



CITY OF PHILADELPHIA PROPOSED HOME-ARP ALLOCATION PLAN

Introduction

The Biden Harris Administration has provided homeless assistance systems with one-time funds to support an equitable recovery through a new program created by the American Rescue Plan (ARP) called HOME-ARP. [Click here for more information.](#)

Philadelphia will be receiving \$42,007,561 to provide long-term housing and services for those experiencing homelessness. HOME-ARP funds can be used for 1) acquisition and development of affordable housing, (2) time-limited tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

These funds can be used for the following qualifying populations:

- homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (“McKinney-Vento”);
- at risk of homelessness, as defined in section 401 of McKinney-Vento;
- fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- part of other populations where providing supportive services or assistance would prevent a family’s homelessness or would serve those with the greatest risk of housing instability;
- veterans and families that include a veteran family member that meet the criteria in one of the above.

The City of Philadelphia is required to develop a local plan tailored to meet the unique needs of our community within the parameters set by the legislation.

The Office of Homeless Services (OHS), which administers the City’s homeless Continuum of Care, together with the City’s Division of Housing and Community Development (DHCD), has drafted this plan using extensive community input, consultation with a range of organizations, need and gaps data from both the homeless assistance system and the local housing market to identify priority activities, priority qualifying populations and the planned allocation of HOME-ARP resources.

This DRAFT HOME-ARP ALLOCATION PLAN was available for public comment through Friday, April 8th, 2022. All comments were recorded and submitted to HUD as part of the plan. In addition, OHS held a community meeting on Wednesday, April 20th at 2:00 PM via [ZOOM](#) to brief the community on the contents of this draft plan and how to submit comments. This meeting was recorded, disseminated, and made available on the OHS and DHCD websites. Public comment closed on April 29th, 2022.



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HUD Guidance

To receive its HOME-ARP allocation, a PJ must:

- Engage in consultation with at least the required organizations;
- Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
- Develop a plan that meets the requirements in the HOME-ARP Notice.

To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).

PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:

- Affirmatively Further Fair Housing;
- Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
- Anti-Lobbying;
- Authority of Jurisdiction;
- Section 3; and,
- HOME-ARP specific certification.

Participating Jurisdiction: Philadelphia PA-500

Date: 3/31/2022

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

Philadelphia’s Office of Homeless Services, (OHS), is the Collaborative Applicant for PA-500 and administers Philadelphia’s Homeless Continuum of Care (CoC).



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OHS began the HOME-ARP consultation process in the Summer 2021 soliciting feedback, ideas and concerns from various organizations to inform the HOME-ARP allocation planning process and how best to use this resource.

A summary of consultation actions is listed below.

- OHS conducted phone calls, meetings and a survey and received over 40 surveys from the organizations listed in *Appendix A*. OHS conducted follow up discussions after receiving these feedback forms. The input from the survey and follow up interviews are listed in the *Appendices*.
- OHS developed and offered a HOME-ARP training for the Continuum of Care (CoC) Board on October 21, 2021, to educate them on the allowable uses of the funds. It was recorded and disseminated with HOME-ARP resources to all Board members. In October 2021, OHS invited the community to a HOME-ARP training. The invite was sent to over 4,000 stakeholders using the homeless services community newsletter called Tools & Training.
- On November 5, 2021, OHS offered a community-wide HOME-ARP training. Stakeholders in attendance included: CoC Board Members, homeless and domestic violence providers, veteran providers, PHA, youth organizations, and Roadmap to Home Community Members. Additionally, other partner city agencies attended such as the Department of Behavioral Health and Intellectual Disability Services (DBHIDS), the School District of Philadelphia, the Mayor's Office for Children and Families and the Department of Human Services (DHS). The recording of the HOME-ARP training was subsequently disseminated through the list and made publicly available with additional informational resources online.

List the organizations consulted, and summarize the feedback received from these entities.

See Appendix A - Consultation

In addition, OHS created and conducted an online community survey in both English and Spanish to get public input about potential uses for HOME-ARP funding before developing our HOME ARP plan. The background information included in the survey shared the amount of HOME-ARP funds Philadelphia will receive, detailed the HOME ARP qualifying populations, and examples of the range of activities our community could undertake.

The survey was developed and emailed in the Fall of 2021 to a list of over 4000 people on four separate occasions. People were encouraged to not only complete the surveys themselves, but to share it widely with their networks and talk through it with program participants. OHS also encouraged service providers to complete the survey and encourage participants to complete the survey. The survey was also available by calling OHS to complete it, plus translation services were offered to make it accessible to people with limited English proficiency. The survey was open for 4 weeks. An impressive 863 people responded to the survey.

Notably, 27% of those who responded to the survey had lived experience of homelessness. There was broad based representation across the City's zip codes and ages. More women (67%) than



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men (23%) responded to the survey. 9.5% of those who offered ethnic identity reported being Hispanic/Latin(o)(a)(x) and 3% reported being gender nonbinary or transgender. 41% of respondents who answered reported identifying themselves as Black or African American. Focus groups asking the survey questions were also conducted with our CoC board, the Lived Experience, Service Provider and Racial Equity Committees.

The results of this survey, the focus groups, and the extensive consultation process coupled with the housing and homelessness needs and gaps data provided clear direction for the proposed investment of HOME-ARP dollars to alleviate homelessness in Philadelphia.

The top priority activity identified through the survey was overwhelmingly the acquisition, rehabilitation and development of affordable housing. Respondents expressed a particular interest in repurposing blighted, abandoned and vacant buildings including sacred spaces and schools. Supportive services and tenant based rental assistance were nearly matched as second and third priority activities with the acquisition, rehabilitation and development of non-congregate shelter coming in fourth.

The community survey results ranked the HOME ARP qualifying populations in the following order: 1) Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)); 2) Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; 3) In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability; 4) Veterans and families that include a veteran family member and 5) At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1)).

In addition, as adopted by the Philadelphia CoC Board, the City is setting the following sub-populations to be included in the HOME ARP qualifying populations:

- Older adults (65+)
- Medically fragile people
- Survivors fleeing domestic violence, dating violence, sexual assault, human trafficking, or stalking
- Families with children
- Returning citizens
- Youth and Young Adults (age 18-24)
- People with severe mental illness
- People with physical disabilities
- People with substance use disorder
- Marginalized Groups (Refugee, Latin(a)(o)(x), BiPOC)
- Veterans



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Philadelphia achieved a virtual end to veteran homelessness in 2015, which the City has largely sustained, so this ranking was not surprising. It was also not a surprise that the at-risk of homelessness was not prioritized for HOME-ARP. Through our Emergency Rental Assistance Program (ERAP) we were able to prevent people from losing their housing and help them remain stably housed during the pandemic. Philadelphia has been hailed as a national model, both for the speed with which it has sent the money out and the way the assistance program is integrated with the municipal court system. The City disbursed over \$145 million dollars in rental assistance and the U. S. Treasury awarded Philadelphia another \$100 million in funding recognizing it as a high performing jurisdiction. In addition, our eviction prevention programs provide legal representation, mediation services and financial assistance so that people could remain stably housed. We also provided emergency rental subsidies to residents that experienced pre-pandemic housing issues to help them maintain their housing.

Based on the HOME-ARP community survey, stakeholder feedback revealed the need for case management and other supportive services to ensure housing stability. This support applied to all populations: people with mental health and substance use disabilities as well as young adults, families, immigrants, refugees, and older adults.

Stakeholders mentioned that services should be dynamic, direct, and trauma informed. Several stakeholders mentioned the importance of locating landlords, landlord tenant marketing, housing search and counseling, housing navigators, plus expanding the pool of affordable housing, while upholding fair housing and eliminating discrimination and segregation. Life skills, employment, budgeting, financial stability assistance and housing counseling supports are important, both for people experiencing homelessness and those experiencing housing instability. Survey respondents also prioritized services such as childcare and family supports followed closely by workforce development for those in for those in emergency shelters. Financial counseling was another priority among those listed.

There was broad support for establishing a preference for people experiencing homelessness who have disabilities and/or special needs to get time-limited, tenant based rental assistance. There was also great interest in making time-limited rental assistance available to people who are not literally homeless but have extremely low incomes and are housing insecure. The final preference will be noted.

Suggestions offered through the online survey are included as *Appendix B*.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

HOME ARP resources and Philly HOME ARP materials were posted on the OHS website for public consumption in Fall 2021 and updated when needed.



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On April 20th, 2022, the community was informed that the plan would be made public and public comment period would be open from April 8th, 2022 through April 29th, 2022. On April 20, 2022, Philadelphia held a community meeting. At this meeting, OHS Staff reviewed the HOME-ARP criteria and potential projects that the community could do with its HOME-ARP funds.

Community members were encouraged to review the projects and submit public comment. This information was also sent out to the community at large. Philadelphia residents had the opportunity to provide public comment on the plan. Comments were submitted via email, phone and mail. OHS reviewed all comments submitted after the 21-day comment period, which closed on April 29th, 2022.

OHS reviewed all comments and views of residents received in writing, and orally at community meetings. OHS also considered all comments and views expressed during the public hearing and 22-day public comment period when preparing the HOME-ARP allocation plan. The public comments were incorporated into the draft, noting why certain projects were and were not accepted.

This plan will be introduced into City Council on May 26th, 2022. A public hearing will be conducted the week of June 6th, 2022.

City Council will vote on the final recommendations between May or June 2022.

Once voted on DHCD will submit the plan to HUD on behalf of Philadelphia in June 2022.

Describe any efforts to broaden public participation:

In addition to the steps taken to broaden public participation described above, OHS uses social media, specifically Twitter, to broaden participation. OHS disseminated a biweekly informational email newsletter to over 4000 people which has been used to keep the community informed about HOME-ARP program. OHS also hosts weekly Homeless Service Provider Call that routinely attract over 100 organizational representatives. During weekly homeless provider calls, public participation, training, community meetings are training are and have been promoted. OHS asked homeless and social service providers to share these resources and input opportunities with their networks including staff, volunteers, and participants. As noted earlier, OHS disseminated a community survey to solicit ideas from the community and encourage interest in HOME-ARP in English and Spanish. In addition, targeted outreach was specifically done with refugee, immigrant and Hispanic organizations to encourage participation is community meetings, discuss project ideas, gaps and needs in the community and opportunities for innovation.



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Summarize the comments and recommendations received through the public participation process:

See attached –Appendix C: (to be inserted after public comment closes)

See Appendix D for City of Philadelphia ordinances.

Needs Assessment and Gaps Analysis

The current estimated need as of March 2, 2022, within Philadelphia’s homeless services system is 475 affordable units for homeless families and 2,841 affordable units for homeless adult only households (ages 18+). Philadelphia’s focus will be to increase units for families and single adults (age 18+) to connect the most vulnerable populations to stable housing. Ideally, 25% of these units will be ADA compliant with a minimum of 10% accessible to those with physical disabilities.

Homeless Needs Inventory and Gap Analysis Table

Year	Project type(s)	Current Inventory						Homeless Population						Gaps Analysis					
		Family		Adult Only		Youth		Family		Adult Only		Youth		Family		Adult Only		Youth	
		Family Beds	Family Units	Adult Only Beds	Adult Only Units	Youth Only Beds	Youth Only Units	HH w/ Children (# of persons)	HH w/ Children	HH w/out Children (# of persons)	HH w/out Children	HH w/out Children (# of persons)	HH w/ Children	# of beds	# of units	# of beds	# of units	# of beds	# of units
2021	Permanent Supportive Housing	2,175	634	3,166	3,166	45													
2021	Rapid Rehousing	945	301	434	434	99													
2021	Other Permanent Housing	0	0	6	6	0													
2021	Emergency Shelter	1,234	455	2,150		60	1,004	320	1,708	1,701	84	51							
2021	Safe Haven	0	0	247		10	0	0	209	199	14	0							
2021	Transitional Housing	626	211	435	435	154	427	154	251	248	34	74							
2021	Unsheltered						0	0	700	693	31	0							
2021	Chronic Homeless												63	19	870	870	0		
2021	Non-Chronic Homeless												1,368	455	1,998	1,971	163		
2021	Total												1,431	474	2,868	2,841	163		

Sources: 1. Point in time Count (PIT); 2. CoC Housing Inventory Count (HIC); 3. Consultation



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Non-Homeless Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	279,680		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	28,440		
Rental Units Affordable to HH at 50% AMI (Other Populations)	10,635		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		74,790	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		36,445	
Current Gaps			111,235

Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

For the past three decades, studies have shown that African American people are overrepresented in the U.S. homeless population.¹ Reviewing the cumulated results from last year's Point-in-Time count shows that nationally, four in ten people experiencing homelessness were African American, whereas in the general population, African American people represent one in ten.² This trend is also evident in Philadelphia, where African American people represent 78% of the persons served in housing crisis and assistance programs in FY21, but only 42% of the city's general population.³

¹ Homelessness and Racial Disparities (2020). <https://www.census.gov/library/stories/2020/09/poverty-rates-for-blacks-and-hispanics-reached-historic-lows-in-2019.html>

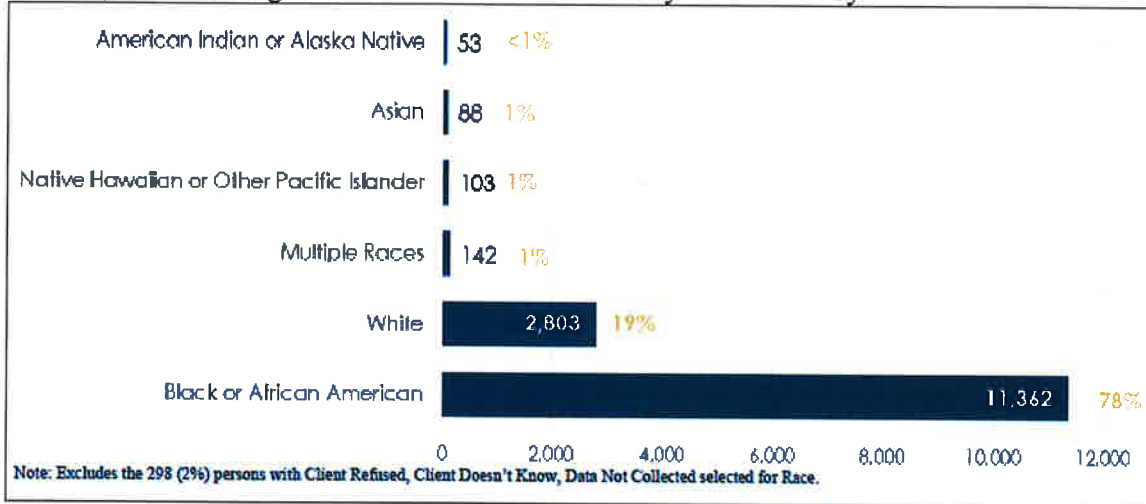
² U.S. Department of Housing and Urban Development (2020). The 2020 Annual Homeless Assessment Report (AHAR) to Congress. 12.

³ U.S. Census Bureau (2019 population estimated); U.S. Census Bureau, American Community Survey 5-Year Estimates

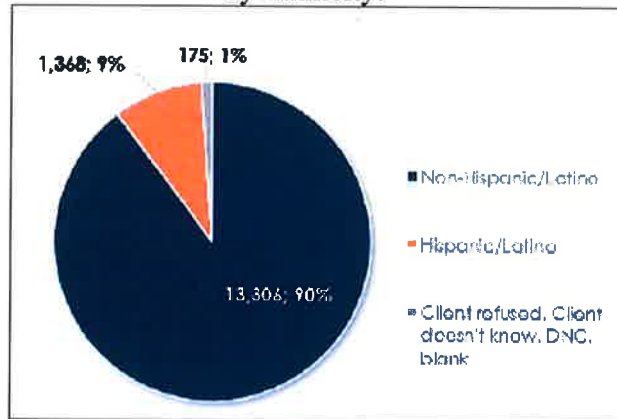


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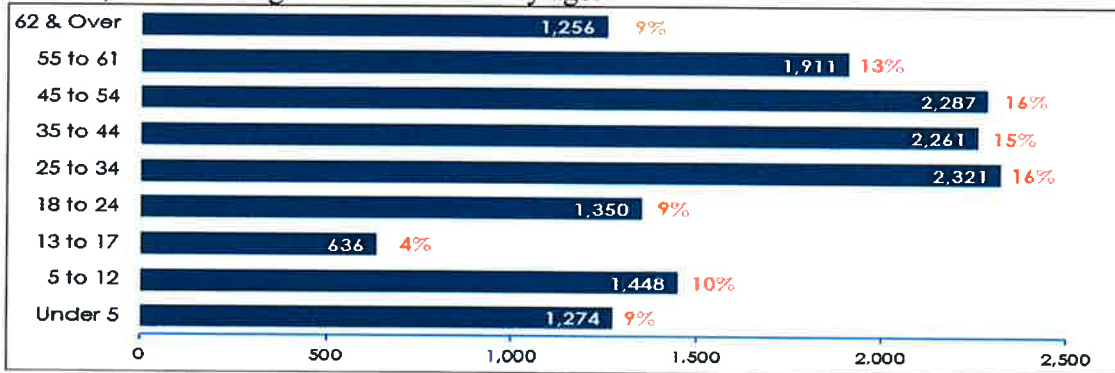
In 2021, the following is who the homeless services system served by Race:



In 2021, the following is who we served by Ethnicity:



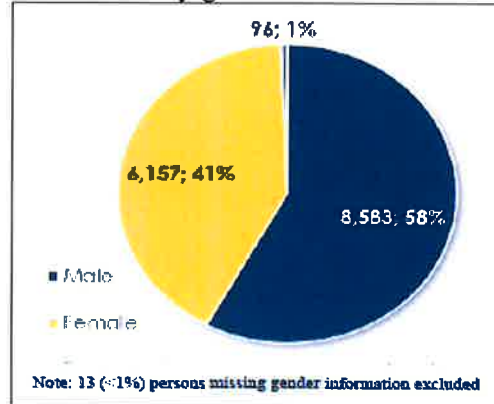
In 2021, the following is who we served by age:





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In 2021, the following is who we served by gender:



Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- **Sheltered and unsheltered homeless populations;**
- **Those currently housed populations at risk of homelessness;**
- **Other families requiring services or housing assistance or to prevent homelessness;**
- **and,**
- **Those at greatest risk of housing instability or in unstable housing situations:**

Our community's five priorities set in the Philadelphia CoC [Strategic Plan](#) set the course for how we allocate funds and strive to make homelessness rare, brief, and nonrecurring. These priorities are:

- Expand Homeless Housing Resources;
- Coordinate Across and Integrate Systems;
- Implement Transparent and Inclusive Quality Improvement Process;
- Communicate More Effectively;
- Connect People to Employment and Workforce Development.

Moreover, our guiding principles help us establish goals, manage time and our priorities so we are efficient in our decision-making and resource allocation. The principles are:

- Housing First – housing people quickly, without conditions or participation requirements
- Housing Focused – services focused on moving to and maintaining permanent housing
- Prioritization – assistance prioritized based on vulnerability and severity of service needs
- Person-Centered – a dignified, safe, trauma-informed approach allowing participant choice



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In 2021 the CoC Board committed updated values to center racial equity in policy and programs systemwide:

- Equitable - ensure that our system policies, processes and programs are impartial, fair and equal for all. If any policies, processes and programs are found to be inequitable, we will ensure to identify, reduce and eliminate the barriers to achieve the best possible outcomes and fulfill our mission.

This new value supports our other values within the [strategic plan](#), which are:

- Accessible - ensure that all people have equal access to the resources they need to prevent or resolve their homelessness, no matter their age, ancestry, national origin, ethnicity, disability, marital status, domestic violence status, family composition, gender identity, sexual orientation, or source of income.
- Trauma-informed
- Data-driven
- Flexible
- Efficient and
- Transparent

These priorities, principles and values will also guide how our community utilizes HOME-ARP funds to address the unmet housing and service needs of the 5 qualifying populations in the following ways:

Homeless Populations

During the Fiscal Year (FY) 2021, the Philadelphia CoC along with the rest of the world, was hit with the global pandemic known as the Coronavirus (COVID-19) which had a direct impact on the unsheltered and sheltered homeless throughout the City. People experiencing homelessness faced greater risk of harm due to higher rates of morbidity and mortality resulting from pre-existing health conditions from exposure to the elements. Through the collaborative efforts of our providers, we have helped reduce the destructive impacts of the pandemic by placing our most vulnerable in COVID Prevention or Quarantine and Isolation sites, affordable housing, investing in long term housing strategies with the public and private sectors and providing financial assistance to those at risk of homelessness. The process of resolving unsheltered homelessness is much more complicated and takes longer compared to that for people receiving crisis shelter.

Philadelphia has seen success during these times of crisis in reducing the number of people experiencing literal homelessness by shifting priorities to the most vulnerable households first. Affordable housing paired with supportive services is a solution to homelessness. The community and landlord surveys, consultation and input process affirmed the priority focus on expanding access to independent supportive housing.



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The Philadelphia CoC has determined that connecting people experiencing literal homelessness with long-term housing, while improving access to supportive services are necessary to keep participants housed and engaged. This is done through a person-centered approach that allows the participants to obtain and remain in independent stable housing for future generations.

Categories	Current Number of Families (As of 3/2/22)	Current Number of Single Adults (As of 3/2/22)
Homeless	875	5,929

According to the chart above of the current landscape of those experiencing homelessness helps show that the largest unmet need is a lack of available, affordable housing for those with no or extremely low incomes.

Currently the Philadelphia Housing Authority (PHA) together with OHS operate the Emergency Housing Voucher (EHV) Program. The Community prioritized 35% of the EHV allocation toward people who are literally homeless. As of 3/10/22, 58 voucher holders were leased up, 209 are actively searching for housing out of the 302 total EHV's issued to date. To help increase the continued need for and education around affordable housing efforts, OHS has established a landlord database called Padmission and landlord network made up of stakeholders to help educate landlords and tenants about supportive housing resources.

Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking

The Office of Domestic Violence Strategies and OHS support the work of a Domestic Violence (DV) collaborative which includes several victim service providers. Together, we have reimagined the work of continuing accessible and person-centered services for people impacted by DV. Examples include the Women Against Abuse (WAA) Chat Program using voice and text and reaching beyond Phila and US borders, the use of Google chat for survivors who have LEP, emergency hotel placement collaboration, and the use of very flexible financial and rental assistance to prevent homelessness and promote safety.

In FY 21, there were more than 10,000 calls to the DV hotline, including more than 50 where translation services were utilized. Fifty youth (ages 4-17) participated in 250 culturally competent counseling sessions designed specifically for young people who were witnesses to violence or experienced dating violence. WAA served nearly 600 individuals in their shelter, about 1/2 of whom were children.

In the client survey data revealed 100% report satisfaction with trauma-informed, culturally and linguistically appropriate services. 90% of children reported better ability to express feelings. Parents reported learning strategies for enhancing children's safety. 61% reported increase in



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ability to manage finances. 97% maintained safety improvements, and 100% of those linked to housing remained.

The Community prioritized 20% of the EHV (173 vouchers) to victims/survivors of domestic violence. On an average night, 250 individuals who are experiencing homelessness in Philadelphia self-report as victims of DV.

Categories	Current Number of Families (as of 3/2/22)	Current Number of Single Adults (as of 3/2/22)
Fleeing, or attempting to flee, domestic violence	461	218

Other families requiring services or housing assistance or to prevent homelessness

The unmet needs of other families requiring services and housing assistance or to prevent homelessness in Philadelphia that recently experienced homelessness or are currently in some form of rental assistance, which need the assistance to continue assistance for an extended period of time in order to obtain independent stable housing. Funding existing services and housing assistance programs is important to maintain the housing stability of these individuals and families.

Philadelphia has a shortage of quality affordable housing.

- Over half (52%) of Philadelphians pay more than 30 percent of their income on rent, which reflects low incomes and unaffordable housing, rather than simply high rent costs.
- There are only 37 affordable housing units for every 100 extremely low-income households (those making \$23,850 or less per year). This means over 60 percent of extremely low-income households must maintain housing above their means, a recipe for financial instability.
- Roughly 154,000 Philadelphians—more than one in four—live under 30 percent of the Area Median Income (AMI) of \$38,253.

Increased income continues to be an equally pressing need to improve housing stability. This includes job and educational training, skill development and resources needed for financial literacy and independence.

Those at greatest risk of housing instability or in unstable housing situations:

About 90% of tenants in Philadelphia going to court for eviction do so without the assistance of a lawyer. Legal representation is an effective tool to prevent eviction and homelessness. Up until 2020, tenants in Philadelphia did not have this right. Today the City’s pilot right to counsel program means that low-income tenants now have access to a lawyer to represent them in their eviction proceedings.



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Individuals and families at risk of homelessness need housing assistance that ranges from eviction assistance to utility assistance and may include additional forms of supportive services. The City of Philadelphia received Emergency Rental Assistance Program funds, which assisted these households with rent and utility costs, totaling \$145 million in FY20 with an additional \$100 million awarded in FY21. OHS also partnered with the Office of Community Empowerment and Opportunity (CEO) to advocate for the Advance Child Tax Credit for HUD-assisted families highlighting the impact the additional money would have on families to help maintain housing and to lift families out of homelessness.

The charts below represent the demographics and numbers of Philadelphia households experiencing homelessness as counted in the annual Point In Time Count (PIT) required by HUD of all continua of care.

HOUSEHOLDS REPORTED 2017-2021 POINT-IN-TIME COUNTS

	2017	2018	2019	2020	2021
Sheltered Households	3,199	3,237	3,426	3,335	2,625
Households without children	2,352	2,474	2,754	2,709	2,148
Households with adults and children	825	744	663	612	474
Households with only children	22	19	9	14	3
Unsheltered Households	943	1,083	973	958	693
Households without children	938	1,066	967	947	693
Households with adults and children	1	0	0	0	0
Households with only children	4	17	6	11	0
Total Households	4,142	4,320	4,399	4,293	3,318

The charts below represent the inventory of homeless dedicated housing called the Housing Inventory Count or HIC reported to HUD. Like the PIT it represents a single point in time, not utilization over time, and represents only exclusively homeless dedicated housing resources.



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2018-2021 HOUSING INVENTORY COUNT: BEDS AVAILABLE BY HOUSEHOLD TYPE

	2018	2019	2020	2021
Emergency Shelter, Safe Haven and Transitional Housing				
Beds for Adult Only Households	2,570	2,881	3,006	2,832
Beds for Households with Children & Adults	2,353	2,208	2,193	1,860
Beds for Households with Children Only	41	19	23	8
Permanent Supportive Housing				
Beds for Adult Only Households	2,584	2,998	2,940	3,166
Beds for Households with Children & Adults	2,356	2,160	2,191	2,175

2018-2021 HOUSING INVENTORY COUNT: BEDS AVAILABLE YEAR-ROUND

	2018	2019	2020	2021
Emergency Shelter	3,465	3,725	3,878	3,392
Safe Haven	255	254	254	247
Transitional Housing	1,244	1,129	1,090	1,061
Rapid Re-housing	1,176	1,111	1,236	1,379
Permanent Supportive Housing	4,940	5,158	5,131	5,341
Other Permanent Housing				6

2021 PROJECTS NOT INCLUDED IN THE HOUSING INVENTORY COUNT

Non-HIC Projects	# of Units	Source
Permanent Housing - Housing only programs		
DHCD Set-Aside	11	Division of Housing and Community Development (DHCD)
Family Unification Program (FUP) Vouchers	75	Philadelphia Housing Authority (PHA)
PSH Blueprint Singles	21	Philadelphia Housing Authority (PHA)
PSH Blueprint Families	37	Philadelphia Housing Authority (PHA)
HUD Multi-Family	0	Philadelphia Housing Authority (PHA)
Mainstream Vouchers	325	Philadelphia Housing Authority (PHA)



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Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

In the Philadelphia CoC's homeless assistance system, there are a total 11,426 total beds (HIC), 30% of beds are Emergency Shelter, 10% of beds are Transitional Housing, 2% are Safe Haven, and 59% are dedicated to permanent housing, Rapid Re-Housing and Supportive Housing.

Supportive services are built into all the above-mentioned projects. Additional job placement services are offered in collaboration with Help for the Hurdles (job placement, transportation and childcare), Philadelphia Works and PA CareerLink system. The CoC has an additional 469 permanent housing units through various PHA and HUD resources including FUP Vouchers, PHA Blueprint (public housing conventional units), HUD Multi-Family and Mainstream Vouchers that are not included in the HIC.

In addition, the City currently makes available HOME, CDBG, HOPWA, Local Housing Trust Funds and Local Neighborhood Preservation Initiative (NPI) Bond Funds for the production and preservation of affordable and permanent supportive rental housing. Federal HOME and Local Housing Trust Fund dollars support homeless prevention programs.

City-supported development projects require a set-aside of units for people with special needs, those experiencing homelessness and have disabilities. Close collaboration among City agencies around redevelopment has ensured accountability for these set-asides, but they generally represent only between ten and twenty units a year.

Many affordable housing projects in Philadelphia leverage Low Income Housing Tax Credits. Often these projects focus on the low-income households at 50%-80% of AMI, as compared to the very low incomes of those experiencing homelessness, mostly 30% AMI and below. In addition, even when these essential projects commit to serve people with the lowest incomes, tenant selection criteria may screen out the most vulnerable individuals and families served through the homeless system.

The new Neighborhood Preservation Initiative (NPI) includes programs to be undertaken and/or administered by the Philadelphia Housing Development Corporation (PHDC) and the City to improve and enhance housing, small business, commercial corridors and neighborhood infrastructure within the City in order to promote the health, welfare and safety of the residents of the City, prevent and eliminate blight, and encourage the provision of healthful homes, a decent living environment and adequate places of employment for residents of the City through redevelopment, renewal, rehabilitation, housing, conservation, urban beautification and/or commercial section and neighborhood development activities.



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Funding from NPI will come from two primary sources: tax-exempt and taxable bonds that will total \$400 million over 4 years through the following types of programs of which \$3.8M a year is dedicated to Permanent Homeless Housing.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The Philadelphia CoC has increased its permanent housing supply, however, there is still a significant need for affordable housing both with and without supportive services. The current estimated need within the current homeless services system is 475 units for households with children and 2,841 units for households without children aged 18 and over.

As noted in detail above, Philadelphia has a significant shortage of affordable rental units for people who have very low incomes (30% AMI and below), and units that do not have severe quality problems (as defined by CHAS). 111,235 Philadelphia households need of affordable and safe rental units. According to the National Low Income Housing Coalition’s (NLIHC) study of A Shortage in Affordable Homes published in March 2021, in the Phila-Camden-Wilmington MSA, there are only 30 affordable and available rental units per 100 households living at or below 30% AMI (extremely low income) and 59 per 100 at or below 50% AMI.

- 87% of renter households with Cost Burden at extremely low income
- 79% of renter households with Cost Burden at extremely low income to 50% AMI
- 75% of renter households with Severe Cost Burden at extremely low income
- 28% of renter households with Severe Cost Burden at extremely low to 50% AMI

The City’s Division of Housing and Community Development (DHCD) is in the process of conducting the needs assessment for the 2023 – 2028 Consolidated Plan. The following chart from the current plan highlights the vacant and abandoned properties suitable to acquire and convert. Philadelphians who responded to the HOME-ARP community survey, as noted, prioritized the allocation of funding to the rehabilitation of vacant, blighted units for occupancy by homeless households

	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.



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The priority use identified for HOME-ARP investment is the acquisition, rehabilitation and development of deeply affordable dedicated to people experiencing homelessness. We estimate this will produce housing 351 new or rehabilitated housing units. The following chart outlines the planned use of HOME ARP funds based on the gaps, needs and expressed community priorities.

Acquisition and Development of Affordable Rental Housing	55%	\$23,107,561.00
Tenant Based Rental Assistance (TBRA)	12%	\$5,040,000.00
Funding Amount Percent of the Grant Statutory Limit Supportive Services	12%	\$5,040,000.00
Acquisition and Development of Non-Congregate Shelters	5%	\$2,100,000.00
Non-Profit Operating	3%	\$1,260,000.00
Non-Profit Capacity Building	3%	\$1,260,000.00
Administration and Planning	10%	\$4,200,000.00
Total HOME ARP Allocation	100%	\$42,007,561.00

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

N/A

Identify priority needs for qualifying populations:

Just as the Philadelphia CoC ensures that our community has the appropriate services and supports for the EHV allocation, we plan to do the same with HOME ARP projects. The non-profits that will be working with us on these projects. For example, we plan to work with non-profits to provide services noted in [42 U.S. Code § 11360 \(29\)](#), such as:

- A) the establishment and operation of a childcare services program for families experiencing homelessness;
- B) the establishment and operation of an employment assistance program, including providing job training;
- C) the provision of outpatient health services, food, and case management;
- D) the provision of assistance in obtaining permanent housing, employment counseling, and nutritional counseling;
- E) the provision of outreach services, advocacy, life skills training, and housing search and counseling services;
- F) the provision of mental health services, trauma counseling, and victim services;
- G) the provision of assistance in obtaining other Federal, State, and local assistance available for residents of supportive housing (including mental health benefits, employment counseling, and medical assistance, but not including major medical equipment);



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- H) the provision of legal services for purposes including requesting reconsiderations and appeals of veterans and public benefit claim denials and resolving outstanding warrants that interfere with an individual's ability to obtain and retain housing;
- I) the provision of
 - i. transportation services that facilitate an individual's ability to obtain and maintain employment; and
 - ii. health care; and
- J) other supportive services necessary to obtain and maintain housing.

Based on our gaps analysis and consultation, the Philadelphia CoC plans to utilize HOME-ARP funds to focus on the homeless and fleeing, or attempting to flee, domestic violence. The activities will focus on the expansion of affordable housing units that could yield up to 345 new units. Projects exceeding the 10% accessibility requirement will be given priority consideration.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

Based on the 2021 calendar year Point In Time and Housing Inventory Counts shown above, Philadelphia has 3,498 total sheltered units (emergency, transitional and safe haven). The annual turnover percentage of permanent housing units is less than 2%. This provides the rationale for an increase of 3,428 permanent housing units needed.

To determine the potential allocation of projects utilizing HOME-ARP funds, we looked at our needs and gaps from the homeless housing system collected through our Homeless Management Information System (HMIS) called Client Track. The data shows how vulnerable and marginalized populations are being served, combined with the need for more deeply affordable housing and supportive services to address the continued barriers people experiencing literal homelessness face.

To coincide with the additional unit development, Philadelphia plans to increase supportive services for delivering housing stability benchmarks for participants through housing counseling and housing locator services for coordination efficiencies with landlord and supportive service agencies to ensure we maximize this resource. We determined that supportive services will be allocated in an equal distribution of the 10% of funding of HOME-ARP.

In addition to help promote independent stable housing among participants we will look to use 15% of the allocation to go toward time limited tenant-based rental assistance based on people paying no more than 30% of their income.

To effectively carry out the above activities, we have determined that it is necessary that 10% of the funding allocation be used for administrative supports largely to provider agencies delivering HOME-ARP funded activities as well as compliance staffing to ensure appropriate use of the funds. In addition, 3% of the activities focus on capacity building, while 3% of the activities focus on non-profit operating costs of subcontracted providers of the selected activities.



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HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City of Philadelphia utilizes Requests for Proposals (RFP) to solicit projects from service providers, developers, and other entities who are seeking funding for development projects and/or other types of housing projects. RFPs are posted on the OHS and DHCD websites and sent out through various distribution lists. RFP information sessions are held for interested stakeholders. The information sessions are recorded, stored on City websites, and shared with the community. RFP opportunities are marketed on social media and in OHS's biweekly email "Tools and Training" newsletter.

Minority, Woman, Disadvantaged, and Disabled Owned Businesses (M/W/DBE) are encouraged to apply; OHS works closely with the Office of Equal Opportunity to outreach to MWDBE providers. Materials are offered in English and Spanish.

Non-profit providers will be contracted through the City of Philadelphia to administer the eligible project activities under our HOME-ARP allocation. The selection process is as follows:

- DHCD will issue an RFP to solicit proposals for the development of deeply affordable housing projects.
- Proposals will be blind reviewed by a committee using a rubric and scoring criteria.
- A committee comprised of staff from OHS, DHCD and PHDC and people with lived experience will conduct the review.

Selected acquisition, rehabilitation, and new construction projects will be underwritten and monitored through PHDC, but programmatically administered by OHS.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration for the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

N/A

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.



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HOME-ARP Project Allocation Percentages and Dollar Amounts		
	Percent of the Grant	Funding Amount
Acquisition and Development of Affordable Rental Housing	55%	\$23,107,561.00
Tenant Based Rental Assistance (TBRA)	12%	\$5,040,000.00
Funding Amount Percent of the Grant Statutory Limit Supportive Services*	12%	\$5,040,000.00
Acquisition and Development of Non-Congregate Shelters	5%	\$2,100,000.00
Non-Profit Operating	3%	\$1,260,000.00
Non-Profit Capacity Building	3%	\$1,260,000.00
Administration and Planning	10%	\$4,200,000.00
Total HOME ARP Allocation	100%	\$42,007,561.00

Public Comment

Do you have thoughts or ideas related to the project allocation percentages and dollar amounts? Please add your comment [here](#).



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Examples of the Range of Activities Our Community Could Undertake

Short Term Projects (0 - 24 Months)				
Category Type	Household Type	# of Units	# of Beds	Projected Cost
Capital Investment (Renovations & Acquisition)	Studio & 2 Bdrm Configurations - Single/Couples (Youth and Elderly)	12	12	\$333,000.00
	Singles with MH and Large Families	4	16	\$400,000.00
Transitional Housing for conversion to Supportive Affordable Housing	Small HH with Children/ Parenting Youth	6	16	\$1,040,882.00
	HH with School Aged Children			\$321,244.00
Supportive Services	HH w/ Children			\$2,000,000.00
	HH w/o Children			
Subtotal of Short Term Projects		22	43	\$4,095,126.00
Medium Term Projects (24 - 48 Months)				
Category Type	Household Type	# of Units	# of Beds	Projected Cost
Acquire Vacant/Blighted property and Convert to Affordable Housing	Small Families/ Parenting Youth	6	15	\$471,000.00
	Small Families/ Parenting Youth	10	30	\$1,800,000.00
Capital Investment (Renovations & Acquisition)	Scenario 3, Total 63, 1 Bedroom Units, 43, 1 Bedroom Units, 20, ADA 1 Bedroom Units	63	63	\$3,000,000.00
	10 - 12 Studios (400-500 sq. ft.) for Youth aging out of Foster Care	12	12	\$2,600,000.00
	3/4/5 Bdrm (Couples/Youth Aging out of Foster Care)	21	70	\$3,842,475.00
	1/2 Bdrm Units (Marginalized populations - Singles/Small Families/5 ADA Units)	50	150	\$2,800,000.00
Transitional Housing for conversion to Permanent Supportive Housing	2 & 3 Bdrm Configurations Small Families	30	TBD	\$5,000,000.00
Supportive Services	HH w/ Children			\$1,065,638.00
	HH w/o Children			
Subtotal of Medium Term Projects		192	340	\$20,309,113.00
Long Term Projects (48 - 72 Months)				
Category Type	Household Type	# of Units	# of Beds	Projected Cost
Acquire Vacant/Blighted property and Convert to Affordable Housing	Small Families/ Parenting Youth	6	15	\$471,000.00
Capital Investment (Renovations & Acquisition)	Studio & 2 Bdrm Configurations - Single/Couples (Youth and Elderly)	12	12	\$333,000.00
	3/4/5 Bdrm (Couples/Youth Aging out of Foster Care)	19	68	\$3,888,843.00
	1/2 Bdrm Units (Marginalized populations - Singles/Small Families/5 ADA Units)	50	160	\$2,800,000.00
Transitional Housing for conversion to Permanent Supportive Housing	2 & 3 Bdrm Configurations - Single/Couples (Aging Singles and Youth)	50	150	\$2,000,000.00
Supportive Services	HH with School Aged Children			\$244,000.00
	HH w/ Children HH w/o Children			\$1,339,118.00
Subtotal of Long Term Projects		137	405	\$10,875,761.00
Total of Units/Beds		351	788	

Public Comment

Do you have thoughts or ideas related to the range of activities our community could undertake? Please add your comment [here](#).



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Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The continuous gap in funding based on the characteristics of the City's Homeless housing inventory and the community feedback illustrates the need for more deeply affordable rental housing development for people with the lowest or no income, specifically those experiencing homelessness. OHS data shows people are experiencing longer shelter stays. In 2020, the average length of stay was 157 days and in 2021, it was 170 days. To accommodate the increased demand for affordable housing, we also need to increase housing locator services. In addition, we need to educate landlords around all housing subsidy options. Landlords have identified that the top four areas that are assessed in their determination are prior evictions, income regularity, income amount and employment. While this work is underway through the EHV, expansion is needed to support people making the transition from homeless to housed.

In FY21, 28% of all people enrolled in emergency and transitional housing exited to permanent housing, an increase over FY20, but still far fewer than needed. This is directly related to the lack of affordable rental dedicated to those experiencing homelessness.

Therefore, following percentages represent the proposed allocation of funds:

- 55% of the allocation to production of affordable housing rental units
Both the majority of the community responses on the survey and data analysis clearly show that the allocation of HOME-ARP funding should go toward the development of affordable housing. In addition, three-fourths of survey respondents prioritized the rehabilitation of vacant, blighted buildings for affordable housing for youth, seniors, couples and families.
- 12% toward tenant-based rental assistance
With this allocated amount we will continue to address the demand for housing and strengthen landlord recruitment and retention efforts.
- 12% toward supportive services to help individuals and families secure and retain stable housing
We will use the McKinney Vento Supportive and Homeless Services eligible activities primarily to help stabilize individuals and families in housing created by HOME-ARP. Consistent with the input from stakeholders, the types of services will include landlord recruitment, housing case management, access to childcare, education and employment.
- 5% toward acquisition and development of non-congregate shelters
Given the housing stock in Philadelphia, and the success of non-congregate shelters with older adults through the pandemic, OHS will continue to explore the expansion of non-congregate shelters.



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- 16% will be allocated to building capacity and operations of non-profit entities funded under this HOME-ARP allocation, including administrative oversight of the distribution of funding: 3% to non-profit operating, 3% to non-profit capacity building and 10% to administration and planning.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The estimated number of affordable rental housing units to be developed over the 72-month time period is currently projected to increase the City's housing stock by up to 345 units. In addition, the City estimates 200 units of housing will be assisted through TBRA, for a total of up to 545 total units.

Philadelphia proposes to meet this goal by soliciting proposals for projects from the large and diverse network of experienced developers and non-profit service providers. Criteria for selection of projects will include readiness to proceed, leveraging from other sources, extent to which the project serves households at or below 30% AMI, and extent to which the project is led by or provides meaningful and representative opportunities for Minority, Woman, Disadvantaged, and Disabled Owned Businesses (M/W/DSBE) in accordance with the City's Economic Opportunity Plans requirements, and accessibility to people with disabilities. The proposed housing production goals are estimates, given that the amount of leveraging is unknown.

To address the priority needs of Philadelphia, we are looking to serve a wide variety of vulnerable populations with projects for youth, older adults, families and individuals by contracting with experienced providers with a priority on the acquisition and development of existing structures wherever feasible.

As the PJ we will also focus on marginalized community population such as, but not limited to Latin(x)(a)(o), BIPOC and immigrant/refugee within the Continuum of Care (CoC). We will also look to partner with the School District of Philadelphia to leverage resources to ensure participants receive the wrap around services needed to stabilize housing.

Our goal is to increase the affordable housing stock for those experiencing homelessness by 10%.



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Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The PJ proposes to meet this goal by soliciting proposals for projects from the large and diverse network of experienced developers and non-profit service providers. Criteria for selection, as noted above, will be on project readiness to proceed, leveraging, targeting households at or below 30% AMI, meaningful, representative opportunities for Minority, Woman, Disadvantaged, and Disabled Owned Businesses (M/W/DSBE), in accordance with the City's Economic Opportunity Plans requirements and accessibility to people with disabilities. The proposed housing production goals are estimates, given that the amount of leveraging is unknown.

To address the priority needs of Philadelphia, we are looking to serve a wide variety of vulnerable populations with projects for youth, older adults, families and individuals by contracting with experienced providers with a priority on the acquisition and development of existing structures wherever feasible. As the PJ we will also focus on marginalized community population such as, but not limited to Latin(x)(a)(o), BiPOC and immigrant/refugee within the Continuum of Care (CoC). We will also look to partners to leverage resources to support successful stabilization of housing for participants. Overall, through serving these populations and developing units our goal is to increase our affordable housing rental property by 10% of the CoC housing stock.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Philadelphia will establish a preference for people who are (1) literally homeless and (2) fleeing, or attempting to flee, domestic violence among the qualifying populations. The Philadelphia CoC will use the Coordinated Entry and Assessment Based Housing Referral System "CEABHRS" (pronounced sea breeze) for referrals to the HOME-ARP funded projects and activities. CEABHRS complies with all applicable nondiscrimination and equal opportunity laws and requirements. Philadelphia will not apply preferences among subpopulations within the qualifying populations for any of the eligible housing units.



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If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Yes, our community has established preferences. Philadelphia will focus the HOME ARP allocation based on the preferred qualifying populations. In addition, we will meet the unmet needs for the other qualifying populations in accordance with the Philadelphia coordinated entry system.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Yes, our community has established preferences. However, Philadelphia's coordinated entry system currently serves all qualifying populations. Through our prevention, diversion and intake unit we serve at risk and other populations. In 2015, Philadelphia declared an end to veterans' homelessness and our system already prioritizes veterans. We are aggressively continuing to serve these populations by leveraging funds and resources including the HOME ARP allocation.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project including:

N/A



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Appendix A – Consultation

Consultation	Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
1.	PHA	Philadelphia Housing Authority	Virtual Meetings, phone calls and a survey	Rent increase concerns, many landlords will increase rent after 1 st year of occupancy; Low income housing needed; Less waiting on the wait list and quicker process; more collaboration around mobility of vouchers and payment standards; provide prompt responses and feedback; Shared housing for large families and couples; Children aging out of foster care; Housing for returning citizens with a focus on family reunification, jobs, housing and financial literacy; Eviction prevention; Right to Counsel; Homeownership; Converting vacant units (Quads) for youth, couples, singles, families
2.	Division of Housing and Community Development (DHCD)	Division of Housing and Community Development	Virtual Meetings and Phone calls	Help finding and maintaining affordable housing; encourage developers to build more affordable housing in underserved communities; more incentives for developers to construct affordable housing
3.	Roadmap to Homes (RtH) Board	Continuum of Care Board	Virtual Meetings and Phone calls	Expand Homeless Housing Inventory with a housing first approach throughout the City.
4.	Department of Human Services (DHS)	Public Child Welfare agency	Phone calls, Virtual Meetings, and Survey	Affordable housing and housing for large families; More funding for move in costs, title assistance, credit check assistance, more flexibility;



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				Livable wages/income to support a family and housing costs; More youth housing and supports for kids aging out of foster care
5.	Mayor's Office for Children and Families	Promote safe families, schools, and communities	Phone calls and Virtual Meetings	Importance of childcare and helping people get back to work; Doing more to help the working class who are struggling or at risk; Pre-K educator incentives; Childcare services for family supports; Childcare services for provider supports
6.	Philadelphia Corporation for the Aging	Area Agency on Aging; Community, Management and Protection Agency	Emails and Phone calls	Housing for seniors especially because of COVID; Supportive services – vaccination assistance; Assistance applying for rental assistance
7.	Roadmap to Homes, Service Provider Commission	CoC Committee	Virtual Meetings	More sufficient, quality housing available for homeless; Convert TH to affordable housing; Workforce development support; Enhance the provider workforce with more multilingual and multicultural staff
8.	Veterans Multi-Service Center	Serving the Veterans Population	Survey	Senior living, assisted living, temporary emergency housing, non-congregate housing are some unmet needs; Have clinical services for substance abuse and mental health; Expansion of services; 24-hour crisis intervention teams; Better coordination between housing referrals and housing providers; Support services when placed in housing; Case Management and support after housing; Additional funds for healthcare to prevent



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				delayed care; provide stable, affordable housing
9.	UESF	Nonprofit providing utility and emergency assistance	Survey	Affordable housing, long term housing, fixed income housing; Clean and safe housing units; Assistance with appliances; Increasing resources for housing support to improve housing stability; rental housing options for parents 18-24; locating landlords that provide affordable housing options; Working with agencies that provide services to low and moderate income people; Homebuyer programs: offer TBRA assistance to a tenant who has been identified as a potential low-income homebuyer under a lease-purchase program until the purchase is completed. TBRA is used for monthly rental and/or utility expenses.
10.	Fresh Start	Nonprofit - Supporting to assist chemically dependent, mentally ill, and/ or homeless individuals in gaining the treatment and supports	Email and phone	The mission of Fresh Start is to assist chemically dependent, mentally ill, and/ or homeless individuals in gaining the treatment and supports necessary to lead a healthy and productive life. Fresh Start will offer supportive housing and case management Funds that will help reduce the backlog of hearing requests and receiving compensation; making sure it is equitable throughout the entire city; doing better for all people



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11.	Office of Veteran Affairs	Public agency that provides Compensation and Health Services, Educational Assistance to veterans	Survey and Virtual Meeting	Debt forgiveness related to VA health care costs, retraining assistance for unemployed veterans
12.	Philadelphia VA Medical Center	Public agency that provides Healthcare services provider	Virtual Meeting	Funds to reimburse veterans and ensure access to care for those who have more complex health care needs as a result of the pandemic
13.	Office of Domestic Violence Strategies	Part of City Government providing leadership and coordination to network of providers dedicated to Ending Domestic Violence	Phone Call, Virtual Meeting and Survey	Affordable, permanent housing for survivors of DV; Low barrier shelter and treatment for individuals for SUDs/ODDs; Affordable childcare; Trauma-informed counseling for adults and children; Empowerment case management for DV survivors; Not enough housing for vulnerable populations; address domestic violence by providing funding, oversight, training, technical assistance and guidance to emergency shelters, crisis hotlines, prevention programs; expand DV services to families who may find themselves in need during and after COVID; develop resources and services to protect family members and prevent violence, improve staff training and link programs in the health, behavioral health, self-sufficiency, child welfare, criminal justice, law enforcement and social service systems for effective treatment



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				and prevention of domestic violence
14.	Methodist Services	Nonprofit social service provider	Survey	Supportive Services; Additional funds for rental insecurity and assistance with utilities
15.	Office of Re-entry Partnerships	City governmental office that leads and coordinated assisting returning residents and interrupting cycles of harm while building communities	Phone Calls, Virtual Meetings	Not enough supports and housing resourced difficult to find in the city; waiting for housing is atrocious; help homeless people find livable income; create programs that help the working class; Provide TBRA to low-income persons attending job training
16.	Roadmap to Homes, Racial Equity Committee	CoC Committee	Stakeholder Session, Phone Calls and Virtual Meeting	Making the homeless system accessible for all. Creating a multilingual marketing plan and ensuring a multicultural staffing structure. Capacity building of minority providers, businesses and BIPOC Landlords.
17.	Roadmap to Homes, HUD Alignment Committee	CoC Committee to ensure best use of available federal dollars	Stakeholder Session, Phone Calls and Virtual Meeting	Increase affordable housing that complements other funding sources.
18.	Youth Adult Leadership Committee	CoC Committee	Stakeholder Session, Virtual Meetings and Survey	Increase Youth (especially foster care and LGBTQ+) Housing, Life Skills and employment resources
19.	Juvenile Law Center	Legal Services	Survey	There is a lack of independent living for foster youth aging out of care. Long waiting lists for shelters and supportive housing programs. Rental assistance programs; Lack of community centers and programs for sports, trades, and life skills; Collaboration with Valley Youth



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				House, Philadelphia ombudsperson; Offering legal assistance; Right to Counsel; Legal resources and supports; Assistance with Community HealthChoices (CHC); Home and Community-Based Services (HCBS), also known as Waiver programs; and Dual Eligibility (the term for people who have both Medicare and Medicaid insurance.); Assistance with Medicaid services and housing; Assisting with child custody and child support cases; Protection from abuse; Representing clients regarding Landlord-Tenant issues and access to healthcare; Creating simple or living wills and Power of Attorney for the disabled; Providing counsel and referrals on Social Security, Housing and Disability/ADA matters
20.	The Mayor's Commission on People with Disabilities (MCPD)	City governmental entity working to make sure Philadelphians with disabilities are included in all facets of the community	Email and phone	Referral services and resources to residents with disabilities; construction and housing modifications for those who are disabled
21.	NAACP Philadelphia Chapter	Nonprofit Civil Rights	Email and phone	Eliminate discrimination, prejudice and disparities in the housing market and end residential segregation. Seek enactment and enforcement of federal, state, and local laws securing civil



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				rights. Seek elimination of the adverse effects of racial discrimination in housing; receive and address complaints of discrimination in housing; oppose all restrictive practices whether public or private
22.	Johnson House Historic Site, Inc.	Center for Social Advocacy and civil rights through education and preserving historical sites and stops on the Underground Railroad	Survey	Funding for families living in homes with tangled titles, HIV positive/affected families who head households, women with families in domestic, abusive relationships, Veterans experiencing social isolation and insecurity; Need supportive services for housing insecurity, marginalized education and those with high poverty levels; More collaborations with houses of worship, neighborhood based CBOs and RCOs, public schools and health centers
23.	Center for Advocacy of the Rights and Interests of the Elderly (CARIE)	Nonprofit Civil Rights organization advocating for the elderly	Survey	Funding for housing counselors; Specialized homeless shelters for older adults and adults with disabilities that would support home and community based services; Shelters to accommodate adults with household pets or an increase in shelter services to address this gap and offer this with proof of pet vaccinations - veterinary services could be bundled with these emergency housing services; Need for domestic violence shelters to be able to provide for older adult survivors through accessibility and



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				<p>supportive services; Increase in low-income housing that is inclusive of multi-generational households, as many older adults have caregivers or young children living with them that risk losing their place of living if the older adult lost their home or transitioned to an emergency shelter. Current policies and projects are not family-inclusive and need a broader perspective on family beyond the spouse to include grandparents who care for their grandchildren, etc. There are not enough subsidized options or properties to meet the current demand.</p>
24.	Philadelphia Homes for Youth (PH4Y)	Advocacy Coalition working to end youth homelessness	Email, Phone Calls	<p>Requests from PH4Y for HOME-ARP funds allocation: -Allocate at least 20% of the ARP funds for targeted programming and supports for transition-aged young people who are homeless, at risk of homelessness, and are at the greatest risk of housing instability -Include specific activities in the HOME-ARP RFP(s) that have been identified by the Coalition as high need and effective practices such as: 1. Development of a Specific Program for Recruitment, Retention, and Support of Landlords Willing to Rent to Transition-Aged Youth, 2. Additional Youth Navigators and</p>



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				<p>1 Supervisor for them, 3. Provision for Rental Assistance and Costs related to acquiring and maintaining housing for Transition-age Youth (TAY), 4. Flexible funds for Prevention services and Supportive services critical to housing security such as TAY case management and childcare, 5. Programming to support Special Populations at greatest risk of housing instability including expectant and parenting young people, LGBTQ+ young people, behavioral health needs for young people, and young people experiencing child welfare, juvenile justice system and immigration challenges, 6. Acquisition of Permanent Affordable Housing for TAY and include TAY in any general projects in the RFP to be included for a targeted approach.</p>
25.	Philadelphia Department of Public Health	Public Health Organization, Government	Survey	<p>The Philadelphia Department of Public Health is responsible for public health of city residents, protecting and promoting the health of all Philadelphians; telemedicine supports; assist with accessibility of health services to those receiving housing services</p>
26.	Department of Behavioral Health and Intellectual	Behavioral Health Organization, Government	Survey	<p>The Department of Behavioral Health and Intellectual Disabilities (DBHIDS) is the governmental entity that funds,</p>



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	Disabilities (DBHIDS)			coordinated and oversees all behavioral health services for Medicaid members; behavioral health and telemedicine supports
27.	Women In Transition	Nonprofit, service provider advocating, counseling women	Survey	Emergency housing for survivors of domestic violence; Human trafficking, and sexual assault; Affordable long-term housing; Clients need help with saving, budgeting, landlord tenant issues, childcare
28.	Turning Points for Children	Service provider for young adults through the child welfare system	Survey	More landlord partnership to help the landlords understand the community of people served in various programs. We have noticed that many landlords are not willing to work with 3rd parties, but once they understand the LifeSet program better, they are happy to assist; Affordable housing and more rental to own options; Mother and children specific rentals; Progressive housing options, where participants can graduate from studio to one bedroom with short-term leases and guided steps to independent living; Educational support such as housing workshops programs to teach the foundation of living independently are very important. Topics such as renters' rights, utility needs and access, budgeting, how to stock a kitchen and communication with landlords are all needed; Intense case management for



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				the first few months to help support the youth as the young person steps into this new role living alone and help navigate major decisions that will affect them forever; Domestic violence awareness and training on what to do when you are a victim.
29.	Public Health Management Corporation PHMC	Nonprofit, multi-service provider	Survey	More affordable, permanent housing; Continuity of supportive services
30.	HELP, USA	Nonprofit, housing service provider	Survey	Housing preservation: Services for at risk tenants and people living doubled up; Upstream services in all regard: 1. Prison/jail to shelter pipeline 2. Financial assistance to prevent evictions 3. Assistance to support families/individuals post-homeless 4. More shelter capacity
31.	Women Against Abuse	Nonprofit working to end domestic violence; provides services to victim/survivors of partner abuse	Survey	Affordable housing for DV; Safe housing with a reputable landlord; meets HQS; Childcare services and supports; Other supportive services – healthcare (mental and physical), drug and alcohol, access to DV resources; Collaborations with childcare providers, school district, violence prevention/trauma support programs, CLS, immigrant serving communities, PHA, DBH
32.	People’s Emergency Center (PEC)	Nonprofit, social services and homeless provider	Survey	Homeless families have trouble accessing services; Hire a navigator role to connect



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				families to housing supports; Bridge between childcare/Head Start with rental assistance and eviction prevention services
33.	Pathways to Housing, PA	Homeless services Provider	Survey	<p>More Housing First units with appropriate services for folks who need low barrier entry. Efficiency units in a building with staffing for vulnerable people and people who need a barrier between their housing and the dealers/pimps/etc. on the streets.</p> <p>Reimagining better SROs with their own bathrooms. We need the volume that an SRO can offer, but we also need a place that feels safe for folks with trauma, trans folks, etc.</p> <p>One coordinating body focused on behavioral health and housing people with behavioral health needs brought in a lot of federal dollars and helped to build our current system of care. We need a similar position working collaboratively with OHS and DBH leveraging dollars for us; More intensive wraparound services; intensive case management for mental illness</p>
34.	Families Forward Philadelphia	Nonprofit, Social Service provider offering housing, supports, and hope	Survey	Supportive services for all; Connect the CoC to all service providers and government departments; Affordable housing (access and quantity)



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35.	Lutheran Settlement House	Social services, domestic violence, and homeless service provider	Survey	Need for rapid and transitional housing services, trauma informed services; supportive services for street homelessness and drug addicted persons; services for those in danger of losing housing
36.	HIAS PA	Nonprofit that supports low-income immigrants with legal and social services	Survey	More low-income, affordable, stable, long-term housing across the board. This includes affordable long-term housing for people experiencing homelessness, domestic violence victims and survivors, low-income people with disabilities, returning citizens and those with a prior criminal record, Black and brown trans people who are low income, and undocumented people; Funding for long term, stable psychology, and psychiatry services for low-income people; Assistance securing and finding housing
37.	The Salvation Army	Multiservice nonprofit, service, and homeless provider	Survey	Development and support for affordable housing; Emergency shelter for survivors of trafficking and DV, landlords willing to rent to those with rental assistance; Emphasize long-term treatments for mental health and addiction issues; Invest in affordable housing; Preserve low-cost units from falling into despair; Mobile case management for DV and HT; Vocational training; Flexible dollars to support those meeting



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				their biological, psychological, and social needs
38.	COMHAR	Nonprofit, mental health service provider	Survey	Outreach and supportive services to link individuals who are homeless with opiate addiction with treatment and housing; Services for individuals who are homeless in the Kensington Area. Most of these individuals use opiates; Care coordination, linkages with clinical, psychiatric rehabilitation, and case management services, peer support, coordination with FQHC's
39.	Project HOME	Service provider working to end homelessness in Philadelphia by mobilizing congregational volunteers and community resources	Survey	More housing for: Recovery-supported community-building-focused - addiction-related deaths are at an all-time high, so the time is NOW for this to be a priority; Specific housing for LGBTQ youth (the ability to target, defining a program as a program that possibly needs different categorization to comply with letter and spirit of fair housing; homeless-aging needs (which in this case means the fast-growing group of people over 50) with appropriate supports



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40.	Philadelphia Interfaith Hospitality Network (PIHN)	Service provider working to end homelessness in Philadelphia by mobilizing congregational volunteers and community resources	Survey	<p>More available, affordable long-term rental units - especially need rentals where landlords are willing to take a risk on folks with poor credit/evictions; available affordable short-term rental units for 6 months to 1 year; Funding to strengthen L&I to perform inspections/follow up more readily and create more accountability for landlords to maintain and complete property repairs; More rental units where utilities are carried by the landlord and included at a fixed rate in monthly rent. This is especially true for families/individuals on fixed incomes, More support and affordable housing for seniors on fixed incomes. We are seeing an influx of seniors whose rent is almost doubling and the waiting lists for subsidized senior facilities are currently at several years; Establishing pathways to home ownership among low income populations; We also need more beds in family shelters as a temporary placement when tenants and their families are living in uninhabitable lodgings and for victims and their families; Additional Senior housing services/support; Streamlining of services for tenants to offset the costs of their economic responsibilities, such as utilities,</p>
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				<p>rental support, connection to employment; Knowledge of the current effects of redlining and housing segregation and concrete steps to remediate the long-term impact; Pathways for tenants to use their income and rental status to move towards becoming homeowners; Case management services that address the needs of the entire family; Increased access to Mental Health Services; Education regarding financial literacy and budgeting; Safe residential options for households including persons with disabilities (especially those with children); Temporary housing (non-congregate shelter sites) for households with rental barriers; Shallow rent subsidies for market rate housing; Month to month room rental opportunities at below market rates or with shallow rent subsidies, if needed; Financial literacy, employment coaching and tenants training linked with emergency and homelessness prevention programs; Funding for housing navigators to match landlords with tenants; Conversion of school buildings, convents for safe room rentals with some type of mixed use purpose</p>
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41.	Action Wellness	Nonprofit, service provider that assist Philadelphians living with chronic illness and HIV/AIDS	Survey	<p>Affordability: Rents are too high in most areas.</p> <p>Discrimination: Some properties charge families an annual fee if they have children.</p> <p>Accountability: For Owners who don't make repairs to their rental properties (aid/incentives).</p> <p>Funding for programs in addition to PHA to obtain landlord incentives; More funds for staffing and training - need skills in Drug & Alcohol, Mental Illness, and de-escalation; Need more funding for safety and security</p>
42.	Mission First Housing Group/1260 Housing	Full service real estate organization that develops and manages multi-family, affordable rental housing for individuals and families in need; develops high-quality, green community assets across the Mid-Atlantic region	Survey	<p>Increasing gap financing limits by 50% or (better) 100%; Multiyear reductions in HUD programs (such as SHP) have limited the ability of developers to build and preserve affordable housing serving homeless individuals and other special needs populations. Creating a source of long-term funding for services would help address this gap; Funds could be used to create a flexible pool of patient capital that would enable a pre-screened group of affordable housing developer/owners to offer a competitive price for multifamily properties at risk of conversion to market; Staffing, training, and a return to incentive-based service for accountability. Services cannot</p>



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				be optional; they are essential to building stability and longevity in housing. Sobriety, mental health, and health compliance cannot be optional. Supportive Services needs to be more dynamic and direct; Include owners with funding needs and incentives to continue to provide affordable housing.
43.	Valley Youth House	Nonprofit, Service Provider for Youths	Survey, Phone Calls	Additional non-congregate emergency housing options for youth 18-24; Youth remain shelter averse and would benefit more from an RHY/TLP type model where they maintain individual lockable space with shared common areas and support services within the space but not the traditional shelter structure; Landlord support and incentivizing; Connection and resources for employment opportunities
44.	SEAMAAC	Nonprofit, supports and serve immigrants and refugees and other politically, socially, and economically marginalized communities as they seek to advance the condition of their lives in the United States.	Survey	Revitalize vacant properties for low-income housing; more permanent supportive housing; Provide homeless youth and reoccurring homeless adults with supportive housing and mental health services; Collaborations with immigrant and refugee organizations, churches and schools; Affordable and safe housing close to public transportation and schools; Interpretation services for CBOs helping clients with housing needs; housing and



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				supportive services for immigrants, refugees, DV survivors and clients with mental and intellectual disabilities and seniors
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Appendix B: Community Survey Results

Acquisition & development of non-congregate shelter units

- **Subpopulations:**
 - Those with mental illnesses or addiction/substance use (with in-building clinical care, rehab/ recovery support, and life skill training)
 - Veterans
 - Reentering population
 - Seniors
 - Those with disabilities
- **Convert shelters** to non-congregate shelters and SROs that are accessible
 - Renovate shelters into spaces with individual beds/areas for belongings.
- **Renovate vacant city-owned, PHA-owned, and private properties into housing**
 - Consider vacant:
 - Schools
 - Churches/mosques/sacred spaces
 - Offices and factories
 - Hospitals
 - Motels/hotels
 - Blighted rowhomes
 - Low-income houses
 - Include green space, outdoor benches, supportive services nearby (mental health, medical care, community center).
 - Create an option for community/residents to purchase the home or property. Community should be consulted on purchase option if renovating a building.
- **Develop housing**
 - Tiny homes for homeless individuals

Development & Support of Affordable Housing

- **Subpopulations**
 - Seniors
 - Families/individuals with disabilities
 - Youth
 - DV survivors
 - Gun violence survivors
 - SSI/SSD Recipients
 - Veterans
 - Reentering populations
 - Mental Health/Addiction



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- Please allocate funds for housing programs for transition aged young adults between ages 18 and 26.
- More subsidized housing for single young adults between the ages of 17-25 and single adults.
- I would like some portion of the ARP funds to be used to prevent and address homelessness of transition aged youth in Philadelphia. Youth coming out of the foster care system experience homelessness at much higher rates.
- Supporting Homeless queer/Trans people, especially. youth! Acquiring vacant lots for AFFORDABLE housing/community services (gardens/centers/etc.)
- **Vacant Lots/ Abandoned Buildings**
 - I believe all abandoned buildings and houses should be renovated and turned into beautiful and affordable housing for people.
 - Rehab abandoned properties for 5 years or more into affordable housing.
 - Renovate the recently closed Senior facility into transitional housing using a 1/4 way, 1/2 way, 3/4 way back to society process to build resilience in those seeking permanent housing.
 - Buy abandoned houses for cheap and acquire assistance from contractors to repair and make livable for families. Provide contracting companies with pay and incentives.
 - Bring back the low-income homebuyers' program and fix up all the unoccupied, run-down homes throughout Philadelphia, and make them available at a very low purchase price.
 - Allow developers to acquire abandoned/vacant city-owned land to develop as long as the developer lives in the community.
 - Convert vacant properties to affordable housing with the goal of whole-people integration: income, culture, street race presentation; accessible/universal design. End structural segregation created by our government.
 - Acquire and convert _____ into affordable housing:
 - Abandoned/city-owned/PHA-owned land and buildings
 - Kirkbride center campus
 - 600 Luzerne
 - Hahnemann Hospital and absentee landlord homes
 - Motels/hotels/hospitals/office spaces
 - Germantown High School and The Old Bud Building
 - New construction of affordable housing, Opportunities Apartments is a pipeline project in Nicetown for 41 units of affordable housing with 8 units of permanent supportive housing for homeless seniors



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- **Contracts/Affordable Housing Acquisition and Development**
 - Consult with architectural firms to sustain and upgrade older spaces for long-term use. You should as well consider transitioning the land of city property back to community-based organizations after 60 or 100 years.
 - Give funds to local minority investors to acquire blighted properties to renovate in order to provide affordable housing while restoring pride and self-esteem to the residents of those blighted areas.
 - Use the money to leverage financing for large scale development of mixed-use buildings - new construction - in lower income neighborhoods.
 - Purchase small already prebuilt houses brand new and install them on vacant land. That way they own land and house, only need to pay utilities and taxes. Put in place supportive services to make sure they are signed up for all programs.
 - Partner with R E Developers to create 10- to 12-unit rental apartments, with retail, meeting room and green space. Developers can sell or retain. Must have an established management company. Mixed for a population of veterans, seniors, family. 2 bedrooms, one bedroom and studios.
 - Give existing affordable housing providers a subsidy to help low-income tenants maintain their homes.
 - Alter the Land Bank formulas/scorecards to make it easier to build on city-owned vacant lots. Explore Community Land Trusts to establish more permanently affordable housing
 - Tiny house program
 - Renovate transitional housing into affordable housing, extend the length of the Rapid Rehousing program and renovate abandoned homes.
 - It should be a law that any new developments must have a percentage of space for low income families. All apartments etc.
 - Set the standard and unit mix for renovation and accept Turn-Key units. Set up a rigorous inspection system of all properties at specific phases of completion. Accept new construction if eligible to avoid environmental hazards present in older buildings and schools.
 - Not only renovation of transitional housing into affordable housing but the continued development of land currently held in trust by the City to be used to develop affordable housing for purchase and rent.
 - What 'shovel-ready' projects are in pipelines of orgs and agencies? Priority of those should be given, especially those with site control.



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- Invest in creating more Housing First facilities. Take advantage of this big block of funding to pay for large investments, not to pay for smaller projects/ongoing/overhead.
- Create mixed income affordable housing for incomes of up to \$100k per year. Mixing the income reduces crime and encourages healthy living for the areas.
- Require developers to create affordable housing in their development plans.
- Consider a portion of real estate taxes to support affordable housing so this is sustainable long term. End ten year tax abatements on new construction, 2 years is long enough especially in more affluent neighborhoods.
- Partnering with Managed Care Organizations and graduates from neighborhood JumpStart programs to develop this housing is a holistic, inclusive approach to community development.
- Providing development assistance to Philadelphia vacant landowners to develop low-income housing on their sites. There can be a program for anyone owning, even one parcel of land to develop low-income and handicap accessible housing.
- **Location**
 - Development should begin in all neighborhoods to offer families in need a real opportunity for a better life.
 - Create green low-income spaces for young adults, seniors and domestic partners near in communities such as: East Falls, Roxborough, Wissahickon, etc for people of color.
 - Scattered affordable housing units to help create mixed income communities and avoid gentrification instead of creating new “projects.”
 - Please consider putting more affordable housing in richer neighborhoods. Mixed income neighborhoods benefit everyone. Do not let rich, exclusionary reactionists limit these essential services and infrastructure in rich neighborhoods. People with lower incomes or who are homeless need even more to live near jobs, city services, and opportunities.
 - There are A LOT of abandoned schools, businesses, and spaces available to turn into affordable housing without focusing solely on “blighted” areas for affordable housing. Affordable housing should not be synonymous with “blight/low income



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- **Purchasing programs**
 - Help people purchase properties so they have ownership and pride in their home. They need financial counseling and training on how to keep and maintain a home. Let's work to get them out, or rental properties.
 - Offer first time home buying programs if the residents want to move into another property.
 - Offer first time home buying programs if the residents want to move into another property.
- **Housing Stabilization/Homelessness Prevention**
 - Avoid crises, save houses going into foreclosure keep folks in their homes.
- **Other**
 - The most common issue we face with our homeless population is increase landlord recruitment to accept vouchers.
 - Capital improvements and supplies for transitional housing providers...
 - A watchdog unit to both oversee the distribution of these funds to ensure they are actually being spent and spent on the correct resources. That watchdog unit should also oversee the people that receive these funds to ensure they were honest when applying and that they are deserving and not out working under table etc. just so they can take funds that others truly need.

Time limited tenant-based rental assistance (TBRA)

- At risk of being homeless due to environment and home repairs. Though individual works they do not meet guidelines for assistance and suitable housing because they make just enough to get nothing. Would like to support these members as well.
- Include at least 20% for persons living in tangled titled homes for repairs who do not qualify income wise but are presently paying all taxes and utility bills. Such as myself and other retirees.
- Please consider helping landlords who are already housing low-income individuals, providing a place at low rent to keep them from being homeless.
- The most common issue we face with our homeless population is finding a landlord to accept the PHA Section 8 voucher. We need incentives for landlords so they can accept the vouchers.
- Subsidize rent and increase rental assistance payments.
- Offer new types of incentives to engage landlords.
- No renovations, just rent control to free up housing
- Use funds for down payment assistance and to reduce rent and mortgage costs.



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Supportive Services

• **Specific populations**

- Services for the trans-identifying youth who may be at risk of homelessness.
- LGBTQ+ focused supported services - trauma-informed; otherwise, the people that seek support are at risk of being re-traumatized while working with homeless services staff who lack trauma awareness, sensitivity, and competence.
- Youth low barrier 24 hr drop in center.
- Recreation facilities for young adults that offer workforce, financial planning.
- Priority services for seniors. Seniors should receive in-home case management support.
- Offer services for men and women returning to Philadelphia from incarceration.
- Individuals with criminal justice involvement as well as those recovering from substance use disorders.
- Develop affordable housing and programs for parents with disabled children who are unable to work due to child's disabilities.
- Helping grandparents to be able to get housing with grandchildren that parents leave with them.
- Also housing opportunities for those on Megan's List who are now up in age and unable to reside in a SNF due to their criminal background and are now on the streets.
- Offer services for those aging out of foster care.
- Please provide more support for families and single parents with children. There are not nearly enough safe, long term options for people with children.
- The top priority, given the fatalities, should go to recovery-related services and housing. Secondly, the homeless population is aging - as much as 50% is over age 50 and services for aging and medical vulnerability among people who are homeless are desperately needed. Finally, young adult homelessness is growing much too rapidly and people who identify as LGBTQ+ comprise as much as 40% of the homeless young adult population and yet we are not serving these folks proportionately.

• **Mental Health**

- Mental health intervention.
- Ensure mental resources are easily accessible.
- Yes, more outreach to the unreachable to provide mental health services and care management.
- Incorporate mental health/behavioral health teams in all stages of every project.



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- **Addiction/Recovery**
 - I work in the addictions field and can say that drug addiction is a large factor that leads to housing instability, so making sure that there are services in place to support recovery would also be a helpful use of funds. I also think that putting funds towards community organizing and mutual aid would be helpful-- communities want to take care of each other and just don't have the resources to support people who are homeless/don't feel safe doing so, but that could change if it became normal and funded to somehow use community care to help address the homelessness problem.
 - The opioid epidemic is a primary driver of homelessness in Philadelphia. We need more treatment beds!
- **Staffing**
 - With the 800+ new vouchers, and the difficulty of finding places that will accept vouchers, especially without access to transportation, computers, or a phone, we will really need housing navigators as part of supportive services.
 - Increased outreach to get the homeless off the streets and into shelters.
- **Physical Health**
 - Teaching low-income residents and near-homeless citizens how to get and stay healthy through low-cost diet and lifestyle behaviors.
 - Allocate some money to medical respite for the homeless who are not able to live in a regular shelter. Many are very fragile living on the streets and elderly.
 - There should be COVID testing and vaccinations administered wherever the homeless are being served.
- **Repairs/safety**
 - Helping people below the income level with home repairs.
 - Addressing housing quality issues, e.g lead/asthma/roof/heating/plumbing, esp for rental units affordable to low income tenants (in exchange for longer term restrictions on rental cost).
- **Training/Life Skills/Job Placement/Education**
 - Help with job placement and expungement, pardons/seal records for people who are homeless and non-homeless.
 - With providing homes have a program to filter people into jobs and savings and teach people how to create long term wealth.
 - The workforce development piece MUST include criminal record clearing. Rates of individuals with criminal records are even higher among the house less population, and those records contribute directly to their inability to qualify for public housing, and to discrimination by private landlords.



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- Supportive services must include literacy and basic adult education in order to gain sustainable traction toward improved opportunities.
- With financial literacy and job support training those low income residents will be able to afford housing with a living wage job.
- Allocate funds to educate the participants we serve on the need of self-sufficiency. Starting with younger population.
- Life skills! How to pay bills, checking accounts, couponing, housekeeping, light repairs, Conduct; drug tests, literacy programs, high school diploma/GED programs. Mandatory savings programs.
- Develop and offer a construction training program which includes career track plus internships
- Provide education skills along with housing a work study program. Manage your health, your finances, how to fix and repair your living quarters, how to establish a business, not just providing housing.
- If funds are leftover or could be spared perhaps dedicate those funds toward education and educational needs, such as computers, school ids, courses, study abroad opportunities for 2-4 year accredited programs. I know vocational spending is important, but the opportunity to be informed and to challenge the forms is also very important and necessary.
- Increased support dollars in Perm support housing. Intensive intervention teams to assist with supportive housing.
- **Housing Stabilization**
 - A portion of the HOME-ARP funds could and should be used to assist in the stabilization of tenants who have not exceeded 18 months, allowing for the remainder to be exhausted or a program which can assist with stability. Additionally, allowing utility costs which aren't paid to PECO be added into the formula as well as creating a system which will ensure tenants reside at a location with proven postal verification and landlords are within city codes to prevent fraud and abuse.
 - Provide security deposit and buying home counseling.
 - Tenant mediation before they get evicted
- **Other**
 - Sometimes there's a language barrier with certain property management agencies or landlords. Maybe come up with a way to fix that?
 - DV services and assistance
 - We could stretch the dollar more. Utility companies can donate labor costs for installation. Community organizations and neighbors can donate furniture and



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household goods. Create a system for nearby businesses to hire and train those that live close by. Etc. we don't connect the dots enough. People legitimately need road maps to survive.

- Consider a foster care approach to homelessness. Subsidize community members to take in homeless individuals... provide resources to achieve and maintain stability... also create a fund that provides down-payment assistance for participants that qualify for.
- Pet friendly options.
- Childcare for those seeking to re-enter employment or enter a treatment program
- Services can include prevention assistance, housing counseling, and housing focused case management, life skills.
- Consider partnering with Philly anchors, corporations and workforce organizations to develop a training program and job pipeline. This program should be especially patient and sensitive to the needs of people who have experienced homelessness, keeping in mind that they may miss obligations or need to adjust to the discipline it takes to have a consistent job.

Additional ideas:

- Develop a tracking system to record how providers are using funds and helping the homeless population.
- Fund other Non profits as resources to help fill the void the city cannot handle.
- Supportive housing without barriers and more intensive services.
- Inventory city properties through the city, providing immediate repairs and fast tracking a program where thousands of our residents can either relocate to decent housing as well as mainstreaming the homeless population who desires change, not to mention developing goals which will help them overcome obstacles which have stymied their positive development.
- The city has a vastly growing number of vacant properties, if a whole community came together to stage a homeless camp in downtown in center city, imagine those efforts from those people, if given a few rundown properties, in a part of town that seems to be forgotten...seems as if there are plenty of people who would like to offer their skills to the younger generation and/or to someone who has none in order to achieve the same goal of ending homelessness. 2. Put together workshops in the city for those looking to run boarding houses, and small temp shelters can apply with the right credentialing.



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- Why just in blighted areas? why not wherever the city has space? Please rethink building new ""projects"" into areas that already have hundreds of vacant units and add to the overstretched resources - transportation, utilities etc. of the area. Build in U-City/Fishtown/Center City - Stop with the NIMBY.
- Repeal 10-year abatement.



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Appendix C: HOME-ARP Public Comment Responses

1) Do you have thoughts or ideas related to the project allocation percentages and dollar amounts?

Public Comment Themes	Suggested Activities	HOME-ARP Funding Category	Accepted or Consideration for Project Review Criteria or Declined	If not added to plan, why?
<p>Youth/Transition-Aged Youth (TAY)</p>	<p>OHS should establish a goal of setting aside 20% of HOME-ARP funds to assist transition-aged youth who are homeless, at risk of homelessness, and are at the greatest risk of housing instability</p>	<p>N/A</p>	<p>Consideration for Project Review Criteria</p>	<p>The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.</p>
<p>Invest in building the capacity of our providers and developers to better serve transition aged youth; this capacity is currently lacking. The lack of investment in this area has resulted in fewer providers serving transition aged youth despite the great need. An increase in building this capacity would have long lasting positive results</p>	<p>Invest in building the capacity of our providers and developers to better serve transition aged youth; this capacity is currently lacking. The lack of investment in this area has resulted in fewer providers serving transition aged youth despite the great need. An increase in building this capacity would have long lasting positive results</p>	<p>Non-profit Capacity Building</p>	<p>Consideration for Project Review Criteria</p>	<p>The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.</p>



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	Award increased points in the scoring of responses to any RFPs that propose to serve transition aged youth	N/A	Accepted	N/A
	Philly Homes 4 Youth Coalition recommends an allocation of at least \$10 million for supportive services for youth and young adults who are homeless or at high risk of homelessness	Supportive Services	Declined	The City of Philadelphia determined that it will allocate 12% for Supportive Services for our entire HOME-ARP allocation.
Non-profit Operating & Capacity Building	Increase Non-profit Operating and Capacity Building to 5% by reducing Administration and Planning costs to 6%	Non-profit Operating and Capacity Building	Declined	The City of Philadelphia will allocate funding for Administrative and Planning to address the compliance activities that will ensure monitoring, implementation and reporting requirements of the HOME-ARP funding activity.
	Increase the percentage allocated to non-profit capacity building from 3% to 13%.	Non-profit Capacity Building	Declined	The maximum a community is allowed for non-profit Capacity Building is up to 5% of the HOME-ARP allocation.
Affordable Housing	Resources are needed to preserve affordable units, including expiring tax credits, renovations of older units, other projects reaching end of affordability mandate	Acquisition and Development of Affordable Rental Housing	Accepted	N/A
Shelter beds	Development of affordable housing should be coupled with increase in shelter beds, because there will otherwise be a bottle-neck (with not enough exits to housing to allow for unsheltered to move into shelter.	Acquisition and Development of Affordable Rental Housing	Declined	Congregate shelter is not an allowable activity under HOME-ARP.



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	Conversion of congregate beds to non-congregate will reduce the overall shelter capacity which is contradictory to the needs displayed in the Gaps Analysis.	Acquisition and Development of Non-Congregate Shelters	Accepted	N/A
Accessible Housing	Increase accessible housing for individuals with disabilities	Acquisition and Development of Affordable Rental Housing	Accepted	N/A
	Additional funding for rental assistance is needed	Tenant-Based Rental Assistance	Accepted	N/A
Other	Priorities should be TBRA for vacant units and outreach to get the hoards of mentally ill homeless persons out of places not meant for habitation. Like SEPTA stations and public park encampments (Franklin institute area).	Acquisition and Development of Affordable Rental Housing & Tenant-Based Rental Assistance	Accepted	N/A
	Seek specific goals around equity related housing issues for Black and Latinx folks, young people, and LGBTQ+ folks.	N/A	Consideration for Project Review Criteria	The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.



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2) Do you have thoughts or ideas related to the range of activities our community could undertake? (See page 22 of the allocation plan to reference)

Public Comment Themes	Suggested Activities	HOME-ARP Funding Category	Added to plan or Will be considered in project review criteria	If not added to plan, why?
Recovery Housing	<p>Prioritize recovery housing and needed supportive services to incentivize providers to create or expand recovery housing programs for those experiencing homelessness</p> <p>Including individuals in recovery as a qualifying population will help address the growing crisis of homelessness among people who are in recovery</p> <p>Recovery services: both new recovery housing, long-term recovery-focused options, and addiction treatment on demand</p>	<p>Supportive Services & Acquisition and Development of Non-Congregate Shelters</p> <p>N/A</p> <p>Supportive Services & Acquisition and Development of Non-Congregate Shelters</p>	<p>Consideration for Project Review Criteria</p> <p>Consideration for Project Review Criteria</p> <p>Consideration for Project Review Criteria</p>	<p>The City of Philadelphia, through the behavioral health system, has a comprehensive system to address people seeking recovery. In addition, the City will utilize additional funding and resources targeted specifically for this population for housing and services.</p> <p>The City of Philadelphia, through the behavioral health system, has a comprehensive system to address people seeking recovery. In addition, the City will utilize additional funding and resources targeted specifically for this population for housing and services.</p> <p>The City of Philadelphia, through the behavioral health system, has a comprehensive system to address people seeking recovery. In addition, the City will utilize additional funding and resources targeted specifically for this population for housing and services.</p>



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	Access and quality of behavioral health resources CSH offers these "Key Considerations in Budgeting for Supportive Services" to help people stabilize with complex challenges.	Supportive Services	Accepted	N/A
	Development of a Specific Program for Recruitment, Retention, and Support of Landlords Willing to Rent to Transition-Aged Youth	Supportive Services	Consideration for Project Review Criteria	The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.
Youth/Transition-Aged Youth (TAY)	4 Additional Youth Navigators and 1 Supervisor for Navigators	Supportive Services	Consideration for Project Review Criteria	The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.
	Provision of Funds for Rental Assistance and Costs Related to Acquiring and Maintaining Housing Programming	Tenant-Based Rental Assistance	Accepted	N/A



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	<p>Flexible Funds for Prevention Services and Supportive Services that are Critical to Housing Security</p> <p>Programming to Support Special Populations at Greatest Risk of Housing Instability</p> <p>Acquisition of Permanent Affordable Housing for TAY</p>	<p>Supportive Services</p> <p>Supportive Services</p> <p>Acquisition and Development of Affordable Rental Housing</p>	<p>Accepted</p> <p>Consideration for Project Review Criteria</p> <p>Consideration for Project Review Criteria</p>	<p>N/A</p> <p>The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.</p> <p>The City of Philadelphia is not establishing preferences among the qualifying populations for HOME-ARP projects and activities. Instead, our community will rely on our coordinated entry system as well as assessed community needs detailed in this plan. In addition, our community will comply with all fair housing, civil rights and discrimination requirements.</p>
<p>Other</p>	<p>Mental health Services</p> <p>Close racial disparities: Address disparate city response to addiction in communities of color</p>	<p>Supportive Services</p> <p>Non-profit Capacity Building</p>	<p>Accepted</p> <p>No</p>	<p>N/A</p> <p>We cannot prioritize specific by a single population due to remaining in compliance with all</p>



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				fair housing, civil rights and discrimination requirements. We will however establish equity goals.
<p>Unsheltered Homeless Population - will not be served by an increase in affordable housing unless there are more sheltered beds during the referral process. More than 5% must be devoted not just to converting shelter to non-congregate</p> <p>Affordable Housing: while the plans seeks to renovate vacant city-owned, PHA-owned, and private properties into housing, Define what affordable housing is and who is the target</p> <p>Non-congregate units: evidence shows that congregate settings provides community and supports in ways that non-congregate settings do not allow, as many chronically homeless need a de-escalation period before permanent supportive housing is even possible for their long-term stability</p> <p>Using ARP funds to provide a capitalized escrow account for a fixed supportive services fee per unit would ensure the most vulnerable residents receive the services needed to be successful and stable. HOME-ARP funds exceeded the 10% required by DHCD</p>	<p>Acquisition and Development of Non-Congregate Shelters</p> <p>Acquisition and Development of Affordable Rental Housing</p> <p>Acquisition and Development of Non-Congregate Shelters</p> <p>Acquisition and Development of Affordable Rental Housing</p>	<p>Accepted</p> <p>Accepted</p> <p>Consideration for Project Review Criteria</p> <p>Accepted</p>	<p>N/A</p> <p>N/A</p> <p>HOME-ARP funds cannot be used for congregate shelter</p> <p>N/A</p>	



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Appendix D: City of Philadelphia ordinances