R	16	2308 Grays Ferry Ave.
Diamond Street Preservation	Pennrose Properties	R	44	3125 W. Diamond St.
Hancock Manor preservation	Impact Services	R	45	164 W. Allegheny Ave.
Evelyn Sanders II	WCRP	R	31	3000 N. Percy St.
Presser Sr. Apartments	Philadelphia Preservation Group	R	45	101 W. Johnson St.
Pensdale II	Intercommunity Action Inc.	Rent subsidyexisting		4200 Mitchell St.
Connelly House	Project HOME	SN	79	1211 Clover St.
My Place Germantown	Community Ventures	SN	11	209 E. Price St.
32nd and Cecil B. Moore Homeownership	Community Ventures	H	11	3123 Cecil B. Moore Ave.
Lawrence Court	HACE	H	50	3301 N. Lawrence St.
Francisville East	Community Ventures	R	44	1525 W. Poplar St.
Casa Farnese Preservation Project	PRD Management Inc	R-Pres	288	1300 Lombard St.
Rites of Passage	Covenant House	SN	18	2613 Kensington Ave.
			<b>Subtotal</b>	<b>786</b>
<b>Projects Completed FY ending 6/30/2012</b>				
Sheridan Street Green Building	APM	H	13	1801 Sheridan St.
Strawberry Mansion Phase I	Friends Rehab	H	26	1919 N. 31st St.
17th and Federal	Community Ventures	H	11	1700 blk Federal St.
Point Breeze Homeownership	Cashel	H	5	1200 blk S. 27th St.
4200 Stiles Street	Habitat for Humanity	H	2	4200 blk Stiles St.
Latona Street Project	Habitat for Humanity	H	4	2200 blk Latona St.
Homeownership Rehabilitation Program	Various	H	9	Various
WPRE II	WPRE	R	40	611 N. 39th St.
Apartments at Cliveden	New Courtland	R	62	319 W. Johnson St.
Nicetown Court	Nicetown Court Associates	R	37	4330 Germantown Ave.
Burholme Senior Residences	Pilgrim Gardens Senior	R	62	7023 Rising Sun Ave.
Lehigh Park II Repairs	Lehigh Park	R	28	2622-46 N. Lawrence St.
Jannie's Place	PEC CDC	SN	26	640 N. 40th St.
Ogden Gardens	Autism Living and Working	SN	4	4033 Ogden St.
419 Chandler Supported Independent Living	1260 Housing Development Corp.	SN	6	419 Chandler St.
James Widener Ray - 2101 Venango	Project HOME	SN	53	2101 W. Venango St.
Patriot House	CATCH, Inc.	SN	15	1221-25 S. 15th St.
Shelton Court	Gaudenzia	SN	20	6433 N. Broad St.
Belfield Avenue Townhomes	Raise of Hope	SN	3	1700 blk Belfield Ave.
			<b>Subtotal</b>	<b>426</b>

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

<b>Project Name</b>	<b>Developer(s)</b>	<b>Type</b>	<b>Units</b>	<b>Location</b>
<b>Projects Completed FY ending 6/30/2013</b>				
Forgotten Blocks III	Allegheny West Foundation	H	5	2838 N. Opal St.
North Star - Point Breeze	North Star	H	6	1400 & 1500 blks S. 20th St.
Community Ventures - Point Breeze Scattered	Community Ventures	H	8	S. 16th, S. 18th, & Manton Sts.
Homeownership Rehabilitation Program	Various	H		Various
WPRE III	WPRE	R	60	37th, 38th, 50th, 58th Melon, Walton Streets
Roxborough Redevelopment Phase 1	Octavia Hill	R	6	300 Dupont St.
Cedars Village	Ingerman	R	64	921-31 Ellsworth St.
Eli Apartments	Iron Stone Strategic Partners	R	35	1418 Conlyn St.
3909 Haverford Ave.	People's Emergency Center CDC	R	6	3909 Haverford Ave.
Thompson Street Apartments	Gaudenzia Foundation	R	6	1815-19 Thompson St.
Carol Ann Campbell Residences	Liberty Housing Development Corp.	SN	13	5526-48 Vine St.
Sojourner House	Women Against Abuse	SN	15	
<b>Subtotal</b>				<b>224</b>
<b>Projects Completed FY ending 6/30/2014</b>				
Beaumont Accessible Homes	Beaumont Initiative	H	2	5015-19 Beaumont St.
North Philly Complete Blocks - Gratz	Habitat for Humanity	H	1	1815 Gratz St.
North Philly Complete Blocks - Morse	Habitat for Humanity	H	1	1900-02 Morse St.
North Philly Complete Blocks-Wilt	Habitat for Humanity	H	2	1905-13 Wilt St.
Queen and McKean Infill Project	Habitat for Humanity	H	4	5234-38 McKean
Adolfina Villanueva	WCRP	R	54	700 Somerset St.
Anthony Wayne Senior Housing II	Elon/Altman	R	46	1701 S. 28th St.
John C. Anderson Apartments	Pennrose	R	56	249-57 S. 13th St.
Johnnie Tillmon	WCRP	R	23	400 W. Master St.
Lehigh Park I - Preservation	HACE	R	48	2622-46 N. Lawrence St.
Mt. Vernon Manor	Mt. Vernon Manor	R	75	3313-17 Haverford Ave.
Nicetown Court II	Nicetown CDC	R	50	4400 Germantown Ave.
Nugent Senior Apartments	Nolen Properties	R	57	101 W. Johnson St.
Paseo Verde	APM with Jonathan Rose	R	67	900 N. 9th St.
Sartain Apartments	New Courtland Elder Services	R	35	3017 W. Oxford
Walnut Park Plaza	MCAP	R	224	6250 Walnut St.
Fattah Homes II	PEC	SN	6	3811-13 Haverford Ave.
Hope Haven Preservation	Project HOME	SN	76	1515 Fairmount Ave.
JB Soul Homes	Project HOME	SN	55	1415 Fairmount Ave.
Kairos House Preservation	Project HOME	SN	36	1440 North Broad
Liberty at Disston	Liberty Housing Development Corp.	SN	2	4800-04 Disston St.
Liberty at Welsh Road	Liberty Housing Development Corp.	SN	2	2628 Welsh Rd.
Merrick Hall	Northern Children Services	SN	4	5301 Ridge Ave.
<b>Subtotal</b>				<b>926</b>

## DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2015</b>				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action, Inc.	R	40	6761-63 Ridge Ave.
HELP Philadelphia IV	HELP USA	R	60	7200 Grovers Ave.
Wynnefield Place	Presby Inspired Life	R	48	1717-25 N. 54th St.
Bigham Leatherberry Wise Place	PEC CDC	SN	11	4226-30 Powelton Ave.
			<b>Subtotal</b>	<b>175</b>
<b>Projects Completed FY ending 6/30/2016</b>				
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Wingohocking Street Development	Nicetown CDC	H	2	2006-2008 Wingohocking St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	R	3	6513, 6514-24 Germantown Ave.
NewCourtland Apartments at Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed Residences	Arab American CDC	R	45	252-266 W. Oxford St.
St. Raymond's House	Depaul USA, Philadelphia	SN	27	7901 Forrest Ave.
			<b>Subtotal</b>	<b>208</b>
<b>Projects Completed FY ending 6/30/2017</b>				
Blumberg Phase 1	Philadelphia Housing Authority	R	57	2400 Jefferson St.
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
Mt. Vernon Manor Phase II	Mt. Vernon Manor II, LP	R	50	3202 Mantua Ave., 620 N. 34th St.
NewCourtland Apartments at Allegheny Phase 2	NewCourtland Elder Services	R	45	1900 W. Allegheny Ave.
Orinoka Civic House	New Kensington CDC	R	51	2771-77 Ruth St.
Susquehanna Square	Community Ventures	R	39	1500 Diamond St.
Wynne Senior Residences	Pennrose Development, LLC	R	50	2001-11 N. 54th St.
			<b>Subtotal</b>	<b>340</b>
<b>Grand Total Projects Completed FY 2001-FY 2017</b>			<b>9,412</b>	
<b>Projects Under Construction in FY 2018</b>				
Anthony Wayne III	Elon Group	R	45	1701 S. 28th St.
Cantrell Place	Presby Inspired Life	R	61	400 & 500 Blk Cantrell St.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave,
North Central Choice	Philadelphia Housing Authority	R	89	Berks to Diamond, Marshall to 9th
APM Preservation	APM	P	80	2008-28/2032-44 N. 6th St.
1315 N. 8th St.	Project HOME	SN	30	1315 N. 8th St.
2415 N. Broad St.	Project HOME	SN	88	2413-29 N. Broad St.
The Lofts at 2601	Volunteers of America Delaware Valley, Inc.	SN	56	2601 N. Broad St.
Roberto Clemente Homes	Nueva Esperanza, Inc.	MU	38	3921-3961 N. 5th St.
<b>Total for FY 2018</b>			<b>539</b>	
Type: H=Homeownership, R=Rental, P=Preservation, SN=Special Needs, MU=Mixed Use				

## Appendix Table 84: 2017-18 Targeted Neighborhood Commercial Areas (TNCAs)

Corridor	Designated Blocks
22nd Street & Allegheny Avenue	2700-3100 N. 22nd, 1900-2300 Allegheny
29th Street	2300 N. 29th
34th Street	N. 34th, Powelton to Mantua
40th Street & Girard Avenue	3800-4100 Girard, 1100 N. 40th & 41st
40th Street & Market Street	100 N.-200 S. 40th, 4000 Market
45th Street & Walnut Street	4400-4600 Walnut, 100-300 S. 45th
48th & Spruce Street	4700-4800 Spruce, 300 S. 48th
52nd & Market Street	100 N.-300 S. 52nd
52nd Street	600-1700 N. 52nd
54th Street	1800-2000 N. 54th
5th Street &	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th, 400-500 W. Lehigh
5th Street	5300-5700 N. 5th
5th Street	4800-5200 N. 5th
60th Street	100 N.-300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Streets	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th, 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore, 1400-1600 N. Broad
Broad Street & Germantown Avenue	3400-4000 Germantown, 3600-3800 N. Broad
Broad Street, Olney Avenue & Old York Road	5500-5900 N. Broad, 1300 Olney, 5700-5900 Old York Road
Broad Street, Ridge Avenue & Fairmount Avenue	700-800 N. Broad, 1400-1800 Ridge, 1400-1900 Fairmount
Broad Street, Snyder Avenue & W. Passyunk Avenue	1900-2100 S. Broad, 600-1700 Snyder, 1200-1700 W. Passyunk
Broad Street & Susquehanna Avenue	2200 N. Broad, 1400-1500 Susquehanna
Castor Avenue	5900-7200 Castor
Chester Avenue	5400-5800 Chester
Chew & Cheltenham Avenues	5600-5700 Chew, 700-800 East Cheltenham
Chew Avenue	6300-6800 Chew
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue	1200-3100 Frankford
Frankford Avenue	4000-5300 Frankford
Frankford Avenue	6200-7200 Frankford

Corridor	Designated Blocks
Frankford Avenue	7300-8500 Frankford
Front Street & Kensington Avenue	1700-2300 N. Front, 2400-2600 Kensington
Germantown Avenue	2500-2900 Germantown
Germantown & Cheltenham Avenues	5400-6200 Germantown, Maplewood Mall, 100-300 E. Cheltenham, 100-300 W. Cheltenham
Germantown Avenue	4100-4400 Germantown
Germantown Avenue	4900-5300 Germantown
Germantown Avenue	6300 Germantown
Girard Avenue & Broad Street	1000-1800 W. Girard, 900-1300 N. Broad
Girard Avenue	000-800 E. Girard
Girard Avenue	2500-2900 W. Girard
Girard Avenue & Marshall Street	000-900 W. Girard, 900-1100 N. Marshall
Kensington & Allegheny Avenues	2800-3600 Kensington, 800-1800 E. Allegheny
Lancaster Avenue	5300-5800 Lancaster
Lancaster Avenue	4400-5200 Lancaster
Lancaster Avenue	5900-6200 Lancaster
Lancaster Avenue	3800-4300 Lancaster
Lancaster Avenue	3400-3700 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 N. Broad, 4700-5100 Old York Road, 4700-4900 N. 11th, 1200-1600 Loudon
Market Street,	4600-6300 Market
Ogontz Avenue, Cheltenham Avenue & Washington Lane	6800-8000 Ogontz, 1800-1900 Cheltenham, 1900 Washington
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
East Passyunk Avenue	1200-1900 E. Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	2300-2700 E. Allegheny, 3100 Richmond
Ridge & Cecil B. Moore Avenues	1900-2400 Ridge, 1900-2300 Cecil B. Moore
Rising Sun Avenue	5700-7700 Rising Sun
Stenton Avenue,	6100-6400 Stenton
Torresdale Avenue	5200-7200 Torresdale
Wayne Avenue	4700-5000 Wayne
Woodland Avenue	4600-4800 Woodland
Woodland Avenue	5800-6600 Woodland

## Appendix Table 85: Active Interim Construction Assistance Loans

Fiscal Year Loan Made	Project	Remaining Loan Balance
2009-10	Strawberry Mansion Homeownership	\$713,958

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# Selection Criteria for Rental and Special-Needs Projects

Neighborhood-Based Rental production activities are designed to respond to the housing affordability crisis by producing more affordable housing units through rehabilitation and new construction. The Division of Housing and Community Development (DHCD) believes that the creation and maintenance of viable residential neighborhoods involve a combination of homeownership, rental and special-needs units.

DHCD's investment in affordable rental and special needs housing is intended to create strong, sustainable communities with a mix of housing at varied price points that serve households with differing needs. The criteria in this section are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies.

DHCD reserves the right to select the source of funds for each rental project. DHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations, policy and funding levels. At a minimum, DHCD will review and, if needed, revise the criteria annually.

## A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
  - Facilitating economic growth by encouraging and leveraging investment;
  - Reversing decline by directing resources to strong but threatened blocks and weakening neighborhoods that show signs of decline;
  - Investing in struggling communities and preserving affordability in appreciating markets; and
  - Promoting equity by providing affordable, accessible housing to low-income, elderly and special-needs citizens.
2. No project may apply for more than \$2 million in total subsidies administered by DHCD (CDBG, federal HOME and HTF). Proposals with requests greater than \$2 million from DHCD will not be considered.
3. Project costs must meet at least one of the following guidelines (Cost Containment Policy):
  - a. A maximum of \$225 per square foot (replacement cost plus developer's fee); or
  - b. A per unit replacement cost not to exceed 120 percent of HUD Section 234 condominium housing mortgage limits for elevator-type projects multiplied by the highest percentage for Philadelphia
  - c. Developers who meet the Passive House Requirements for energy efficiency can exceed the Cost Containment Policy by ten percent.

- d. Housing developments where the replacement costs exceed the Cost Containment Policy the developer must utilize a competitive bidding process to procure and select a general contractor. Please be advised, the Philadelphia Redevelopment Authority (PRA) does not grant waivers for this requirement.

The 120 percent of Section 234 condominium housing mortgage limits is:

<b>Unit Type</b>	<b>Non-Elevator/Elevator</b>
Efficiency	\$189,145
1 bedroom	\$216,831
2 bedrooms	\$263,661
3 bedrooms	\$341,094
4+ bedrooms	\$374,414

The above maximum mortgage limits are subject to change.

4. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by DHCD and the Philadelphia Redevelopment Authority (PRA).
5. While environmental abatement costs associated with site clean-up will be considered separately, developers must submit a Phase 1 environmental survey with a request for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.
6. All affordable rental housing projects must meet the following Set-Aside Requirements:
- Ten percent (10%) Physical disability
  - Four percent (4%) Hearing and Vision Disability
  - Ten percent (10%) Homeless and Special Needs. Rental Projects exceeding the 10 percent requirement will be given priority.

All referrals for Homeless and Special Needs units are required to be filled via referrals from the Supportive Housing Clearinghouse. In many cases, individuals referred from the Supportive Housing Clearinghouse will come with a behavioral health service package.

The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.

7. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website ([www.newsontap.org](http://www.newsontap.org)) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.
8. Some developments successfully receive LIHTCs from PHFA without a commitment of financial support from the City. Those developments are not eligible for funding provided through City RFPs.

## **B. Criteria for Special Needs Projects Only**

Special-Needs Developments are targeted towards projects that provide permanent supportive housing for those individuals and families that meet the Department of Housing & Urban Development's (HUD) definition of homeless (see Appendix page 19). Depending on HUD funding constraints, preference may be given to those projects seeking to serve a specific subpopulation – generally this refers to households that meet the HUD definition of chronically homeless. Developers are encouraged to implement a Housing First approach (see Appendix page 20) and provide or arrange for supportive services for all participants necessary to maintain their housing and live independently.

## **C. Financial Analysis**

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. For projects requiring Low-Income Housing Tax Credits, developers may apply for and receive a developer's fee up to the maximum allowed by the PHFA. However, developer's fees earned in excess of the maximum allowed by the City must be reinvested in project reserves such as operating deficit, rent subsidy and social services.
2. Project must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.
3. Soft costs, defined as all costs included in replacement cost other than construction costs, may not exceed 20 percent of replacement costs.
4. Architect, engineering and legal fees shall be governed by the cost limits for those items included in the Pennsylvania Housing Finance Agency 2016 Underwriting Application Cost Limits (available as of the writing of the *Action Plan* at [http://www.phfa.org/forms/multifamily\\_application\\_guidelines/application/2016\\_07\\_dvlpmnt\\_cst\\_lmths.pdf](http://www.phfa.org/forms/multifamily_application_guidelines/application/2016_07_dvlpmnt_cst_lmths.pdf)).
5. Rent-up costs incurred should be limited to pre-operational expenses incurred during the 120 day period prior to initial occupancy and shall not exceed \$1,200 per unit, or \$600 per unit for Preservation projects.

6. Construction contingency must be three percent for new-construction projects and five percent for rehabilitation and preservation projects. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by the PRA.
7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
8. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to DHCD. DHCD may approve or deny the waiver request.

#### **D. Cost Efficiency**

Projects that leverage a larger percentage of private and non-DHCD resources will be given priority in the evaluation process. Priority will be given to those projects that can be designed and constructed for less total dollars, as well as less City subsidy dollars. In addition, financing requests that can reduce costs below the stated maxima will be given a priority.

#### **E. Developer Profile**

A developer will submit a written summary of completed and current development activity. DHCD/PRA will examine the developer's past performance in completing DHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. A developer's past performance with wage and MBE/WBE compliance be heavily weighted.

DHCD/PRA will deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial capacity to complete projects. Prior to making any funding commitment, DHCD/PRA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to submitting a proposal to DHCD. Developers must be tax compliant prior to project closing.

#### **F. Neighborhood and Community Impact**

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or provide affordable housing in appreciating or strong markets.
3. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. DHCD/PRA will consider community support in evaluating projects.
4. Projects must be consistent with approved Neighborhood Strategic Plans or Philadelphia City Planning Commission District Plans if applicable.

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5. The developer must submit an affirmative marketing plan to the PRA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

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## Development Process

Neighborhood-Based Rental activities are administered by the PRA in accordance with DHCD policy. The PRA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the PRA's Housing staff and approval by the PRA Board of Directors.

1. DHCD will issue Request For Proposals for projects seeking gap financing for affordable rental and special needs projects. Proposals will be reviewed by an interagency group comprised of representatives of DHCD, PRA, the Commerce Department, the Philadelphia Housing Authority (PHA), the Office of Homeless Services, and the Philadelphia City Planning Commission. Developers selected for funding will receive a funding commitment letter from DHCD. The letter will also remind developers that they must meet all underwriting requirements and secure any additional funding commitments in order to receive financing. The DHCD funding commitment is contingent upon receipt of tax credit financing. Failure to receive tax credit and other required financing will render the DHCD invalid.
2. The developer and development team will meet with the PRA within 60 days from the date that developer secures other financing, if required. In addition, the PRA will request the Philadelphia City Planning Commission to begin the Environmental Review process.
3. During the design development phase of the project, project costs will be reviewed and evaluated by the PRA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost effectiveness of the project. The PRA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project.
4. Projects anticipating PRA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the PRA and the developer at the initial development team meeting:

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### A. Required for Board Approval

- Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc.
- A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
- 80-percent complete plans and specifications;

- Developer Profile that includes previous affordable-housing projects developed by the sponsor, location of developments, number and type of units built and owned, etc.;
- Sponsor/Developer Financial Statements that must be prepared by a CPA/IPA and must be for the last two years. Signed federal tax returns may be substituted when no CPA/IPA audits are available;
- Partnership Financial Statements (required only if the Partnership owns other real estate);
- Tax Credit Subscription Agreement (if applicable);
- Management Plan and Agreement; Tenant Selection Plan and Sample Lease
- List of Project Development Team, including names, addresses, telephone numbers and experience;
- Relocation Plan (if applicable);
- Commitment Letters from financing sources
- Tax Status Certification Form, which must be submitted for the sponsor, partnership, general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from DHCD/PRA financing;
- Proof of Site Control;
- Photograph of Development Site (front & rear);
- Architect's Agreement (executed and dated);
- General Contractor's Contract (Draft);
- Affirmative Fair Housing Marketing Plan - Multifamily Housing
- Capital needs assessment (for rehabilitation projects of 26 units or more);
- Construction Cost Breakdown (per PRA form);
- Contract and/or Agreement for Legal Services (development and tax counsel);
- Special-Needs Plan;
- EEO/AA Plan;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
- Letter from accounting firm for cost certification;
- Development and Operating Budgets including all sources and uses, not just those on PHFA's Form 1. Operating budgets are to be projected for 20 years;
- Schedule of all Project Financing, including source, rate and term if applicable;
- Board of Directors List (if applicable);
- Environmental Review Approval; and
- Submission of Campaign Contribution Discloser Forms

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## B. Required for Settlement

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- Resolution Authorizing Transaction.
- Partnership Agreement (if applicable);
- Site survey, Surveyor's Report and Title Report;
- General Contractor's Contract (executed and dated);
- Tax Clearance all members of development team;
- Closing documents for all funding necessary to complete construction of project;
- Building Permits;
- Evidence that the owner and any entity receiving DHCD funds is not debarred or suspended;
- Approved insurance for owner, general contractor, architect and any other development team member required by PRA; and
- L & I approved plans and specifications

In addition to all the previous documentation, nonprofit sponsors are required to submit the following documentation, if applicable:

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws;
- Articles of Incorporation; and
- CHDO/CBDO Designation Letter from DHCD

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## Special-Needs Definitions

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### ■ Homeless person

Persons assisted with permanent supportive housing must be homeless and come from:

1. places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
2. an emergency shelter and/or Safe Haven;
3. transitional housing for homeless persons and who originally came from the streets or emergency shelter.

If a person is in one of the three categories above, but most recently spent 90 days or less in a jail or institution, he/she qualifies as coming from one of these three categories.

### ■ Disabled Persons

Either the head of household or a person (could be a child) in the household must be disabled based on the following definition:

1. A disability as defined in Section 223 of the Social Security Act;

2. Having a physical, mental, or emotional impairment that (a) is expected to be of long-continuing and indefinite duration, (b) substantially impedes an individual's ability to live independently, and (c) is of such a nature that such ability could be improved by more suitable housing conditions;
3. A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; or,
4. The disease of acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiological agent for AIDS or
5. A diagnosable substance abuse disorder.

A disability may be physical or mental, including developmental, or an emotional impairment, including impairment solely due to alcohol or drug abuse. Persons living with HIV/AIDS are considered disabled for the purposes of this program.

## ■ Chronically Homeless Individuals/Families – HUD Definition

Chronically homeless means:

1. A "homeless individual with a disability," as defined in the Act\*, who:
  - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
  - Has been homeless (as described above) continuously for at least 12 months or on at least four separate occasions in the last three years where the combined occasions must total at least 12 months. (Occasions separated by a break of at least seven nights and stays in institution of fewer than 90 days do not constitute a break.)
2. An individual who has been residing in an institutional care facility for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
3. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraphs (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

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\* Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH)

## ■ Housing First

Housing First is a model of housing assistance that is offered without preconditions (such as sobriety or a minimum income threshold) or service participation requirements, and rapid placement and stabilization in permanent housing are primary goals.

## ■ Permanent Supportive Housing

Permanent Supportive Housing for Persons with Disabilities is long-term, community-based housing and has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. In this type of housing, no more than 16 persons may be housed in one structure – or an explanation is required as to how local market conditions necessitate a program of the proposed size, and how “neighborhood integration” can be achieved for the program participants.

## Fair Housing Goals and Priorities

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*VI 1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.*

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The question is addressed in the answer to the next question.

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*VI 2 For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.*

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Subsequent to the publication of the draft Assessment of Fair Housing DHCD and PHA continued to engage stakeholders around fair housing issues in general and the AFH goals and strategies in particular.

Working with technical assistance providers supported by HUD, DHCD and PHA implemented a stakeholder engagement process around the goals and strategies in the draft Assessment of Fair Housing. The goals and strategies were divided into three subject areas:

- Preservation of Existing Housing and Development of New Housing
- Fair Housing – Outreach, Training, Enforcement and Legal Strategies
- Place-Based Strategies and Quality of Life/Access to Opportunities

A wide range of stakeholders was invited to participate in whichever subject area they felt was relevant to their work, including in all three if desired. The TA-provider created a cloud-based mechanism in which stakeholders could add comments and edit text related to the goals and strategies. For each subject area an initial meeting/conference call was held in which participants brainstormed about means to improve the goals and strategies. Subsequently participants uploaded comments and edits to the cloud. DHCD and PHA staff adapted the comments made on the calls and in writing into updated goals and strategies, which were then reviewed in a subsequent conference call for each subject area. In all, a total of six meetings/calls were held to strengthen the goals and strategies section of the plan. This process concluded with a four-hour meeting at which participants worked collaboratively with the City and PHA to identify priorities among the goals and strategies.

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
1	Enhance and expand mobility for voucher holders	Implement Small Area Fair Market Rents (SAFMR), including local modifications utilizing Moving to Work (MTW) flexibility <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines impacts of SAFMRs on current and future voucher holders  PHA proposes MTW modifications and enhancements to SAFMR rule to minimize tenant displacement and other negative tenant impacts  PHA incorporates SAFMR info into voucher briefing materials  PHA implements local SAFMRs	1 year	PHA (Lead)
2	Enhance and expand mobility for voucher holders	Expand PHA's Housing Choice Voucher (HCY) Mobility program including strategies that support participants at all stages — pre-moving; moving; post-move support -- to promote access to high opportunity areas in Philadelphia and the region <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines current mobility program, identify areas in need of increased support, including LEP residents and HH with children, and recommend improvements to program  PHA works with partners to secure funding to implement enhancements.  PHA implements enhancements to Voucher Mobility Program incl. marketing program.	1-year  2 year  3-5 years	PHA (Lead) regional Housing Authorities, service providers, funders
3	Enhance and expand mobility for voucher holders	Enhance PHA's Housing Choice Voucher (HCY) Mobility program to promote increased landlord participation that expands access including high opportunity areas in Philadelphia and the region <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines policies & procedures to increase Landlord participation and retention incl. high opportunity areas.  PHA works with partners to secure funding to implement changes to Landlord recruitment.  PHA implements enhanced Landlord marketing & education program	1 year  2-5 years  2-5 years	PHA (Lead) regional Housing Authorities, service providers, funders
4	Preserve existing affordable rental housing	Support preservation of existing subsidized rental units in projects nearing or at 15 -30 years compliance period and projects requiring capital investment to preserve affordable units <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing; Displacement Due to Economic Pressures	City, PHA issues individual and/or joint RFPs for preservation projects — promote leverage of state/local/fed resources  City, PHA analyze and compile list expiring & aging subsidized affordable rental projects.  Preservation RFP issued annually contingent upon available funding.	<1 year  1 year  2-5 years	City (Lead), DHCD, PHA, PHFA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
5	Preserve existing affordable rental housing	Protect long-term affordability in areas with rapidly appreciating values, a high Displacement Risk Ration (DRR) and gentrified areas to ensure all Philadelphians have access to high quality housing and access to opportunities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing; Displacement Due to Economic Pressures	City to partner with entities that have resources to complete more detailed gentrification analysis with connection to eviction rates, housing quality; increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement ie resident education, targeted housing counseling and preservation programs. Address results of analysis through Consolidated and Annual Action Plans	1-2 years  2-5 years	City (Lead), P & D, TRF, Fair Housing stakeholders, DHCD, Housing Counseling Agencies
6	Develop new affordable rental housing	Acquire land in R/E CAPs, high opportunity or rapidly appreciating areas and allocate public funds for affordable housing development through site specific RFP <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	City, Landbank work to streamline process to transfer publicly-held land City, PHA, Landbank, and partners to identify and assemble sites for affordable housing development coordinated with existing neighborhood plans when possible Issue 1-3 site-specific RFPs for affordable housing developments.	1-2 Years 1-2 years 2-5 years	City (Lead), P & D, DHCD, LandBank, PHA
7	Develop new affordable rental housing	Expand affordable rental units transfer of assistance provisions of the Rental Assistance Demonstration program to increase housing opportunities and promote diversity of tenants <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Estimated up to 1,000 new units under long- term RAD project based contracts PHA reports on RAD transactions annually to DHCD and on PHA website	1-5 years 1-5 years	PHA (Lead), DHCD, nonprofit developers, PHFA, equity investors
8	Preserve existing affordable rental housing	Preserve existing public housing units through Rental Assistance Demonstration program <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type of Affordable Housing, Displacement Due to Economic Pressures	PHA ensures compliance with applicable HUD regulations for RAD conversions PHA implements changes as needed to oversight policy to ensure developers are compliant with new RAD fair housing guidelines and long-term affordability	1 year	PHA, (Lead) PHADC, PHFA, equity investors
9	Preserve existing affordable rental housing	Promote healthy living conditions for tenants. <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing;	Partners develop pilot program for landlords to make homes healthy — lead safe and mold free If pilot successful, expand to reach more units Identify and measure specific metrics for Healthy Homes	1 years 2-5 years 2-5 years	City (Lead), Housing stakeholders, DHCD, TRF, L I, Dept. Health, PHA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
10	Develop new affordable rental housing	Leverage available PHA resources to expand number of affordable multi-family rental housing developments to expand access to underserved communities and populations <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Location/Type Affordable Housing; Displacement Due to Economic Pressures	PHA provides Project Based subsidies to support neighborhood revitalization efforts including support for new units to serve underserved populations PHA provides required oversight of project-based waiting lists to promote regulatory and fair housing compliance	1-5 years	PHA (Lead) PHADC, Third Party Development partners
11	Develop new affordable rental housing	Ensure existing City codes (zoning/building) and practices promote development of affordable housing throughout the City. <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement Due to Economic Pressures Location/Type of Affordable Housing	Complete analysis of zoning and building codes and practices to identify any barriers to affordable housing. If barriers identified, recommend/implement changes to remove those barriers	1 -2 years 2-5 years	City (Lead) P & D
12	Develop new affordable rental housing	Promote new rental units in high opportunity areas through private sector investment <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement Due to Economic Pressures Location/Type of Affordable Housing	Review zoning code and best practices for further incentives to promote mixed-income and affordable housing ie Inclusionary Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs etc.	1-2 years	City (Lead) P & D, TRF, Federal Reserve
13	Develop new affordable rental housing	Encourage mixed-income/ mixed-use developments in low opportunity & R/ECAP areas <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Priority points in City/ PHA RFPs for 4% and 9% and mixed-use tax-credit projects – RFPs issued in annually in coordination with PHFA Developers work with City's Developers Services to secure necessary approvals in timely manner	1-5 Years 1-5 years	City (Lead), P & D, DHCD, PHA, developers, Developer Services
14	Develop new affordable rental housing	Promote affordable housing development in high opportunity or rapidly appreciating market areas <b>Priority: Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Work with stakeholders to develop and formalize criteria for high opportunity areas. Utilize tools such as TRF's DRR tool to identify areas of rapidly appreciating markets – Priority points in City/PHA RFP for tax credit projects – RFPs issued annually in coordination with PHFA	1 year 2-5 years	City (Lead), P & D, DHCD, PHA, TRF

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
15	Preserve existing affordable homeownership housing	Create new funding opportunities to expand affordable homeowner preservation programs and include to cover improvements to make homes healthy <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Age of Housing Stock, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	Stakeholders to assist in identifying other home improvement programs to add to DHCD resource guide Complete feasibility of loan program for HH – to include funding to make homes healthy and to reach HH up to 115% AMI Implement loan program and set goals and performance metrics for number of homes treated and other outcomes Minimum of 1,200 HH served under Basic Systems Repair Program (BSRP) annually and other home improvement programs to keep residents in their homes and in accordance with all Fair Housing and Civil Rights laws and regulation.	1 year 1 year 1-5 years 1-5 years	City (Lead) DHCD, PHDC, Fair Housing Stakeholders, CBOs, financial institutions, Dept. of Public Health
16	Preserve existing affordable homeownership housing	Provide Foreclosure Prevention Counseling and outreach activities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lending Disparities, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	1,200 Homes saved annually from mortgage foreclosure, Reverse Mortgage and Tax Foreclosure	1-5 years	City (Lead), DHCD, Housing Counseling Agencies, Nonprofit legal services agencies, PCA, NACs
17	Expand affordable homeownership housing	Provide Settlement Assistance Grants, Pre- purchase counseling and tangled-title legal services <b>Priority: Medium-</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lending Disparities, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	Provide homeownership housing counseling / financial assistance programs. Approximately 2,000 residents counseled annually.	1-5 years	City (Lead), DHCD, Housing Counseling Agencies, Non-profit legal services agencies,
18	Expand affordable homeownership housing	Implementation of PHA Public Housing Homeownership programs <b>Priority: Low-</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type of Affordable Housing	Public housing tenants to purchase their own homes (estimate of 25 units)	1-5 years	PHA (Lead), City, Housing Counseling Agencies, Mortgage Lenders
19	Expand affordable homeownership housing	Enhance PHA HCV Homeownership program with housing search assistance including in high opportunity areas <b>Priority: Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type of Affordable Housing	PHA works with partners to identify additional funding to support housing search assistance HCV voucher holders utilize housing search assistance to locate homeownership units	1-5 years	PHA (Lead) City, Housing Counseling Agencies, Mortgage Lenders

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
20	Expand accessible and affordable housing for persons with disabilities	Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Provide adaptations for rental and homeowner housing units.—100 HH annually	1-5 years	City (Lead), PHDC
21	Expand accessible and affordable housing for persons with disabilities	DHCD to continue 10% requirement for accessible unit and visitable units for City- supported projects -- exceeds HUD requirements <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Increase the number of accessible housing units created	1-5 years	City, (Lead), DHCD, housing developers
22	Expand accessible and affordable housing for persons with disabilities	Ensure Homeless Services accessible for all persons with disabilities <b>Priority: Medium-Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Improve access to Apple Tree, the intake site for families and single women by repairing and re-paving the street to the entrance. Ensure new access points into the homeless system comply with the ADA; the Fair Housing Act; and Section 504 of the Rehabilitation Act of 1973. Continue to utilize the assistance of the Deaf Hearing Communications Centre and Language Line for interpretation services.	1-2years 1-5 years 1-5 years	City (Lead), Office of Homeless Services, Fair Housing Stakeholders
23	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to move homeless into stable permanent housing <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Increase the number of Permanent Supportive Housing Units through a range of projects and programs such as: 1) PHA's participation in the City's Blueprint program - 500 housing opportunities provided each year. 2) City's Rapid Re-Housing program – 700 placements each year, including veterans.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHdS, Homeless Services, Fair Housing Stakeholders, VA
24	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to promote stable permanent housing for survivors of domestic violence, stalking, and sexual assault <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Enforce compliance with City's Domestic violence ordinance PHA complies with HUD VAWA rules Secure funding to support development of units for individuals experiencing domestic violence Establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities Establish partnerships with community-based organizations to provide DV-specific and trauma- informed services for families living in permanent housing.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHdS, Fair Housing Stakeholders, CBOs, non-profit legal partners

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
25	Expand permanent housing for homeless and specials needs individuals	Expand housing programs for families at risk of child welfare involvement due to homelessness, unaffordable or unsafe housing or ready for reunification <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable and Housing Options Age and Condition of Affordable Housing; Disproportionate Housing Needs Displacement due to economic pressures	Secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; & 3) housing for families ready for reunification	1-3 years	City (Lead), DHS, Homeless Services, DBHIDS, PHA, Fair Housing Stakeholders, housing providers
26	Expand permanent housing for homeless and specials needs individuals	Prevent homelessness for youth exiting the child welfare and juvenile justice systems. <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Work with partners to strengthen transition planning Identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing; Pilot a Coordinated Entry and Assessment Based Housing Referral System using Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter. Strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Homeless Services, Child Welfare and Juvenile justice system
27	Ensure open access to all housing resources and programs	Fully implement Language Access Plans (LAP) and practices for Limited English Proficiency (LEP) individuals and ASL users <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and Other Services	City and PHA work with partners and stakeholders as needed to update and implement LAP, limited literacy materials, documents/outreach accessible to LEP residents. Work with LEP, housing network, other stakeholders to complete annual training for staff on LAP requirements PHA assesses options for strengthening fair housing compliance through additional training and testing City and PHA provide annual LAP performance compliance reports Increase opportunities for face-to-face engagement with LEP persons	1-5 years	City and PHA (Leads), DHCD, community partners, Office of Immigration Affairs (OIA),

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
28	Ensure open access to all housing resources and programs	DHCD and PHA assist their service providers as needed to develop model LEP and ASL policy and procedures <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and other Services	DHCD and PHA work with AFFH stakeholder and housing counseling and LEP providers to create model LEP policy and procedures for partners. Utilize Office of Immigrant Affairs to assist in this effort	1-5 years	City and PHA (Leads), DHCD, service providers, OIA, Fair Housing Stakeholders
29	Ensure open access to all housing resources and programs	PHA reviews and enhances admissions and wait list policies as needed to support fair housing compliance <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA reviews best practices and options for admissions and wait list administration to promote diversity consistent with applicable fair housing statutes and regulations, consulting as needed with local partners. PHA implements wait list policy modifications if identified in review, subject to PHA Board approval.	1 year 2-5 years	PHA (Lead), PHA residents, service providers, CLS, Fair Housing Stakeholders
30	Ensure open access to all housing resources and programs	PHA reviews and enhances policies as needed as relates to admission of those with criminal records and formerly incarcerated citizens <b>Priority: High</b>	Segregation R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA periodically reviews and updates policies as needed to comply with HUD regulations on criminal records screening. PHA continues implementation of Second Chance Pilot initiative to provide housing opportunities to formerly incarcerated citizens in partnership with federal and state court systems.	1-5 years	PHA (Lead), City, PHA residents, CLS, Fair Housing Stakeholders, PhillyRise
31	Expand fair housing outreach, education and enforcement activities	Support Tenant Rights Workshops to educate low- income renters about Fair Housing rights. <b>Priority: High</b>	Segregation, Disproportionate Housing Needs, R/ECAP	Public and Private Discrimination	Tenant rights providers/housing counseling agencies, including LEP counselors/CBOs, conduct monthly educational workshops serving 1,200 tenants annually	1-5 years	City (Lead), PCHR, TURN, CLS, LEP CBO, Tenant rights orgs, housing counseling agencies, Fair Housing Rights Center (FHRC)
32	Expand fair housing outreach, education and enforcement activities	Support increased representation for low-income tenants in landlord-tenant court — current representation is less than ten percent. <b>Priority: High</b>	Segregation Disproportionate Housing Needs, R/ECAP	Public and Private Discrimination Displacement due to economic pressure	City, PHA, stakeholders/partners collaborate to identify resources/strategies to support tenant representation in tenant/landlord disputes. More tenants are represented in court	1-2 years 2-5 years	City (Lead), PCHR, FHRC TURN, CLS, LEP, CBO partners and other tenant rights/legal aid groups.

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
33	Expand fair housing outreach, education and enforcement activities	Support outreach and housing counseling to help residents avoid predatory loans and to counsel clients with credit- repair; budgeting <b>Priority: High</b>	Segregation, Disproportionate Housing Needs; R/ECAP,	Lending Disparities	Counseling agencies to provide Anti-Predatory, pre-purchase and financial literacy housing counseling — 2,000 individuals counseled annually	1-5 years	City (Lead), Housing counseling agencies, NACs, LEP and CBO partners, Fair Housing Stakeholder Network
34	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities to increase housing options and access to opportunities for the protected classes <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Lending Disparities, Lack communication between public agencies and residents	City and PHA to coordinate with fair housing agencies to conduct fair housing trainings to city agency and PHA staff and trainings for PHA and City sub-recipients. New employees and refresher trainings as needed	1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center
35	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities for Landlords to reduce unlawful evictions and promote open access to affordable housing <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs;	Public and Private Discrimination	City and PHA to work with non-profit legal aid providers, fair housing organizations, LEP, CBO partners to design workshops for Landlords to promote compliance w/ all Fair Housing laws and HUD guidance including criminal background checks Identify funding for workshop content and marketing campaign to reach Landlords including LEP. Update content as needed. Conduct 1-2 educational workshops a year contingent upon funding	1 year 1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center, City, CLS, TURN, PA Law Center, LEP CBO partners, Police Dept.
36	Expand fair housing outreach, education and enforcement activities	Support increased code enforcement of violations related to housing quality and health/safety issues <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	P & D to work with L & I on coordinated/targeted code enforcement efforts and policies to promote increased housing quality. Code enforcement process contains clear and explicit steps to achieve compliance.	1-2 years 2-5 years	City (Lead), P&D, L&I, Dept. of Health, tenant rights/legal aid groups, CBOs, LEP, Fair Housing Stakeholder Network
37	Expand fair housing outreach, education and enforcement activities	PHA and City to establish Fair Housing Stakeholder group in partnership with local/ regional Fair Housing agencies, Advocacy groups, Housing Authorities, and Municipalities to ensure coordinated approach <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility,	Create Fair Housing Stakeholder Group Stakeholders meet in coordination with the (E)quality meetings to assess Fair Housing policy and progress with AFH goals/strategies— minimum twice annually	< 1 year 1-5 years	PCHR (Lead), DHCD, FHRC, PHA, Fair Housing groups, DVRPC, regional housing authorities, City agencies

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
38	Expand fair housing outreach, education and enforcement activities	Explore best practices and policies to promote long-term affordability options <b>Priority: Low-Medium</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	City reviews best practices for long-term affordability options such as tenant's right of first refusal and extended compliance periods. Explore feasibility for implementation in Philadelphia Implement feasible measures	1 year  2-3 years 3-5 years	City (Lead), DHCD, PHA, Fair Housing Stakeholder network, Fair Housing Stakeholder Network
39	Expand fair housing outreach, education and enforcement activities	Identify new funding opportunities to support Fair Housing education and testing to ensure compliance with federal, state and local fair housing laws <b>Priority: Low-Medium</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Lack of Resources	Work with Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status	1-2 years	City (Lead), PCHR, FHRC
40	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Continue to support existing Placed-based strategies — Sharswood & Norris Choice, Promise Zone <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities	Norris — complete 257 new housing units and 1-2 commercial/retail projects and 4-5 neighborhood improvement projects. Sharswood housing units; PHA HQ; supermarket— PHA to submit Choice Implementation grant application to HUD	1-5 years  1-2 years	City/PHA (Leads), DHCD, HUD, PHFA, third party developers, PHS, Commerce, nonprofits, banks, foundations
41	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Create new Place-based Community Investment Strategy to leverage a range of public/private investments to strengthen communities and increase access to opportunities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities due to Economic Pressures.	P & D will map and analyze investments, fixed assets, opportunities and needs in neighborhoods across the City. P & D will categorize areas based on strength/need and will create an investment plan to leverage current and proposed investments across a range of neighborhoods. P & D will work with partners to implement coordinated investment strategy for a range of neighborhoods.	1 year  2-5 years	DHCD, PHA, HUD, PHFA, Private sector & nonprofit partners, MDO including Community Services partners, SDP, Commerce, PHS, Mayor's Office of Education, SDP, PCPC, Land Bank, OIA
42	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Promote Place-base Strategy to leverage public/private investments including housing in immigrant communities to increase access to housing and other opportunities <b>Priority: Medium-High</b>	Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities due to Economic Pressures	Identify immigrant communities in need of affordable housing and other opportunities. Work with partners to implement coordinated housing and other investment strategy.	1 year  2-5 years	City (Lead), DHCD, PHA, HUD, PHFA, private sector partners, Commerce, non-profits, banks, foundations, OIA, Land Bank

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
43	Expand educational attainment, economic development and self-sufficiency efforts	Encourage comprehensive connections between programs and services to alleviate poverty among low-income households — such as Earned Income Tax Credit (EITC), by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	Providers will convey information and offer direction to connect residents to benefits beyond the ones they are currently accessing, using LEP-targeted materials as appropriate — 1,500 residents will receive counseling to secure EITC.	1-5 years	City (Lead), Service providers, CEO, DHCD, PHA, MOIA, housing counseling agencies, DHS
44	Expand educational attainment, economic development and self-sufficiency efforts	Promote technical assistance and training to small businesses to create and retain jobs — coordinate and align with other investments such as housing and commercial corridor activities to promote increased access to opportunity <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	TA provided to 800 Small businesses and 250 jobs are created or retained annually	1-5 years	City (Lead), Commerce, DHCD, PIDC, TA providers, LEP and CDBD groups, Fair Housing Stakeholders
45	Expand educational attainment, economic development and self-sufficiency efforts	Return vacant and blighted properties back into productive use. <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	Coordinate and align with goals and strategies of Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments	1-5 years	City (Lead) DHCD, LandBank, CBO partners
46	Expand educational attainment, economic development and self-sufficiency efforts	Support coordination of services and educational supports through the City's Communities in Schools <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Community Schools Initiative in and around high poverty areas in Philadelphia. Nine initial sites selected and total of 16 additional sites over the next 3 years	< 1 year — 3 years	City ((Lead), SDP, Mayor's Office of Education
47	Expand educational attainment, economic development and self-sufficiency efforts	Ensure a Philadelphia youth ages 3 to 4 enter kindergarten ready to learn <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Pre-K Initiative creating 2,000 new pre-K slots in year 1 with minimum of 1,000 additional sites over 3 years	< 1 year — 3 years	City (Lead) Mayors Office of Education, Service Providers
48	Expand educational attainment, economic development and self-sufficiency efforts	Ensure youth 16-24 graduate high school and/or are job ready <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to opportunities	Young adults participate in job training program such as YouthBuild and PowerCorpPHL serve year	1-5 years	City (Lead), YouthBuild, CEO, PowerCorpPHL

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
49	Expand educational attainment, economic development and self-sufficiency efforts	Promote increased access public transportation access for disabled and LEP residents <b>Priority: Medium-High</b>	Disparities in Access to Opportunities	Lack of Access to opportunities Lack of Income	Mayors Commission on Persons with Disabilities (MCPWD) meet with SEPTA to assess progress to improve access for LEP and disabled individuals Explore potential for SEPTA to provide reduced fares for low-income residents	1-5 years  1-2 years	Mayors Commission on Persons with Disabilities (MCPWD) (Lead), Fair Housing Stakeholders, SEPTA, Fair Housing Advocates
50	Expand educational attainment, economic development and self-sufficiency efforts	Implement economic self-sufficiency and jobs skills workshops to assist PHA-residents to obtain and retain jobs <b>Priority: Medium-High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	Residents served annually through PHA Community Partners and economic self-sufficiency programs (estimate 100 annually) Coordinate and leverage with existing non-profit, community based programs, including LEP programs	1-5 years  1-5 years	PHA (Lead), PHA residents, community partners. LEP partners
51	Expand educational attainment, economic development and self-sufficiency efforts	Promote immigrant hubs to address language barrier for LEP access to opportunities in high opportunities areas. <b>Priority: Low-Medium</b>	Disparities in access to opportunities	Lack of Access to Opportunities	City, PHA and AFFH stakeholder network to work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities	1-5 years	City (Lead), DHCD, PHA, LEP, CDBD, MOHA, housing counseling, NACs and other public agencies
52	Expand educational attainment, economic development and self-sufficiency efforts	Promote improved health outcomes <b>Priority: Low-Medium</b>	Disparities in Access to Opportunities	Lack of access to opportunities	AFFH Stakeholders to convene range of health organizations/networks such as COACH to create strategy for improved access to range of health services Coordinate sustainable and greening programs in areas with low air quality	1-2 years  1-2 years	Fair Housing Stakeholders (Lead), City, non-profit/for-profit health provider network PWD, MDO, Clean Air Council, PHS

Stakeholders

# AFH Stakeholders

DHCD expanded its consultation process as it developed its Assessment of Fair Housing. In addition to obtaining resident input through a survey, multiple community focus groups, public housing resident roundtables and public hearings, DHCD and the Philadelphia Housing Authority convened a group of stakeholders representing local and regional organizations (see list below). These organizations included for-profit and nonprofit developers, fair housing and legal services providers, community-based organizations, foundations, lenders, health care and other service providers, educational institutions, advocacy groups, research organizations and a range of government agencies.

**Appendix Table 86: AFH Participating Stakeholders**

<b>Stakeholders</b>
Action Wellness
Building Industry Association (BIA)
Ceiba
Community Empowerment and Opportunity
Community Legal Services
Department of Behavioral Health (DBH)
Department of Community and Economic Development (DCED)
ECAD
Elon Development Co.
Fair Housing Rights Center in Southeastern Pennsylvania
Federal Reserve Bank Philadelphia
Habitat for Humanity Philadelphia
HACE
Housing Equality Center of PA
Hunting Park NAC
Impact Services
Innova
JEVS
Korean Community Development Services Center
Liberty Resources
LISC
Lutheran Settlement House
Mayor's Commission on People with Disabilities
Michaels Development Company
Office of Homeless Services
Office of Immigrant Affairs
People's Emergency Center (PEC)

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Pennrose Properties, LLC
Pew Charitable Trust
Philadelphia Chinatown Development Corp.
Philadelphia Commission on Human Relations
Philadelphia Corporation for Aging (PCA)
Philadelphia Housing Authority (PHA)
Philadelphia VIP
PNC Bank
Project HOME
Public Citizens for Children and Youth (PCCY)
Public Interest Law Center
Rebuilding Together Philadelphia
SeniorLAW Center
SEPTA
Temple University
The Reinvestment Fund
TURN
Women's Community Revitalization Project (WCRP)

# Written Standards for Providing ESG Assistance

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## Emergency Shelter

Homeless Services requires all contracted emergency housing providers, including those receiving ESG funds, to comply with its Emergency Housing Standards. The Emergency Housing Standards were created to provide City contracted agencies with a clear set of guidelines and requirements for the operation of emergency housing facilities in Philadelphia. Homeless Services is currently in the process of revising these standards, but the guiding principles will remain ensuring individuals and families living in emergency housing

- a safe environment
- treatment with dignity and respect
- provision of housing and related services without regard to race, ethnicity, age, gender, disability, or sexual orientation.

The Office of Homeless Services and its contracted emergency housing agencies provide the following services to facilitate self-sufficiency and independence:

- Safe, temporary emergency shelter;
- Housing-focused, person-centered, strengths-based case management services;
- Assistance with obtaining housing;
- Referrals to supportive services for special populations such as children, clients with disabilities, clients with behavioral health needs, veterans, etc.; and
- A savings program to enable clients to save income toward housing.

Homeless Services intake provides a centralized access point for households experiencing homelessness and in need of emergency housing services. Short-term accommodation is based on an assessment of needs for vulnerable individuals and families to resolve an immediate housing crisis. When possible, households are diverted to other suitable resources, either within Homeless Services or within the community, for the purpose of exploring housing options other than shelter placement. A Homeless Services social worker will explore housing options and alternatives with the client such as the feasibility of staying with relatives or friends. After assessing the client's situation, a determination is made to refer to either a contracted emergency housing program or other appropriate resources that meet the household's needs. Households must meet HUD's definition of homelessness for placement into emergency housing. By 2018, intake staff a Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment will enable appropriate referrals through the City's coordinated entry system (details above).

Emergency housing staff must conduct an intake interview with all clients at entry to the facility or within 24 hours after the referral of the client to the facility. The intake interview must be conducted in a private area and must include a review of Client Rights and a review and update of client entry assessment information in HMIS. Clients admitted during the weekend must receive an intake interview the next business day.

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Emergency housing staff must provide all clients with an orientation to the program that includes a review of emergency housing participation requirements and expectations.

A case manager must initiate contact with clients within 3 to 5 days after referral to the assigned facility and/or assignment of the case and must conduct an initial interview with the client within 5 to 10 days of initial contact. This interview includes an initial assessment of the client's needs, to obtain information regarding the client and the client's situation. It also includes beginning to develop a service plan with the client that takes into account client strengths and capabilities. Service planning aims to address any challenges which impair/inhibit the client from obtaining and sustaining housing. The service planning process must be collaborative, interactive, and must include input from the client regarding goals.

The case manager must meet face to face with each assigned client on a biweekly basis to monitor the client's achievement of goals established in the service plan, making adjustments, additions, or deletions when necessary.

All providers are to establish a schedule for Client Progress Reviews (CPR). The CPR review team participants should include the client, case management staff, behavioral health staff, Department of Human Services staff, if appropriate, and emergency housing staff.

When a client plans to move on from emergency shelter, the case manager engages in a planned termination process to review with the client progress toward meeting housing goals and other service plan goals, to discuss the new responsibilities and challenges that accompany a new housing arrangement, and to assist the client with obtaining any resources needed to support the new housing arrangement. The case manager must conduct an exit interview and complete a HUD exit assessment in HMIS when the client exits the program.

There may be instances during the course of service provision, in which a client demonstrates behavior that threatens the safety of the client or others in the facility and that may present the need to restrict or terminate program participation. These prohibited behaviors include:

- Physical violence or threats of violence towards other clients or staff.
- Terroristic threats towards other clients or staff.
- Possession of a weapon.
- Destruction of property.
- Possession, sale, use, or distribution of drugs and alcohol.
- Persistent verbal abuse.
- Refusing reasonable mandatory searches conducted by staff and/or security.
- Illegal activity on site (Examples: Theft, rape, stealing).

The client has right to appeal the provider's decision to restrict/terminate them from services due to inappropriate/prohibited behavior.

Both an electronic record in the Homeless Management Information System (HMIS) and a hard copy record are required for all households in emergency housing.

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## Rapid Re-housing and Prevention

Rapid rehousing services target families and individuals who are currently residents of emergency housing programs. Prevention services target families and individuals at risk of homelessness. The goal of both is to allow households to secure stable permanent housing, either market rate or subsidized, by identifying housing options or working with existing subsidized housing providers and providing the household with the rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

Households may receive short- or medium-term rental assistance for up to 12 months and financial assistance with security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. All intake and service information must be tracked in HMIS.

Each household is limited to a maximum of 24 total months of rapid rehousing assistance over the course of any three-year period. If arrearage assistance is provided, the number of months should be included in the total months of assistance, not to exceed 24 months. Homelessness prevention assistance will only be provided once within a twelve-month period.

➤ **Eligible Rapid Re-housing Participants/Heads of Households:**

1. Must be 18 years of age or older. or provide documentation of legal emancipation.
2. Referred from Emergency Housing, households meet the HUD definition of "literally homeless."

➤ **Eligible Prevention Participants under ESG regulations:**

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area;

AND

- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition;

AND

- (iii) Meets ONE of the following conditions:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance;
- (B) Is living in the home of another because of economic hardship;

- (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals;
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room;
- (F) Is exiting a publicly funded institution or system of care;
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in this *Consolidated Plan*.

OR

An unaccompanied child or youth who does not qualify as homeless under the ESG homeless definition, but qualifies as homeless under another Federal statute.

OR

A child or youth who does not qualify as homeless under the ESG homeless definition but who qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

➤ **ESG Funds for Rapid Re-Housing and Prevention can be used for the following activities:**

1. Rental Assistance, including:
  - a. Rental arrearages up to 6 months
  - b. Short-term (1 to 3 months)
  - c. Medium-term (4 to 24 months)
2. Financial Assistance, including
  - a. Security Deposits
  - b. Utility Assistance
    - i. Arrearages up to 6 months only if the utility bill is a barrier to the household moving into permanent housing
    - ii. Utility deposits (only after all other utility programs for low-income residents have been exhausted)
    - iii. Utility payments (only after all other utility programs for low-income residents have been exhausted)
  - c. Moving Costs
3. Services Costs, including:
  - a. Housing search and placement assistance

b. Housing stability case management

➤ **Additional guidelines regarding Rapid Re-Housing rental and financial assistance:**

1. Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) for the same month would be considered one month of assistance.
2. Rental assistance covers the portion of the rent remaining after the household contributes 30 percent of its monthly income.
3. All payments must be made to third parties, such as landlords or utility companies.
4. All packages of assistance must be approved by a Provider Agency supervisor or program manager.
5. ESG funds cannot be used for the following activities:
  - a. Mortgage assistance
  - b. Food
  - c. Transportation
  - d. Furniture
  - e. Other consumer debt

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# Citizen Participation Plan

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## Citizen Comment on Citizen Participation Plan

This amended Citizen Participation Plan was incorporated into the *Year 42 Proposed Consolidated Plan* (see below), was printed and was made available for public comment.

The Division of Housing and Community Development (DHCD) believes that citizen participation and planning are central to the success of neighborhood revitalization efforts. Because of limited resources, government's direct impact on a neighborhood will always fall short of its needs. A neighborhood revives when its residents are confident that it can improve. Residents then contribute their time, energy and finances to the process. Such confidence will grow from direct involvement in revitalization programs sponsored by government and the private sector. Accordingly, DHCD adopts the following Citizen Participation Plan as part of its *Consolidated Plan* and sets forth the City's policies and procedures for citizen participation.

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## Encouragement of Citizen Participation

DHCD encourages citizen participation in its housing and community development program – including in the development of the Assessment of Fair Housing (AFH), any revisions to the AFH, the development of the *Consolidated Plan*, substantial amendments to the *Consolidated Plan*, and the *Consolidated Annual Performance and Evaluation Report* – in a variety of ways. (In the context of this plan, “citizen” refers to any member of the public wishing to provide input to DHCD.) As required, DHCD takes appropriate actions to encourage the participation of all residents, including low- and moderate-income persons, particularly those living in revitalization areas, slums and blighted areas and in areas where CDBG funds are proposed to be used, minorities, non- English speaking persons, persons with disabilities and residents in general of predominantly low- and moderate- income neighborhoods.

DHCD also encourages the participation of local and regional institutions, Continuums of Care, and other organizations, including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the AFH and the *Consolidated Plan*.

DHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages the participation of residents of public and assisted-housing developments, including any resident advisory boards, resident councils and resident management corporations in the process of developing and implementing the AFH and the *Consolidated Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. DHCD provides information to PHA about the AFH, AFFH strategy and

*Consolidated Plan* activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required for the PHA Plan.

To encourage citizen participation, DHCD funds a network of Neighborhood Advisory Committees (NACs) to serve residents of low- and moderate- income areas by coordinating City services, conducting block surveys, promoting CDBG-funded programs, preparing neighborhood plans, and commenting on proposed housing and community development projects. NAC service areas by and large track those areas with minority concentration and low- and moderate-income concentration. Similarly, the Commerce Department funds neighborhood-based business associations located in key target areas for investment.

DHCD further promotes citizen involvement in its program by producing an external newsletter highlighting program accomplishments and community activities and distributing it to civic associations, CDCs, community residents, representatives of and advocates for minorities, people with disabilities and non-English speaking persons, developers, faith-based organizations, local and regional institutions, businesses, elected and appointed officials and the general public through an electronic mailing list that as of May 2016 had approximately 1,250 persons on it. In addition, public hearings are held as described on page Appendix 48 and a *Proposed Consolidated Plan* published in order to elicit public input and comment. Those hearings and that Plan are publicized through an ad in a newspaper of general circulation, an e-mail to the mailing list, the DHCD website and social media.

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## **Language Access Needs**

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In 2015 the citizens of Philadelphia voted to approve an amendment to the Philadelphia Home Rule Charter requiring City agencies to develop and implement a Language Access Plan. In May 2016 Mayor Jim Kenney issued an executive order launching Language Access Philly, a city-wide program designed to bridge the access gap by making it easier for residents with Limited English Proficiency (LEP) to obtain essential public information and services. The executive order also identified the Office of Immigrant Affairs, formerly known as the Mayor's Office of Immigrant and Multicultural Affairs, as the lead agency for the development and implementation of Language Access Plans. Under the guidance and direction of the Office of Immigrant Affairs, and by analyzing Limited English Proficiency data provided by HUD, DHCD will assess the language needs of non-English-speaking residents in Philadelphia and as part of its Language Access Plan identify and implement reasonable steps to provide language assistance, including translation of notices and other vital documents, to ensure meaningful access and participation. That assessment will analyze the number of LEP residents eligible, the frequency of interaction, the importance of the program and resources and costs.

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## Development of Assessment of Fair Housing

As soon as is feasible after the start of the public participation process, DHCD makes HUD-provided data and any other supplemental information DHCD plans to incorporate into its AFH available to residents, public agencies and other interested parties. This data, or links to other websites containing this data, will be on the DHCD website.

To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, at least one public hearing will be held before the proposed AFH is published for comment.

DHCD will publish a Proposed AFH for review and comment by residents, public agencies and other interested parties. The contents of the Proposed AFH will be briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies of the Proposed AFH will be made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the Proposed AFH will be publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media.

DHCD provides a period for public comment of not less than 30 calendar days following the publication of the Preliminary Plan. During this period DHCD will hold a public hearing to obtain citizen input into the consolidated planning process. Two weeks notice will be given before holding the public hearing on the Preliminary Plan. Comments offered at this hearing are incorporated into the AFH.

Prior to preparing a Final AFH, DHCD will consider any comments or views of residents of the community received in writing or orally at the public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why will be included in or attached to the Final AFH.

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## Revising an Accepted AFH

Under federal regulations, the Citizen Participation Plan must specify the criteria the City will use for determining when to revise an accepted AFH.

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### Guidelines for Revising an Accepted AFH

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In compliance with federal requirements, the criteria for revisions to an accepted AFH are when:

- a material change<sup>1</sup> occurs;
- upon written notification from HUD specifying a material change that requires the revision.

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<sup>1</sup> A material change is a change in circumstances in the city that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances.

When a revision due to a material change is required, it will be submitted to HUD within 12 months of the onset of the material change, unless HUD specifies a later deadline. When HUD has provided written notification specifying a material change that requires a revision, HUD will specify a date by which the revision must be submitted.

Whenever a revision to an accepted AFH is proposed, the City will follow the notice and comment process applicable to *Consolidated Plan* substantial amendments. The City will publish notice of it in a newspaper of general circulation and guidance as to where it may be reviewed. A minimum of 30 calendar days will be provided for the public to comment in writing. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the revision without further notification. The notice will also state that the public may receive a copy of the revision upon request.

If comments or views are received, they will be considered before revising the AFH. If the City deems appropriate, it will modify the proposed revisions. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the revision.

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## **Development of *Consolidated Plan***

DHCD follows a public engagement process that provides the public with multiple opportunities to review and comment upon the *Consolidated Plan* as it is being developed and prior to submission to HUD.

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## ***Preliminary Consolidated Plan***

DHCD makes available each year a *Preliminary Consolidated Plan* for review and comment by residents, public agencies and other interested parties. The *Preliminary Consolidated Plan* includes the amount of assistance that the City expects to receive (including grant funds and other income), the range of activities that the City proposes to undertake, including the estimated amount that will benefit persons of low and moderate income. The City's Relocation Plan, which sets forth the City's plan to minimize the displacement of persons and to assist any persons displaced, even if the City expects no displacement to occur, is also included. This information is made available two weeks prior to a public hearing (see below) on the DHCD website and in other locations (see below).

The contents of the *Preliminary Consolidated Plan* are briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies of the *Preliminary Consolidated Plan* are made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the *Preliminary Consolidated Plan* is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media.

DHCD provides a period for public comment of not less than 30 calendar days following the publication of the *Preliminary Plan*. During this period DHCD holds the first of two public hearings to obtain citizen input

into the consolidated planning process. Two weeks notice is given before holding the public hearing on the *Preliminary Consolidated Plan*. Comments offered at this hearing are incorporated into the *Consolidated Plan*.

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### ***Proposed Consolidated Plan***

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Following the 30-day period for public review and comment on the *Preliminary Consolidated Plan*, DHCD issues a *Proposed Consolidated Plan* for review and comment by citizens, public agencies and other interested parties. This document, which incorporates citizen input obtained during the comment period on the *Preliminary Consolidated Plan*, is submitted to the Philadelphia City Council as part of the ordinance that authorizes the City to apply to HUD for CDBG, HOME and other funding. Like the *Preliminary Consolidated Plan*, an ad noting its availability is published in a newspaper of general circulation, an e-mail noting its availability is sent to the electronic mailing list, it is publicized through social media, it is placed on DHCD's website and in selected public libraries, and a reasonable number of copies are available for free at DHCD. The public may comment on the *Proposed Consolidated Plan* at a City Council public hearing (the second of two public hearings on the *Consolidated Plan*) that is held prior to Council voting to adopt the ordinance and the *Consolidated Plan*. The public hearing on the ordinance and plan is scheduled by City Council, which has its own rules regarding public notice for public hearings. Comments offered at this hearing are incorporated into the *Consolidated Plan*.

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### ***Final Consolidated Plan***

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Prior to preparing a *Final Consolidated Plan*, DHCD will consider any comments or views of residents of the community received in writing or orally at the public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why will be included in the *Final Consolidated Plan*.

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## Amendment Policy

Under federal regulations, the Citizen Participation Plan must specify the criteria the City will use for determining what changes in the City's planned or actual activities constitute a substantial amendment to the *Consolidated Plan*. The City realizes these requirements ensure that the public is informed of decisions that would affect them and give citizens adequate opportunities for review and comment.

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## Consolidated Plan Substantial Amendment Guidelines

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In compliance with federal<sup>1</sup> requirements, the criteria for a substantial amendment to the *Consolidated Plan* are when:

- the City decides not to carry out an activity originally described in the *Consolidated Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Consolidated Plan*;
- there is a substantial change in the purpose of an activity, that is, a change in the type of activity or its ultimate objective. For example, an amendment would be required if a construction project originally designed to be residential is ultimately proposed to be commercial;
- there is a substantial change in proposed beneficiaries, such as a change in income, area benefit or limited clientele;
- there is a change in the use of CDBG funds from one eligible activity to another;
- there is a reduction of greater than twenty-five percent (25%) of total activity category funding.

Other situations could also arise that involve a substantial change to a proposed activity. In such cases, the City will amend its *Consolidated Plan* to ensure that citizens are informed of proposed changes and to allow for public input.

Whenever an amendment to the *Consolidated Plan* is proposed, the City will publish notice of it in a newspaper of general circulation and guidance as to where it may be reviewed. A minimum of 30 calendar days will be provided for the public to comment in writing. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice will also state that the public may receive a copy of the finalized amendment upon request.

If comments or views are received, they will be considered before adopting the amendment. If the City deems appropriate, it will modify the proposed amendment. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the substantial amendment.

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<sup>1</sup> For purposes of local regulations, "activity" is defined here as a program, such as Basic Systems Repair Program, or a budget category, such as Interim Construction Assistance, if there is no program identified under the budget category.

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The City will submit a description of the adopted amendments to HUD. If comments have been received, the City will publish notification of the availability of the finalized amendment in a newspaper of general circulation. This notification will state that the public may receive a copy of the adopted amendment upon request.

Local regulations additionally require that the CDBG Plan (now part of the *Consolidated Plan*) must be amended when the City proposes any change or changes that alone or in combination with previous changes amount to 10 percent or more in their cumulative effect on the allocation of any year's CDBG program funds. This may occur when the City proposes to use the funds to undertake one or more new activities or proposes to alter the stated purpose, location or class of beneficiaries of previously authorized activities. In this situation, the City will provide notice of the proposed amendment to the individuals and organizations on DHCD's electronic mailing list, publish notice of the proposed amendment in a newspaper of general circulation and guidance as to where it may be reviewed, and provide the public with at least two weeks to review the proposed change. The newspaper notice will indicate that if City Council adopts the amendment in the form of a resolution as submitted, it will be adopted without further notification. The notice will also state that the public may receive a copy of the final resolution (amendment) upon request.

After the two-week period expires, a public hearing will be scheduled to allow for citizen participation. If the amendment is approved by City Council as submitted, it will be adopted after the hearing. If the hearing results in a revision that is ultimately adopted by City Council, the City will publish notification of the availability of the revised amendment in a newspaper of general circulation. This notification will state that the public may receive a copy of the finalized amendment upon request.

The City will submit a description of the adopted changes to HUD.

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## **Cancellation of a Proposed Amendment**

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If the City decides not to finalize a proposed amendment, it will advertise its intention to cancel the proposed amendment in a newspaper of general circulation.

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## ***Consolidated Annual Performance and Evaluation Report***

DHCD publishes annually a *Consolidated Annual Performance and Evaluation Report (CAPER)*, and makes a draft of the report available for citizen review and comment. The contents of the *CAPER* are briefly summarized and its availability advertised in a newspaper of general circulation, as required by regulation. Copies of the *CAPER* are made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the *CAPER* is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. DHCD provides a period of public comment of not less than 15 calendar days following the publication of the *CAPER*. DHCD considers any comments received in writing, or orally at public hearings, in preparing the *CAPER*. A summary of comments received or views is attached to the *CAPER*.

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## Public Hearings

DHCD holds at least two public hearings a year\*, each at a different stage of the program year, to obtain residents' views and to respond to proposals and questions. At least one hearing is held prior to publishing the *Preliminary Consolidated Plan* to obtain the views of residents on housing and community development needs and actions for affirmatively furthering fair housing consistent with the AFH and to review past program performance. At least one hearing to consider the development of proposed activities and proposed strategies is held after the *Preliminary Consolidated Plan* is published and prior to the publishing of the *Proposed Consolidated Plan* and the submission of the *Proposed Consolidated Plan* to City Council. In addition, City Council holds a public hearing on the *Proposed Consolidated Plan* as part of its adoption of the ordinance that authorizes the City to apply for funding.

To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, the City will hold at least one public hearing before the proposed AFH is published for comment.

The purpose of each hearing is briefly summarized and its availability advertised in a newspaper of general circulation, as required by regulation. In addition to the newspaper ad, notice of the hearing is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. Hearings are held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, DHCD provides translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

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## Access to Local Meetings

DHCD will provide at least two weeks' notice of public hearings and public meetings that are part of the consolidated planning process. At least one of any series of hearings or meetings will be held at a location that is accessible to physically disabled persons.

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\* These hearings do not include any hearings related to the AFH, which is produced on a different, five-year schedule.

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## Availability to the Public and Access to Information

DHCD is committed to providing citizens, community organizations, public agencies and other interested parties with the opportunity to review information and records relating to the *Consolidated Plan* and DHCD's use of assistance under the programs. Copies of the *Consolidated Plan* as adopted, the HUD-accepted AFH and the *Consolidated Annual Performance and Evaluation Report* are placed in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia and are available online at [www.phila.gov/ohcd](http://www.phila.gov/ohcd). Copies of revisions to the AFH and *Consolidated Plan* substantial amendments are available from DHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

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## Access to Records

DHCD provides residents of the community, public agencies and other interested parties with reasonable and timely access to information and records relating to the AFH and the *Consolidated Plan* and to the use of assistance under the programs covered by the *Plan* for the preceding five years.

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## Technical Assistance

DHCD participates in a structured program of technical assistance to help neighborhood-based organizations and other groups representative of persons of low- and moderate-income participate in housing and community development programs. This program of technical assistance may include information about commenting on the AFH and in developing proposals for funding assistance under any of the programs covered by the *Consolidated Plan*. In addition, DHCD funds citizen participation in income-eligible areas of the City through the NACs and similar community-based nonprofit organizations.

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## Citizen Complaints

DHCD considers all resident complaints on the *Consolidated Plan*, any amendments, the AFH, any revisions and the annual performance report. Where practicable, DHCD will provide a written answer to written complaints within 15 working days. If not practicable, DHCD and its delegate agencies will respond within 15 working days, stating the reasons for the delay.

## Appendix Table 87: 2017-18 Program and Commercial Funding

Allocations to Agencies for Housing Counseling Agencies (HCAs), Neighborhood Advisory Committees (NACs), Neighborhood Energy Centers (NECs), Land Care, Public Services in Community Corridors, Targeted Corridor Management and Business Technical Assistance Program.

Agency	HCAs	NACs	NECs	Community LandCare	Public Services in Comm. Corridors	Targeted Corridor Mgt.	Business Technical Assist. Program	Total Agency Funding
Achievability		75,000	20,000	26,250	30,000	75,000		226,250
Affordable Housing Center of PA	173,900							173,900
African Cultural Alliance of NA (ACANA)					35,000	175,000		210,000
Allegheny West Foundation		65,000			30,000	75,000		170,000
APM	75,000	65,000						140,000
Brewerytown-Sharswood Civic Assoc.		70,000		17,500				87,500
Called to Serve					30,000			30,000
Center in the Park	129,720		18,000					147,720
Clarifi	120,570							120,570
Congreso de Latinos Unidos	155,100		35,500					190,600
Diversified Community Services	122,200		35,000		25,000			182,200
Fairmount					30,000			30,000
FINANTA							125,000	125,000
Francisville NDC				35,000				35,000
Frankford CDC		70,000			50,000	135,000		255,000
Germantown Crisis Ministry			18,000			75,000		93,000
Germantown United CDC					75,000			75,000
GPASS	78,000	65,000	41,000	13,125				197,125
HACE	224,600	65,000	25,500		50,000	125,000		490,100
Hunting Park Community Revitalization Corp.		80,000	21,000					101,000
Iglesias Unidas				17,500				17,500
Impact CDC					50,000	75,000		125,000
Intercommunity Action, Inc.	100,000							100,000
Intercultural Family Services	107,160							107,160
Korean Community Development Services Center	100,000				57,000	150,000		307,000
Liberty Resources	110,920							110,920
Mantua Community Improvement Comm.				35,000				35,000
Men & Women for Health Excellence				35,000				35,000
Men of Mill Creek				26,250				26,250
Mt. Airy Business Improvement Dist.				16,625				16,625
Mt. Airy USA	110,920							110,920
Mt. Vernon Manor, Inc.		75,000						75,000
New Kensington CDC	284,220	95,000	30,000	40,250	100,000	200,000		749,470
Newbold					25,000			25,000
Nicetown		130,000	18,000	35,000				183,000

Agency	HCA's	NAC's	NEC's	Community LandCare	Public Services in Comm. Corridors	Targeted Corridor Mgt.	Business Technical Assist. Program	Total Agency Funding
Norris Square	78,000							78,000
Northwest Counseling Services	266,170							266,170
Nueva Esperanza	100,000				35,000	75,000		210,000
One Day at a Time				35,000				35,000
PCCA	293,280							293,280
People's Emergency Center CDC		75,000			40,000	75,000		190,000
Philadelphia Chinatown Development Corp.					56,000			56,000
Philadelphia Senior Center	75,000							75,000
SCORE							75,000	75,000
South Kensington Community Partners		65,000		30,625				95,625
South Philadelphia Homes				26,250				26,250
Southwest CDC	120,320	70,000	32,500		35,000			257,820
Strawberry Mansion		80,000	38,000	35,000				153,000
Susquehanna Clean Up/Pick Up				17,500				17,500
Tacony CDC						75,000		75,000
The Enterprise Center		70,000			50,000	87,500	125,000	332,500
Tioga United				30,625				30,625
TURN	278,000							278,000
Urban Affairs Coalition/Entrepreneur Works							125,000	125,000
Urban Affairs Coalition/Parkside Association of Philadelphia		80,000						80,000
Unemployment Information Center	362,840							362,840
Urban League							50,000	50,000
Universal Companies		75,000						75,000
United Communities	143,820		15,000					158,820
Urban League	186,500							186,500
Village of Arts and Humanities				52,500	33,000			85,500
Welcoming Center for New Pas (WCNP)							137,500	137,500
West Oak Lane CDC	144,760							144,760
Whitman Council		70,000						70,000
WNSN			40,000					40,000
Women's Opportunity Resource Center (WORC)							100,000	100,000
<b>Total Program Funding</b>	<b>\$3,941,000</b>	<b>\$1,440,000</b>	<b>\$387,500</b>	<b>\$525,000</b>	<b>\$836,000</b>	<b>\$1,397,500</b>	<b>\$737,500</b>	<b>\$9,264,500</b>

# Philadelphia Continuum of Care 2016 Housing Inventory

The accompanying tables reflect the complete inventory, as of January 31, 2016, of Emergency, Transitional, Permanent, Permanent Supportive, and Rapid Re-housing Programs within the Philadelphia Continuum of Care.

Key: Project Type

**Emergency Housing (ES):** Any facility that the primary purpose of which is to provide temporary shelter for the homeless in general or for specific subpopulations of the homeless, while they prepare to move into more stable housing. The housing and services are typically provided for up to 90 days or until specific goals are accomplished by the client.

**Transitional Housing (TH):** Is one type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. It is housing in which homeless persons may live up to 24 months and receive supportive services that enable them to live more independently. The supportive services may be provided by the organization managing the housing or provided by other public or private agencies.

**Safe Haven (SH):** Serves hard-to-reach homeless persons who have severe mental illness, are on the streets and have been unable or unwilling to participate in supportive services. The program provides 24-hour residence for an unspecified duration. Safe Havens do not require participation in services and referrals as a condition of occupancy. Rather, it is hoped that after a period of stabilization in a safe haven, the resident will be more willing to participate in services and referrals and will eventually be ready to move to more traditional form of housing.

**Permanent Supportive Housing (PSH):** Long-term (not time-limited) housing in which supportive services are provided to assist homeless persons with a disability to live independently. At least one adult or child in the household must have a disability to qualify for permanent supportive housing.

**Other Permanent Housing (OPH):** Long-term (not time-limited) housing in which supportive services are provided to assist homeless persons to live independently. Having a disability is not an eligibility requirement for PH.

**Rapid Re-Housing (RRH):** Rapidly rehuses persons who are homeless into private market housing. Provides rental assistance and supportive services on a time-limited basis.

KEY: Inventory type

C: Current Inventory - Beds that were available for occupancy on or before January 31, 2015.

N: New Inventory - Beds that became available for occupancy between February 1, 2015 and January 31, 2016. U: Under development - Beds that are fully funded but were not available for occupancy as of January 31, 2016.

Key: Bed Type (Emergency Housing Only)

F: Facility Based Beds - Beds (including cots or mats) located in a residential homeless assistance facility.

O: Other Beds - Beds located in a church or other facility not dedicated for use by persons who are homeless.

KEY: Target Population A CO: Couples only, no children HC: Households with children SF: Single Females

SFHC: Single Females and Households with children

SM: Single Males

SMHC: Single Males and Households with children

SMF: Single Males and Females

SMF + HC: Single Males and Females plus Households with children

YF: Unaccompanied Youth Females (under 25 years old)

YM: Unaccompanied Youth Males (under 25 years old)

YMF: Unaccompanied Youth Males and Females (under 25 years old)

KEY: Target Population B

DV: Program serves Domestic Violence Victims only HIV: Program serves HIV/AIDS populations only VET: Program serves Veteran Households only

Key: McKinney - Vento Funding

Yes: Program receives any HUD McKinney-Vento Act funding, including Emergency Solutions Grants (ESG), Supportive Housing Program (SHP), Shelter Plus Care (SPC), Continuum of Care (CoC), and Section 8 Moderate Rehab Single-Room Occupancy (SRO)

No: Program does not receive any funding through any McKinney-Vento Act Grant Programs

KEY: Bed Type

Units HH w/ Children: Units designated for Households with at least one adult and one child Beds HH w/ Children: Beds designated for Households with at least one adult and one child Beds HH w/o Children: Beds designated for Households without Children

Beds HH w/only Children: Beds designated for Households composed entirely of persons under the age of 18

Youth Beds: Dedicated beds for homeless youth under 25 years old

Seasonal Beds (Emergency Housing Only): Beds available on a continuous basis during high-demand seasons of the year

Overflow Beds (Emergency Housing Only): Beds that are available temporarily and sporadically during high-demand seasons of the year

CH Beds (Permanent Supportive Housing & Summary Chart): Beds that are dedicated exclusively for chronically homeless persons as defined by HUD

HMIS Beds: A bed is considered an “HMIS Bed” if the provider is entering data into HMIS on the clients served. The Homeless Management Information System (HMIS) is a computerized data collection system that tracks services received by homeless people, helps identify gaps in services within the continuum, and allows for greater collaboration among service providers as the system provides a “history” of a homeless person’s involvement in the system of care. This system is required by HUD for all continuums of care.

PIT Count: Number of persons in the program on the night of the Annual Homeless Point in Time Count (January 27, 2016).

Utilization Rate: Calculated based on the program’s total bed capacity (including year-round, seasonal, and overflow beds) and the number of beds occupied on the night of the point-in-time count

# Appendix Table 88: Philadelphia CoC 2016: Housing Inventory Tables

Philadelphia CoC 2016 Housing Inventory Chart - Emergency Housing (Shelter)

Req. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	Maxim. Youth	Units HH w/ Children	Beds HH w/ Children	Beds HH w/ Children	Year-Round Beds	Youth Beds HH w/ Children	HMFS Beds HH w/ Children	HMFS Beds HH w/ Children	HMFS Beds HH w/ Children	Total Seasonal Beds	Availability Start Date	Availability End Date	Overflow Beds	RT Count	Total Beds	Utilization Rate
ES	ACTS Christian Transitional Services	ACTS-Mbster	C	HC		No	35	150		150		150							123	150	82%
ES	ACTS Christian Transitional Services	OAS - ACTS House	C	SF		No		24		24			24						21	24	88%
ES	ART House	OAS - ART House (drug free)	C	SM		No		15		15			15						9	15	60%
ES	ART House	OAS - ART House (methadone)	C	SM		No		16		16			16						12	16	75%
ES	Bethesda Project	Old First Reformed Church Winter Shelter	C	SM		No		0		0					30	11/1/2015	5/1/2016		27	30	90%
ES	Bethesda Project	Our Brother's Place	C	SM		No		150		150			150						133	150	89%
ES	Bethesda Project	St. Mary's Church	C	SM		No		32		32			32						25	32	78%
ES	Bethesda Project	Trinity Memorial Church Winter Shelter	C	SM		No		0		0				22	11/1/2015	5/1/2016		14	22	64%	
ES	Gaudentia Foundation	OAS - Calcutta House	C	SMF	HIV	No		4		4			4						1	4	25%
ES	Catholic Social Services	Good Shepherd	C	SM	HIV	No		12		12			12						12	12	100%
ES	Catholic Social Services	McAuley House	C	SF	HIV	No		6		6			6						5	6	83%
ES	Catholic Social Services	OAS - Mercy Hospice	C	SFHC		No	7	20	24	44		7	24						33	44	75%
ES	Catholic Social Services	St. John's Hospice	C	SM		No		40		40			28						40	40	100%
ES	Connection Training Services	CTS RHY Shelter	U	YMF		No		20		20										20	
ES	Covenant House Pennsylvania	Covenant House - PA Crisis Ctr.	C	SMF+HH		No	4	8	46	54	8	46						10	54	64	84%
ES	Divine Light	Divine Light (High St)	C	SM		No		32		32			32						30	32	94%
ES	Divine Light	OAS - Divine Light	C	SM		No		8		8			8						3	8	38%
ES	Episcopal Community Services	St. Barnabas Mission	C	HC		No	12	100		100			100						87	100	87%
ES	Families Forward Philadelphia	Families Forward	C	HC		Yes	65	225		225			225						196	225	87%
ES	Fresh Start Foundation	OAS - Fresh Start I	C	SM		No		15		15			15						14	15	93%
ES	Fresh Start Foundation	OAS - Fresh Start IV	C	SM		No		17		17			17						12	17	71%
ES	Fresh Start Foundation	OAS - Fresh Start V	C	SM		No		17		17			17						13	17	76%
ES	Fresh Start Foundation	OAS - Fresh Start VI	C	SF		No		14		14			14						13	14	93%
ES	Gaudentia Foundation Inc.	Gaudentia Washington House	C	HC		No	0	0		0				45	12/1/2015	3/31/2016		38	45	84%	
ES	Gaudentia Foundation Inc.	House of Passage	C	SF		Yes		140		140			140						108	140	77%
ES	Gaudentia Foundation Inc.	Hutchinson Street	U	HC		No								45	2/1/2016	3/31/2016			0		
ES	Gaudentia Foundation Inc.	OAS - School House Lane	C	SM		No		23		23			23						16	23	70%
ES	Gibson Foundation	OAS - Gibson House	C	SF		No		12		12			12						8	12	67%
ES	Horizon House Inc.	JOH - Susquehanna Park	C	SM		No		25		25			25						25	25	100%
ES	Horizon House Inc.	Randolph Court	C	SF		No		25		25			25						18	25	72%
ES	Love and Care	Daniene Morris-616	C	HC		No	4	18		18			18						15	18	83%
ES	Love and Care	Daniene Morris-618	C	HC		No	4	18		18			18						10	18	56%
ES	Love and Care	Daniene Morris-620	C	HC		No	3	18		18			18						17	18	94%

Philadelphia CoC 2016 Housing Inventory Chart - Emergency Housing (Shelter)

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds	Youth Beds HH w/ Children	Youth Beds HH w/o Children	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	Total Seasonal Beds	Availability Start Date	Availability End Date	Overflow Beds	PIT Count	Total Beds	Utilization Rate
ES	Love and Care	Darlene Morris-622	C	HC	No	No	6	18			18			18							19	18	106%
ES	Lutheran Settlement House	Jane Addams	C	HC	No	No	32	110			110			110							107	110	97%
ES	Mt. Airy Bethesda Inc.	Stenton Family Manor	C	HC	No	No	57	203			203			203							204	203	100%
ES	North Philadelphia Health System (NPHS)	JOH - Miracles in Progress II Sanctuary Program	C	SM	No	No		41			41										40	41	98%
ES	Northwest Philadelphia Interfaith Hospitality Network	NP/HH EH	C	HC	No	No	8	24			24			24						4	23	28	82%
ES	One Day at a Time	ONS - Lehigh	C	SM	No	No			13		13				13						7	13	54%
ES	One Day at a Time	ODAA Winter Initiative	C	SM	No	No			13		13				13					30	0	30	0%
ES	One Day at a Time	SH - Homeless Outreach	C	SM	No	No			13		13				13						13	13	100%
ES	One Day at a Time	SH - Safe Haven	C	SM	No	No			25		25				25						25	25	100%
ES	One Day at a Time	SH - Women's Entry	C	SF	No	No			15		15				15						15	15	100%
ES	Pathways PA	RHY Shelter	C	YF	No	No			5		5				5						3	5	60%
ES	People's Emergency Center	People's Emergency Center	C	HC	No	No	6	57			57			57							60	57	105%
ES	Philadelphia Veterans House	HCHV/PH Philadelphia Veterans House	C	SMF	No	VET	1	4	17		21									3	14	24	58%
ES	Project HOME	St. Columba's Winter Respite/Temp	C	SM	No	No											5	11/1/2015	4/30/2016		9	9	100%
ES	Project HOME	St. Elizabeth's Recovery Residence - EH	C	SM	No	No			5		5				5						5	12	42%
ES	Project HOME	Women of Change Winter Respite/Temp	C	SF	No	No															4	4	100%
ES	Resources for Human Development Inc.	Fernwood East	C	SM	No	No			0		0						66	12/1/2015	3/31/2016		43	66	65%
ES	Resources for Human Development Inc.	Fernwood West	C	SM	Yes	Yes			66		66				66						62	66	94%
ES	Resources for Human Development Inc.	JOH - New Start I	C	SM	No	No			29		29										28	29	97%
ES	Resources for Human Development Inc.	JOH - New Start II	C	SM	No	No			16		16										16	16	100%
ES	Resources for Human Development Inc.	JOH - Womenspace	C	SF	No	No			10		10										8	10	80%
ES	Resources for Human Development Inc.	SH - Kailo Haven	C	SM	No	No			30		30						10	1/1/2016	6/1/2016		36	40	90%
ES	Resources for Human Development Inc.	SH - La Casa	C	YH	No	No			10		10		10								10	10	100%
ES	Resources for Human Development Inc.	SH - Progress Haven	C	CO	No	No			20		20										20	20	100%
ES	Resources for Human Development Inc.	SH - RHD Cedar Park	C	SF	No	No			22		22										22	24	92%
ES	Resources for Human Development Inc.	Woodstock Family Center	C	HC	No	No	64	210	0		210			210							167	210	80%
ES	SELF Inc.	Atrium (PHS) Winter Beds Erie House	C	SM	No	No			25		25				25						18	25	72%
ES	SELF Inc.	OAS - Richard Jones House	C	SM	No	No			12		12				12						11	12	92%
ES	SELF Inc.	Outley Annex	C	SM	No	No			54		54				54						46	54	85%
ES	SELF Inc.	Outley Community Room	C	SM	No	No			178		178				178						171	178	96%
ES	SELF Inc.	SH - Park Avenue	C	SM	No	No			19		19				19						19	19	100%

Philadelphia CoC 2016 Housing Inventory Chart - Emergency Housing (Shelter)

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Youth Beds HH w/ Children	Youth Beds HH w/o Children	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	Total Seasonal Beds	Availability Start Date	Availability End Date	Overflow Beds	PIT Count	Total Beds	Utilization Rate			
ES	SELF Inc.	Station House	C	SM		No		100	100	100			100	100					96	100	96%			
ES	SELF Inc.	Susquehanna House Shelter	C	SF		No		22	22	22			22	22					19	22	86%			
ES	Sobriety through Outpatient (STOP)	OAS - TARP Recovery House	C	SM		No		16	16	16			16	16					14	16	88%			
ES	Stop and Surrender	OAS - Stop and Surrender	N	SM		No		30	30	30			30	30					26	30	87%			
ES	Students Run Emergency Housing Unit of Philadelphia/ Project HOME	SREHUP	C	SM		No									22	11/18/2015	4/18/2016	2	19	24	79%			
ES	Sunday Breakfast	Men's Shelter + Recovery Program	C	SM		No		250	250	250								4	182	254	73%			
ES	Rescue Mission	Eliza Shirley	C	HC		No	21	100	0	100			100	100					100	100	100%			
ES	The Salvation Army	Salvation Army-Red Shield	C	HC		No	41	119		119			119	119					120	119	101%			
ES	Urban Affairs Coalition	Center for H.O.P.E.	C	SM		No		174	174	174			174	174					174	174	100%			
ES	Urban Affairs Coalition	Omni Winter Shelter	C	SF		No									32	12/1/2015	3/31/2016		27	32	84%			
ES	Urban Affairs Coalition	Simpkins House	C	SF		No				32			32	32					32	32	100%			
ES	Volunteers of America Delaware Valley Inc.	VOA Winter Initiative	C	SM		No												10	0	10	0%			
ES	Women Against Abuse	Arneya's Place	C	SFHC	DV	No	40	80	20	100									101	100	101%			
ES	Women Against Abuse	Carol's Place	C	SFHC	DV	No	40	80	20	100									96	100	96%			
ES	Women Walking in Victory and Empowered Men Service Center	Men's Program	C	SM		No			80	80									80	80	100%			
ES	Women Walking in Victory and Empowered Men Service Center	Women's Program	C	SF		No			120	120									120	120	100%			
ES	Youth Service Inc.	Youth Emergency Service	C	YMFE		No				20									17	24	71%			
																			Total Current + New			Total Underdevelopment		
							450	1562	2181	25	3768	8	56	1377	1309	25	357	94	3656	4174	88%			
							0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	20		

Philadelphia CoC 2016 Housing Inventory Chart - Transitional Housing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds	Youth Beds HH w/ Children	Youth Beds HH w/o Children	HMS Beds HH w/ Children	HMS Beds HH w/o Children	PIT Count	Total Beds	Utilization Rate
TH	1260-Housing Development Corporation	Sheila Brown Women's Center	C	HC	DV	Yes	9	27			27	0				23	27	85%
TH	AchieveAbility	Apple Tree Housing	C	HC		Yes	19	57			57	0		57		49	57	86%
TH	AchieveAbility	Haddington Housing Initiative	C	HC		Yes	21	63			63	0		63		58	63	92%
TH	Carson Valley Children's Aid	CVCA Transitional Housing Program	C	SMF+H		Yes	12	24	12		36	24	12	24		27	36	75%
TH	Catholic Social Services	Visitation Homes	C	HC		Yes	18	47			47	0		47		43	47	91%
TH	Covenant House Pennsylvania	Rights of Passage	C	SMF		No		20			20	0		20		19	20	95%
TH	Dawn's Place	Dawn's Place	C	SF	DV	No		10			10	0		10		4	10	40%
TH	DePaul USA	DePaul House	C	SM		No		27			27	0		27		25	27	93%
TH	Dignity Housing	Dignity II Transitional Housing	C	SFHC		Yes	14	42	2		44	0	0	42	2	47	44	107%
TH	Dignity Housing	Dignity III - Better Options for Self-Sufficiency (BOSS)	C	HC		Yes	8	24			24	0		24		20	24	83%
TH	Drueding Center	Project Rainbow	C	HC		Yes	30	81			81	81		81		77	81	95%
TH	Families Forward Philadelphia	Families in Transition	C	HC		Yes	22	86			86	0		86		85	86	99%
TH	Families Forward Philadelphia	Melville Way	C	HC		Yes	8	32			32	0		32		32	32	100%
TH	Fresh Start Foundation	GPD Fresh Start Veterans Program (3017)	C	SM	VET	No		30			30	0	0	30		28	30	93%
TH	Fresh Start Foundation	GPD Fresh Start Veterans Program (3309)	C	SM	VET	No		15			15	0	0	15		12	15	80%
TH	Friends Rehabilitation Program Inc.	FRP THP	C	HC		No	115	345			345	0		345		305	345	88%
TH	Friends Rehabilitation Program Inc.	FRP THP - Rapid Response	N	HC		No	5	15			15	0		15		10	15	67%
TH	Gaudenzia Foundation Inc.	Gaudenzia OHCD Transitional Program	C	SMF	HIV	No		7			7	0	0	7		5	7	71%
TH	Gaudenzia Foundation Inc.	Gaudenzia Transitional Living Program (OSH)	C	HC		No	17	40			40	0	0	40		35	40	88%
TH	Germantown Life Enrichment Center	Penn Free	C	SM		No		45			45	0	0	45		36	45	80%
TH	iHELP Development Corporation	iHELP Philadelphia	C	HC		Yes	50	110			110	0		110		97	110	88%
TH	Horizon House Inc.	Supports to Achieve Self-Sufficiency	C	SMF		Yes		20			20	0	0	20		15	20	75%
TH	Impact Services Corporation	GPD Dual Diagnosis II	C	SM	VET	No		32			32	0	0	32		28	32	88%
TH	Impact Services Corporation	GPD Independence Zone	C	SMF	VET	No		4			4	0	0	4		3	4	75%
TH	Impact Services Corporation	GPD VA-Hancock	C	SMF	VET	No		29			29	0	0	29		18	29	62%
TH	Impact Services Corporation	GPD Veteran Shared Housing Initiative/ DDX I	C	SM	VET	No		24			24	0	0	24		18	24	75%
TH	Methodist Family Services of Philadelphia	Bridge House	C	SF		No		32			32	0	0	32		31	32	97%
TH	Northern Children's Services	Generations II	C	HC		Yes	8	24			24	24		24		8	24	33%
TH	Northwest Philadelphia Interfaith Hospitality Network	NPHN TH	C	HC		No	4	12			12	0		12		11	12	92%
TH	Pathways PA	PathwaysPA Transitional Living Program	C	SFHC		No	3	6	2		8	6	2	6		10	8	125%
TH	Pathways PA	RHY TLP Philly	U	SMF+H		No	3	6	2		8	6	2	6		8	8	100%
TH	People's Emergency Center	3902 Transitional Housing	C	HC		Yes	11	38			38	38		38		24	38	63%

Philadelphia CoC 2016 Housing Inventory Chart - Transitional Housing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Youth Beds HH w/ Children	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	PIT Count	Total Beds	Utilization Rate	
TH	People's Emergency Center	Rowan House	C	HC	Yes	26	74	0	74	0	74	0	66	74	83%	
TH	Porters House Mission	Porters House	C	HC	No	7	21	0	21	0	21	0	20	21	95%	
TH	Project HOME	GPD St. Elizabeth's Recovery Residence	C	SM	No	0	0	12	12	0	0	12	12	12	100%	
TH	Resources for Human Development Inc.	Families in Transition	C	HC	No	25	75	0	75	0	75	0	64	75	85%	
TH	SELF Inc.	SELF Inc. Transitional Housing	C	SF	No	0	0	20	20	0	0	20	20	20	100%	
TH	Sunday Breakfast Rescue Mission	Wayne Hall	C	HC	No	9	23	0	23	0	0	0	16	23	70%	
TH	The Doe Fund	Ready Willing & Able	C	SM	No	0	70	0	70	0	0	0	68	70	97%	
TH	The Veterans Group	Veterans Group Home	C	SM	No	0	42	0	42	0	0	0	35	42	83%	
TH	Valley Youth House Committee Inc.	Philadelphia Transitional Support Project	C	SMF+H	Yes	17	34	25	59	34	34	25	67	59	114%	
TH	Whosoever Gospel Mission	New Life Program	C	SM	No	0	55	0	55	0	0	0	55	55	100%	
TH	Women Against Abuse	Sojourner House	C	HC	Yes	15	70	0	70	0	0	0	48	70	69%	
			<b>Total Current + New</b>			<b>473</b>	<b>1370</b>	<b>535</b>	<b>0</b>	<b>1905</b>	<b>207</b>	<b>1238</b>	<b>408</b>	<b>1674</b>	<b>1843</b>	<b>88%</b>
			<b>Total Underdevelopment</b>			<b>3</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Philadelphia CoC 2016 Housing Inventory Chart - Safe Haven

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Youth Beds HH w/ Children	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	PIT Count	Total Beds	Utilization Rate
SH	Bethesda Project	My Brother's House	C	SM	Yes	0	0	20	20	0	0	0	0	20	20	100%
SH	Project HOME	St. Columba's Safe Haven	C	SM	Yes	0	0	25	25	0	0	0	0	25	25	88%
SH	Project HOME	St. Columba's Safe Haven II	C	SM	Yes	0	0	15	15	0	0	0	0	15	15	80%
SH	Project HOME	Women of Change	C	SF	Yes	0	0	25	25	0	0	0	0	25	25	92%
			<b>Total Current + New</b>			<b>0</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>91%</b>

Philadelphia CoC 2016 Housing Inventory Chart - Rapid Rehousing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	Youth Beds HH w/ Children	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	PIT Count	Total Beds	Utilization Rate
RRH	Congreso de Latinos Unidos	ESG Rapid Rehousing (Congreso)	C	SMF+H	Yes	14	71	60	131	0	0	71	60	131	131	100%
RRH	Friends Rehabilitation Program Inc.	ESG Rapid Rehousing (FRP)	C	SMF+H	Yes	29	90	8	98	0	0	90	8	98	98	100%
RRH	Impact Services Corporation	SSVF - Impact Services	C	SMF+H	VET	No	6	22	83	0	0	0	0	83	83	100%
RRH	Pennsylvania Community Real Estate Corporation	HOME Rental Assistance	C	SMF+H	No	21	100	4	104	0	0	100	4	104	104	100%
RRH	Project HOME	SSVF Philadelphia Alliance for Supportive Services for Veteran Families (PASSVF) Program	C	SMF+H	VET	No	24	89	265	0	0	89	176	265	265	100%
RRH	The Veterans Multi-Service Center	CoC Rapid Rehousing	C	SMF+H	VET	Yes	1	2	12	0	0	2	10	12	12	100%
RRH	Utility Emergency Services Fund	SSVF - UESF	C	SMF+H	VET	No	23	51	66	0	0	51	15	66	66	100%
			<b>Total Current + New</b>			<b>118</b>	<b>425</b>	<b>334</b>	<b>759</b>	<b>0</b>	<b>0</b>	<b>403</b>	<b>273</b>	<b>759</b>	<b>759</b>	<b>759</b>

Philadelphia CoC 2016 Housing Inventory Chart - Permanent Supportive Housing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	CH Beds HH w/ Children	CH Beds HH w/o Children	Youth Beds HH w/ Children	Youth Beds HH w/o Children	HVIS Beds HH w/ Children	HVIS Beds HH w/o Children	PIT Count	Total Beds	Utilization Rate
PSH	1260 Housing Development Corporation	4th Street ACCESS	C	SMF		No		24	24	24					24	24	24	24	100%
PSH	1260 Housing Development Corporation	Arch Shelter Plus Care	C	SMF		Yes		10	10	10					10	10	9	10	90%
PSH	1260 Housing Development Corporation	Center West/Walnut Access	C	SMF+H C		Yes	6	18	41	59					18	41	38	59	64%
PSH	1260 Housing Development Corporation	CTT SPC-scattered sites	C	SMF		Yes		20	20	20					20	20	12	20	60%
PSH	1260 Housing Development Corporation	HOPIN I	C	SMF+H C		Yes	25	75	51	126					75	51	125	126	99%
PSH	1260 Housing Development Corporation	HOPIN II	C	SMF+H C		Yes	20	90	40	130					90	40	117	130	90%
PSH	1260 Housing Development Corporation	HOPIN IV	C	SMF		Yes	1	2	39	41					2	39	38	41	93%
PSH	1260 Housing Development Corporation	New Keys (1260)	C	SMF		Yes		35	35	35					35	35	35	35	100%
PSH	1260 Housing Development Corporation	Pennsgrove Permanent Housing	C	SMF		Yes		10	10	10					10	10	7	10	70%
PSH	1260 Housing Development Corporation	Reed/Preston Permanent Housing	C	SMF+H C		Yes	2	6	20	26					6	20	25	26	96%
PSH	1260 Housing Development Corporation	SAFE - Shelter Plus Care	C	HC		Yes	30	110		110					110	110	110	110	100%
PSH	1260 Housing Development Corporation	Thompson Street Permanent Housing	C	SMF		Yes	1	2	19	21					2	19	21	21	100%
PSH	AchieveAbility	Cecil Housing	C	HC		Yes	7	21		21					21	21	18	21	86%
PSH	ActionAIDS Inc.	Casa Nueva Vida	C	SMHC		Yes	10	27	5	32					27	5	28	32	88%
PSH	ActionAIDS Inc.	Harbor Project	C	SMF		No		20	20	20					20	20	20	20	100%
PSH	ActionAIDS Inc.	Positive Living	C	SMF+H C		Yes	9	21	12	33					21	12	29	33	88%
PSH	ActionAIDS Inc.	Supportive Housing for Persons with Disabilities	C	SMF+H C		Yes	4	12	20	32					12	20	32	32	100%
PSH	Asociacion de Puertorriqueños en Marcha Inc.	Escalera / LHSI	C	SMF		Yes			24	24					24	24	23	24	96%
PSH	Asociacion de Puertorriqueños en Marcha Inc.	Hogar de Esperanza	C	SMF+H C		Yes	4	8	6	14					8	6	14	14	100%
PSH	Asociacion de Puertorriqueños en Marcha Inc.	Hogareno	C	SMF+H C		Yes	13	45	10	55					45	10	49	55	89%
PSH	Asociacion de Puertorriqueños en Marcha Inc.	SFRA	C	HC		Yes	13	50		50					50		43	50	86%
PSH	Bethesda Project	Bethesda Bainbridge	C	SM		Yes			30	30					30	30	30	30	100%
PSH	Bethesda Project	Brother's Keeper	C	SM		No			7	7					7	7	7	7	100%
PSH	Bethesda Project	Connelly House (Bethesda)/Samaritan S+C	C	SM		Yes			24	24					24	24	23	24	96%
PSH	Bethesda Project	Domenic House	C	SMF		Yes			7	7					7	7	6	7	86%
PSH	Bethesda Project	Mary House	C	SM		Yes			4	4					4	4	4	4	100%
PSH	Bethesda Project	N. Broad Street SRO	C	SMF		Yes			49	49					49	49	43	49	88%
PSH	Bethesda Project	Sanctuary	C	SM		Yes			16	16					16	16	16	16	100%
PSH	Bethesda Project	Spruce Street	C	SF		Yes			16	16					16	16	16	16	100%
PSH	Calcutta House	Calcutta House Apartments	C	SMF		Yes			4	4					4	4	4	4	100%
PSH	Calcutta House	Independence Place II & III	C	SMF		Yes			6	6					6	6	6	6	100%

Philadelphia CoC 2016 Housing Inventory Chart - Permanent Supportive Housing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beeds HH w/ Children	Beeds HH w/o Children	Year Round Beeds	CH Beeds HH w/ Children	CH Beeds HH w/o Children	Youth Beds HH w/ Children	Youth Beds HH w/o Children	HMS Beeds HH w/ Children	HMS Beeds HH w/o Children	PIT Count	Total Beeds	Utilization Rate
PSH	Calcutta House	Serenity Court	C	SMF	HIV	Yes			9	9							7	9	78%
PSH	Citizens Acting Together Can Help Inc. City of Philadelphia & Philadelphia Housing Authority	Patriot House	C	SMF	VET	Yes			15	15		15					15	15	100%
OPH	City of Philadelphia & Philadelphia Housing Authority	Blueprint Partnership - Families	C	HC		No	300	900		900					900		1335	900	148%
OPH	City of Philadelphia & Philadelphia Housing Authority	Blueprint Partnership - Families	U	HC		No	300	900		900								900	
PSH	City of Philadelphia & Philadelphia Housing Authority	Blueprint Partnership - Singles	C	SMF		No			200	200		55				200	175	200	88%
PSH	City of Philadelphia & Philadelphia Housing Authority	Blueprint Partnership - Singles	U	SMF		No			200	200		55						200	
PSH	COMHAR	COMPASS I	C	SMF	HIV	Yes			21	21		4				21	20	21	95%
PSH	COMHAR	SHIP-2 - Supported Independent Living	C	SMF		Yes			42	42		6				42	39	42	93%
PSH	DePaul USA	St. Raymond's Place	N	SMF		Yes			27	27		20				27	17	27	63%
PSH	Dignity Housing	Enhanced Services Project (ESP)	C	SMF+H		Yes	18	61	18	79					61	18	72	79	91%
PSH	Druiding Center	New Neighbors	C	SMF+H		Yes	13	64	11	75					64	11	73	75	97%
PSH	Episcopal Community Services	FAST Housing	C	HC		Yes	42	185		185	147				185		154	185	83%
PSH	Families Forward Philadelphia	Chestnut Manor Project	C	SMF+H		Yes	2	10	8	18	10	6			10	8	19	18	106%
PSH	Families Forward Philadelphia	RSVP	C	HC		Yes	18	80		80					80		71	80	89%
PSH	Families Forward Philadelphia	RSVP II	C	HC		Yes	22	88		88					88		79	88	90%
PSH	Friends Rehabilitation Program Inc.	Assisted Living Project I	C	SMF+H	HIV	Yes	6	15	15	30					15	15	30	30	100%
PSH	Friends Rehabilitation Program Inc.	Assisted Living Project III	C	SMF+H	HIV	Yes	11	27	5	32					27	5	14	32	44%
PSH	Gaudenzia Foundation Inc.	Gaudenzia OHCD Permanent Program	C	SMF	HIV	No			5	5						5	5	5	100%
PSH	Gaudenzia Foundation Inc.	Gaudenzia Tioga Arms	C	HC		Yes	22	57		57					57		56	57	98%
PSH	Gaudenzia Foundation Inc.	Harbor House	C	SMF	HIV	Yes			5	5						5	4	5	80%
PSH	Gaudenzia Foundation Inc.	Shelton Court	C	HC	NA	Yes	7	14		14					14	14	14	14	100%
PSH	Horizon House Inc.	Home First	C	SMF		Yes			70	70		70				70	57	70	81%
PSH	Horizon House Inc.	Horizon House Permanent Housing Initiative Program	C	SMF		Yes			29	29						29	26	29	90%
PSH	Horizon House Inc.	New Keys (HH)	C	SMF		Yes			25	25		25				25	23	25	92%
PSH	Horizon House Inc.	Ogden House	C	SM		Yes	18	18	18	18					18	18	18	18	100%
PSH	Horizon House Inc.	Welcome Home	C	SMF		Yes			60	60		60				60	51	60	85%
PSH	Impact Services Corporation	HomeBase	C	SMF	VET	Yes			59	59		10				59	57	59	97%
PSH	Methodist Family Services of Philadelphia	Fairway Commons	C	SMF+H		Yes	28	85	10	95					85	10	76	95	80%
PSH	Methodist Family Services of Philadelphia	Fresh Start	C	SFHC		Yes	6	15	5	20			15	5			19	20	95%
PSH	Methodist Family Services of Philadelphia	Hope Bridge	N	SF		Yes			20	20		20					11	20	55%
PSH	Methodist Family Services of Philadelphia	Monument Village	C	HC		Yes	28	150	4	154					150	4	128	154	83%
PSH	My Place Germantown	My Place Germantown	C	SM		Yes			12	12		4				12	12	12	100%
PSH	Northern Children's Services	New Generations	C	HC	NA	Yes	4	12	12	12		12				12	12	12	100%

Philadelphia CoC 2016 Housing Inventory Chart - Permanent Supportive Housing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Units HH w/ Children	Beeds HH w/ Children	Beeds HH w/o Children	Year Round Beeds	CH Beeds HH w/ Children	CH Beeds HH w/o Children	Youth Beeds HH w/ Children	Youth Beeds HH w/o Children	HMIS Beeds HH w/ Children	HMIS Beeds HH w/o Children	PIT Count	Total Beeds	Utilization Rate
PSH	Pathways to Housing PA	DOEH Housing First Program	N	SMF	NA	Yes			30	30					30		23	30	77%
PSH	Pathways to Housing PA	Pathways SHP 09	C	SMF	NA	Yes			73	73					73		68	73	93%
PSH	Pathways to Housing PA	Pathways SHP 10	C	SMF		Yes			50	50					50		51	50	88%
PSH	Pathways to Housing PA	Pathways to Housing S+IC	C	SMF		Yes			57	57					57		51	57	89%
PSH	Pennsylvania Community Real Estate Corporation	Mental Health Drug and Alcohol Efficiencies	C	SMF+HC	HIV	Yes	10	25	65	90					65		91	90	101%
PSH	Pennsylvania Community Real Estate Corporation	Reunification Programs	C	HC	HC	Yes	53	203	31	234					31		242	234	103%
PSH	People's Emergency Center	Bernice Elba Homes	C	HC	HC	Yes	6	24		24							10	24	42%
PSH	People's Emergency Center	Bigham Homes	N	HC	Yes	7	20	7							20		20	20	100%
PSH	People's Emergency Center	Cloisters III	C	HC	Yes	10	35	35							35		30	35	86%
PSH	People's Emergency Center	Faith Homes I	C	HC	Yes	6	28	28							28		20	28	71%
PSH	People's Emergency Center	Faith Homes II	C	HC	Yes	6	17	17							17		17	17	100%
PSH	People's Emergency Center	Imani Homes I	C	HC	Yes	6	19	19							19		19	19	100%
PSH	People's Emergency Center	Imani Homes II	C	HC	Yes	6	23	23							23		20	23	87%
PSH	People's Emergency Center	Imani Homes III	C	HC	Yes	8	31	31							31		24	31	77%
PSH	People's Emergency Center	Imani Homes IV	C	HC	Yes	11	45	45							45		42	45	93%
PSH	People's Emergency Center	Imani Homes V	C	HC	Yes	1	4	4							4		3	4	75%
PSH	People's Emergency Center	Imani II - leasing	C	HC	Yes	16	49	1	50						49		43	50	86%
PSH	Project HOME	Jannie's Place	C	SMF	No	No	48	48							48		44	48	92%
PSH	Project HOME	1515 Fairmount Avenue	C	SMF		Yes	6	6	1						6		6	6	100%
PSH	Project HOME	1523 Fairmount Avenue	C	SMF		Yes	55	55	15						55		54	55	98%
PSH	Project HOME	Connelly House (PHOME)	C	SMF		Yes	12	12							12		12	12	100%
PSH	Project HOME	Hope Haven I	C	SM		Yes			10	10							10	10	100%
PSH	Project HOME	Hope Haven II	C	SM		Yes			10	10							10	10	100%
PSH	Project HOME	IBU Soul Homes (Integrated Supportive Housing/Fairmount)	C	SMF		Yes			25	25					25		24	25	96%
PSH	Project HOME	Kairos House	C	SMF		Yes	36	36	12						36		35	36	97%
PSH	Project HOME	Kate's Place	C	SMF		Yes	40	40	5						40		39	40	98%
PSH	Project HOME	Ray Homes (In Community)	C	SMF		Yes	26	26							26		26	26	100%
PSH	Project HOME	Rowan Homes Diamond	C	HC		Yes	8	64		64					64		44	64	69%
PSH	Project HOME	Rowan Homes Judson	C	HC		Yes	30	150	4	154					150		96	154	62%
PSH	Project HOME	S+C St. Elizabeth's Recovery Residency (In Community)	C	SM		Yes			19	19					19		18	19	95%
PSH	Project HOME	Belfield Avenue Townhomes	C	HC		Yes	3	15		15					15		15	15	100%
PSH	Resources for Human Development Inc.	Project Advantage	C	SF		Yes			12	12					12		10	12	83%
PSH	Resources for Human Development Inc.	SALT: Supported Adult Living Teams (SHP 99)	C	SMF		Yes			21	21					21		21	21	100%
PSH	Resources for Human Development Inc.	SHPTO (RHD)	C	SMF		Yes			10	10					10		9	10	90%
PSH	The Salvation Army	Reed House	C	SMF		Yes			66	66					66		59	66	89%
PSH	The Salvation Army	Salvation Army Consolidated SPC	C	HC		Yes	23	53	5	58					53		58	58	100%
PSH	The Veterans Multi-Service Center	Freedom's Gate	C	SMF	VET	Yes			38	38					38		38	38	100%
PSH	The Veterans Multi-Service Center	Philadelphia Veteran Home Project	C	SMF	VET	Yes			11	11					11		11	11	100%
PSH	U.S. Housing & Urban Development / Veterans Affairs Administration	VASH Vouchers (FY08 - FY14)	C	SMF+HC	VET	No	100	327	364	691							464	691	67%
PSH	U.S. Housing & Urban Development / Veterans Affairs Administration	VASH Vouchers (FY15)	N	SMF+HC	VET	No	28	65	50	115							78	115	68%
PSH	U.S. Housing & Urban Development / Veterans Affairs Administration	VASH Vouchers (Pathways)	C	SMF	VET	No			130	130					130		118	130	91%

Philadelphia CoC 2016 Housing Inventory Chart - Permanent Supportive Housing

Proj. Type	Organization Name	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney-Vento	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Year-Round Beds	CH Beds HH w/ Children	CH Beds HH w/o Children	Youth Beds HH w/ Children	Youth Beds HH w/o Children	HHS Beds HH w/ Children	HHS Beds HH w/o Children	PIT Count	Total Beds	Utilization Rate
PSH	Volunteers of America Delaware Valley Inc.	Station House Supportive Housing	C	SMF	VET	Yes			28	28		15				28	28	28	100%
PSH	Volunteers of America Delaware Valley Inc.	The Lofts at 2601	U	SMF		Yes			10	10		10						10	
PSH	Women of Excellence	Project Restoration	C	SF		Yes			14	14						14	13	14	93%
				<b>Total Current + New</b>			<b>1010</b>	<b>3447</b>	<b>2599</b>	<b>6046</b>	<b>176</b>	<b>1213</b>	<b>51</b>	<b>5</b>	<b>3055</b>	<b>2185</b>	<b>5758</b>	<b>6046</b>	<b>105%</b>
				<b>Total Underdevelopment</b>			<b>300</b>	<b>900</b>	<b>210</b>	<b>1110</b>	<b>0</b>	<b>65</b>						<b>1110</b>	

## Philadelphia CoC 2016 Housing Inventory Summary

	Units HH w/ Children	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/only Children	CH Beds	2016 Total Beds
EH - Current & New	450	1,562	2,181	25		3,768
EH - Underdevelopment	0	0	0	20		20
TH - Current & New	473	1,370	535	0		1,905
TH - Underdevelopment	3	6	2	0		8
SH - Current & New			85			85
SH - Underdevelopment			0			0
PSH & PH - Current & New	1,010	3,447	2,599	0	1,398	6,046
PSH & PH - Underdevelopment	0	900	210	0	0	1,110
Total - Current & New	1,933	6,379	5,400	25	1,398	11,804
Total - Underdevelopment	3	906	212	20	0	1,138