



# Proposed Annual Action Plan



2025-2026



Department of Planning and Development  
**Housing and Community Development**  
CITY OF PHILADELPHIA

# Table of Contents

<b>Ordinance</b> .....	Ordinance
------------------------	-----------

## **Executive Summary**

AP-05 Executive Summary .....	1
-------------------------------	---

## **Process**

PR-05 Lead and Responsible Agencies .....	14
---	----

## **Action Plan**

AP-10 Consultation .....	15
AP-15 Expected Resources .....	41
AP-20 Annual Goals and Objectives .....	49
AP-35 Projects .....	70
AP-38 Projects Summary .....	72
AP-50 Geographic Distribution .....	107
AP-55 Affordable Housing .....	133
AP-60 Public Housing .....	134
AP-65 Homeless and Other Special Needs Activities .....	142
AP-70 HOPWA Goals .....	148
AP-75 Barriers to Affordable Housing .....	149
AP-85 Other Actions .....	150
AP-90 Program Specific Requirements .....	160

## **Appendix**

Income Guidelines .....	Appendix 169
Housing Production .....	Appendix 170
Targeted Neighborhood Commercial Areas (TNCAs) .....	Appendix 182
Selection Criteria for Rental and Special-Needs Projects .....	Appendix 183
Assessment of Fair Housing .....	Appendix 192
Tables of Fair Housing Goals and Priorities .....	Appendix 193
AFH Stakeholders .....	Appendix 205
Written Standards for Providing ESG Assistance .....	Appendix 207
Citizen Participation Plan .....	Appendix 212

# An Ordinance

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

---

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

### SECTION 1.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development (“HUD”) for a Community Development Block Grant (“CDBG”) in an amount of approximately \$44,267,048 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

### SECTION 2.

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

### SECTION 3.

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2025, transfer all unliquidated encumbrances and other available balances for Community Development Program Year L to Program Year LI. Further, any questioned cost items from Program Year L which are determined by HUD to be ineligible costs shall be transferred to Program Year LI, after such costs are removed. Program regulations governing such transferred funds shall be determined by HUD. The Director of Finance shall notify the Clerk of Council periodically concerning Program Year LI transfers.

#### SECTION 4.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to approximately \$11,306,026 under the HOME Investment Partnership program under Title II of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, as amended, to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

#### SECTION 5.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to approximately \$9,466,336 under the AIDS Housing Opportunity Act, 42 U.S.C. 12901 et seq., as amended, for a Housing Opportunities for Persons with AIDS (“HOPWA”) grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

#### SECTION 6.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to approximately \$3,893,362 under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, 42 U.S.C. § 11371 et seq., as amended, for an Emergency Solutions Grant (“ESG”), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

#### SECTION 7.

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Planning and Development is authorized to file shall be substantially in the form set forth in Exhibit “A” hereto and known as the *Annual Action Plan 2026 (“Plan”)*; and further, contain a provision stating that: “Seventy-five percent (75%) of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used exclusively for programmatic activities authorized by the Consolidated Plan, excluding operating costs, both program delivery and administration. No more than twenty-five percent (25%) of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used for operating costs, including program delivery and administration.” The Chief Clerk of the Council shall keep copies of Exhibit “A” on file and make them available for inspection and review by the public.

#### SECTION 8.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under Ordinance ii

the Act of April 12, 1956, P.L. 1449, as amended, to prevent and eliminate blight in an activity or activities as identified, determined and authorized by the *Annual Action Plan 2026* for housing and community development purposes in an amount not to exceed \$5,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

#### **SECTION 9.**

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

#### **SECTION 10.**

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania to obtain a grant or grants from the Keystone Communities Program including but not limited to the Elm Street Program; Façade and Planning; Public Improvement; and Accessible Housing Program grants administered by the Department of Community and Economic Development in an amount not to exceed \$1,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State's share of any expenditure found by the Commonwealth to be ineligible.

#### **SECTION 11.**

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

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

#### **SECTION 12.**

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

#### **SECTION 13.**

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

## Annual Action Plan

---





# AP-05 Executive Summary

---

## Introduction

The *2025-2026 Annual Action Plan* is prepared and administered by the Division of Housing and Community Development (DHCD; formerly the Office of Housing and Community Development). The *Annual Action Plan* is the City's application for federal funds from the U.S. Department of Housing and Urban Development (HUD) for four entitlement programs:

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

The *Annual Action Plan* outlines how the City intends to spend the federal funds it is requesting for that fiscal year. The City also includes other federal, state and local resources in its *Annual Action Plan* – including the Philadelphia Housing Trust Fund (HTF) and the Commonwealth of Pennsylvania's Keystone Communities program – that support housing and community and economic development activities. The *Annual Action Plan* outlines the expenditure of approximately \$317 million in federal, state and local funds for housing, community and economic development. The City's funding of housing programs will, as it has historically done, comprise more than 50% of its program funds.

The *Annual Action Plan* identifies four strategic objectives:

1. Prevent homelessness by keeping people in their homes
2. Increase affordable housing options
3. Strengthen communities, eliminate blight and support neighborhood planning
4. Create jobs by attracting and retaining businesses

By pursuing these strategic objectives, the City will provide decent, affordable housing, create suitable living environments, and create economic opportunity. The *Annual Action Plan* continues the work of the City's *CFY 2023-2027 Consolidated Plan*, taking a holistic approach to its goals of improving housing options, increasing access to opportunity, and creating strong neighborhoods. The City's *CFY 2023-2027 Consolidated Plan* is a five-year analysis that includes:

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

The *CFY 2023-2027 Consolidated Plan* and subsequent *Annual Action Plans* are informed by the City’s 2016 and **2022 Assessments of Fair Housing**. The *Consolidated Plan* also reflects the City’s 2018 “Housing for Equity” action plan (“Housing for Equity: An Action Plan for Philadelphia”). The “Housing for Equity” plan addresses homelessness and eviction; production and preservation; and affordable, workforce, and market-rate housing. It offers strategies to support Philadelphia’s continued growth in both jobs and population through the provision of housing that meets the needs of all its residents.

The *2025-2026 Annual Action Plan* also draws on the priorities and goals established by a new mayoral administration. Mayor Cherelle Parker took office in January of 2024, and DHCD works with administration officials to develop plans for achieving the Mayor’s vision for affordable housing in Philadelphia. In March 2025, the City released the *Proposed Housing Opportunities Made Easy (H.O.M.E.) Plan*, which introduced a strategy to create and preserve 30,000 homes for renters and homeowners. A final H.O.M.E. Plan was adopted in April 2025. A final H.O.M.E. Plan was adopted in April 2025.

---

## The Annual Action Plan Identifies Seven Core Goals

The 13 goals identified in section AP-20 are grouped into seven core goals in the City of Philadelphia.

---

### Create affordable homeowner and rental housing opportunities

---

Approximately 155,000 (50%) Philadelphia renters and 90,000 (26%) homeowners are cost burdened. To increase rental and homeownership housing options affordable to low-, moderate- and middle-income residents, the City and its partners will:

- Undertake neighborhood-based initiatives to produce affordable rental and special-needs housing
- Assist income-eligible homebuyers with closing costs
- The Turn The Key program offers newly-built homes on publicly-owned parcels to low- and moderate income first-time homebuyers.

Strategies outside the *Annual Action Plan* include increasing homeownership opportunities for Philadelphia Housing Authority (PHA) tenants, promoting private sector development through density bonuses for affordable units, identifying additional incentives for affordable housing developed through the private sector, and streamlining the process for conveying publicly owned land for development of affordable housing. These actions will help to support the creation of 30,000 units of housing in alignment with Mayor Parker’s vision.

---

## Preserve affordable homeowner and rental housing

---

Philadelphia's supply of affordable rental and homeowner housing is threatened by several factors. Philadelphia has very old housing stock and many low-income homeowners. As a result, many homeowners do not have the resources to maintain their homes. This threatens the housing supply with the potential loss of a unit and the homeowner with loss of a place to live.

To prevent the loss of housing due to deferred maintenance, the City will support:

- The Basic Systems Repair Program (BSRP) to provide free repairs to the electrical, plumbing and heating systems in owner-occupied homes
- The Heater Hotline to provide emergency heater repairs

All Low-Income Housing Tax Credit (LIHTC)-financed rental developments currently have a 40-year affordability period. However, many of those developments have reached a 15-year mark at which capital improvements are necessary for operations to continue. Others have reached or are nearing their previously assigned 30-year limit. To preserve these rental housing opportunities, DHCD will:

- Continue to implement an initiative to provide funding to keep units in existing tax credit developments affordable
- Publish and maintain a directory of affordable housing properties which shows the expiration dates of required affordability periods
- Explore new options to ensure long-term affordability and quality of publicly-supported affordable housing, such as funding supplemental energy efficiency and hazard mitigation improvements.

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

To address these issues DHCD will:

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

Preservation strategies beyond the scope of the *Annual Action Plan* include ensuring compliance with HUD regulations for Rental Assistance Demonstration conversions and exploring means to minimize displacement in appreciating markets.

---

## Reduce homelessness and expand special needs housing opportunities

---

The January 2024 Point-In-Time count identified 5,191 homeless persons, of which 4,215 were sheltered and 976 were unsheltered homeless persons. A five-year analysis (2020 – 2024) shows a 2% increase in the total number of unsheltered individuals in Philadelphia on a single night. Notably, there was a significant increase of 38% compared to the 2023 Point-in-Time Count. The overall unsheltered count of 976 is reflective of pre-pandemic numbers.

The number of families reported as sheltered on the night of each Point-in-Time Count has decreased by over 40% since 2018 through 2023, and from 2019 to 2023 Philadelphia's PIT Count found no families with children living in the streets. In 2023, we identified and reported 238 veterans experiencing homelessness on the night of the PIT count, which is a 51% increase from the number reported in 2022. Although trends for families and veterans reported were mixed, the 2023 PIT count shows an 11.6% decrease in the overall homeless population compared to 2022, including a 10.4% decrease in the unsheltered population. Though the numbers remain lower than pre-pandemic levels, there is still a pressing need to address street homelessness and increase affordable housing opportunities for individuals experiencing homelessness or imminently facing homelessness especially given inflation and cost of living increases.

More than 252,000 Philadelphians aged five or older identify as disabled. Disabled Philadelphians face the dual challenge of finding housing that is both accessible and affordable. To address the housing needs of the homeless and special needs populations, DHCD will:

- Provide rental assistance to households facing homelessness and special-needs households through a rapid re-housing program
- Provide rental assistance to people with HIV/AIDS using Housing Opportunities for Persons With Aids (HOPWA) funding
- Use Emergency Solutions Grant funding matched by City General Funds to provide emergency shelter, homelessness prevention services and rental assistance to households facing homelessness
- Allocate Philadelphia Housing Trust Fund and Neighborhood Preservation Initiative resources to the Adaptive Modifications Program (AMP), which makes accessibility improvements to enable people with disabilities to live more independently
- Continue its requirement that developments include units for people with disabilities, and that all new construction units be visitable if possible.

In addition to *Annual Action Plan* activities, the City will continue to address the needs of homeless and special needs persons through expanded efforts such as Rapid Re-housing placements and strengthened transition planning for youth.

---

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

---

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

- Neighborhood Advisory Committees help connect residents to housing and community development programs
- Housing Counseling Agencies that offer guidance regarding the specific needs of homeowners, tenants, senior citizens and people with disabilities
- Neighborhood Energy Centers that help residents reduce their utility bills and access utility assistance programs
- Capacity-building assistance (through the Philadelphia Association of CDCs) and technical assistance (through the Community Design Collaborative) to organizations working to improve low- and moderate-income communities
- The creation of a “One Front Door” portal that enables residents to apply for multiple home repair programs simultaneously.

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

Fair housing outreach, education and enforcement are critical elements of ensuring access to housing resources and programs. City-funded housing counseling agencies are a critical element of that strategy by providing anti-predatory lending, prepurchase and financial literacy counseling.

---

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

---

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

To promote increased economic opportunity, the City will:

- Use CDBG funds to support a variety of programs aimed at small businesses in neighborhood commercial corridors, including technical assistance to micro businesses, small business loans, business attraction and expansion activities and organizational capacity building
- Support job training and education for youth who have dropped out of high school

- Provide support to organizations that help eligible residents apply for the Earned Income Tax Credit
- Support returning citizens seeking to reintegrate into society by funding a Pennsylvania Horticultural Society (PHS) program that employs them to maintain vacant properties

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

---

### Strengthen community assets and manage vacant land

---

There are approximately 13,599 publicly or privately-owned vacant lots in Philadelphia based on the City's vacant land indicator and LandCare program data. Vacant lots blight neighborhoods, driving down property values. In contrast, studies show that maintained lots increase property values, improve resident health and reduce crime.

To bring these benefits to low- and moderate-income neighborhoods, the City will:

- Fund PHS to clean, green and maintain approximately 12,000 vacant lots using small contractors, neighborhood nonprofits and the local residents that they each hire
- Continue the work of the Philadelphia Land Bank, which returns vacant and tax delinquent land to productive use.

Outside of *Annual Action Plan* activities the City will focus on leveraging public and private investment to build upon existing assets – the people, amenities and services in neighborhoods across the city. The Parker Administration has created a Clean and Green Cabinet to organize City departments and other stakeholders around addressing quality-of-life problems and increasing the economic vitality of neighborhoods across the city.

In addition the City proposes to strengthen its partnership with the Community College of Philadelphia (CCP) to ensure that low-income students can attend CCP for free and receive the critical wraparound supports to help them succeed. The City will also continue to invest in parks, libraries and recreation centers to create amenity-rich neighborhoods that meet resident needs.

---

### Promote fair housing and access to opportunities

---

Fair housing and access to opportunity remain challenging, particularly for racial and ethnic minorities, those with limited English proficiency, families with children, people with special needs and other populations. To promote fair housing and access to opportunities, DHCD has created a Home Appraisal Equity unit which formalizes and builds upon the recommendations of the Home Appraisal Bias Task Force. In addition, the City proposes to:

- Assist the Philadelphia Human Relations Commission (PHRC) to secure Substantial Equivalency to be eligible for HUD funding to increase fair housing enforcement efforts.

The 13 *Annual Action Plan* Goals are:

- Goal 1: Develop Affordable Rental Housing
- Goal 2: Preserve Affordable Rental Housing
- Goal 3: Expand Affordable Homeownership Housing
- Goal 4: Preserve Affordable Homeownership Housing
- Goal 5: Expand Housing Opportunities and Services for Homeless and Special Needs Individuals
- Goal 6: Expand Accessible and Affordable Housing for Persons with Disabilities
- Goal 7: Expand Fair Housing Outreach, Education, and Enforcement Activities
- Goal 8: Expand Education, Employment and Self Sufficiency Opportunities
- Goal 9: Expand Support for Small Business Owners and Commercial Corridor Development
- Goal 10: Foster Open Access to All Housing and Community Resources and Programs
- Goal 11: Strengthen Community Assets and Manage Vacant Land
- Goal 12: Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability
- Goal 13: Effective Administration of Projects and Programs

---

### **HUD Objectives and Outcomes Identified in the *Plan***

The City's housing and community development needs were identified through a mix of publicly available data (e.g., Census, ACS, CHAS), extensive public engagement, research from the draft *2022 Assessment of Fair Housing (AFH)*, and findings from prior City plans, including the Housing Action Plan, the Philadelphia Land Bank Strategic Plan, and the Philadelphia City Planning Commission's District Plans.

The City identified the following Priority Needs in the *2023-2027 Consolidated Plan*:

1. Lack of New Affordable Housing
2. Loss of Affordable Housing Units
3. Shortage of Homeless and Special Needs Housing
4. Barriers preventing residents from connecting to housing and community development programs and services
5. Low job creation and retention, lack of goods and services, and low educational attainment
6. Lack of neighborhood stability and community amenities
7. Limited fair housing protections and access to opportunity

Goals and strategies have been developed to address these priority needs. The City and PHA worked with a diverse team of stakeholders in 2016 to identify *Assessment of Fair Housing (AFH)* goals to address barriers to affordable housing and access to opportunity. The draft 2022 AFH offers targeted recommendations for the City and its partners to incorporate into policies and programs based on a new cycle of community engagement, data analysis, and needs assessment. The City has developed goals and strategies that build upon

the 2016 AFH, incorporate the recommendations of the *draft 2022 AFH*, and affirm the need to strengthen successful strategies while fostering innovative approaches to addressing barriers to affordable housing.

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

1. Availability/Accessibility of Decent Housing
2. Affordability of Decent Housing
3. Sustainability of Decent Housing
4. Availability/Accessibility of Suitable Living Environments
5. Affordability of Suitable Living Environments
6. Sustainability of Suitable Living Environments
7. Availability/Accessibility of Economic Opportunity
8. Sustainability of Economic Opportunity

---

## Evaluation of past performance

---

In CDBG Year 49 ((7/01/23-6/30/24), the most recent year for which full data is available, the City substantially met or exceeded many annual goals and objectives. For the programs that exceptionally exceeded their goals, the City has increased these annual goals to determine the future program capacity more accurately. When evaluating programs that did not reach their targeted goals, decreased funding, changes to program activities, and adjustments to program reporting were the main reasons why a goal was not achieved.

---

## Summary of citizen participation process and consultation process

The development of the City's *Annual Action Plan* includes citizen participation from the very start. The first step in the process is a public hearing at which the public is invited to offer comment on the prior year's performance and to identify housing and community development needs. Those comments, along with the resources available, inform the City's *Annual Action Plan*.

DHCD prepares a *Proposed Annual Action Plan* and submits that Plan to City Council for consideration. Council holds a hearing on the *Proposed Annual Action Plan*, which is followed by a Council committee meeting to consider the *Plan* and make any amendments the committee deems appropriate. DHCD provides a period for public comment of not less than 30 calendar days for the *Annual Action Plan* following the publication of the *Proposed Plan(s)*. Comments offered during the comment period and at this hearing are incorporated into the Final *Annual Action Plan*. All of these opportunities for citizen participation are publicized on the DHCD website, through a mailing to DHCD's electronic mailing list, and through social media.



---

## Summary of public comments

---

DHCD receives public comments at two stages during the development of the *Annual Action Plan*.

Those testifying recognized limited resources, while emphasizing existing and increasing needs. Several speakers thanked DHCD for past support and outlined achievements that had been made possible with DHCD funding. Many participants referred to the ongoing challenges Philadelphia communities face due to increased housing costs and called on the City to continue developing programs to respond to these challenges.

---

## Summary of citizen participation process and how it impacted goal setting

---

On February 18, 2025, DHCD advertised that it would hold two public hearings to provide the residents of Philadelphia with an opportunity to comment on neighborhood housing and community development needs and the 2024 *Consolidated Annual Performance and Evaluation Report (CAPER)*. DHCD also advertised that it would accept comments through March 14, 2025. An in-person hearing was held on Tuesday, March 4th at DHCD's office, and a virtual hearing was held on Wednesday, March 5th. DHCD released the *Proposed Annual Action Plan* for public comment and also advertised that it would accept comments for 30 days from the date of the notice. The input provided at the hearings, as well as those in past years, has been incorporated into DHCD's goals, as evidenced by the number of participants whose testimony included acknowledgement of DHCD support.

---

## In-Person and Virtual CAPER and Needs Hearings on Tuesday, March 4th and Wednesday, March 5th

---

Those testifying called for DHCD to:

- Continue support for housing counseling services.
- Allocate at least \$11.5 million to support housing counseling agencies, representing approximately a 10% increase compared to the previous year.
- Invest in the Shallow Rent Subsidy Program by increasing funding to at least \$5.25 million per year so that an additional 800+ households in need can be served, and open eligibility to additional providers not currently participating in the program.
- Provide general operating support to CDCs by allocating \$7.5 million for FY26 to support the stability of the CDC sector through multi-year General Operating Support.
- Continue support of CDCs, particularly those that serve the Latino community.
- Increase the Philly First Home grant limit to \$15,000.
- Doubling the investment in the Targeted Housing Preservation Program to \$1 million.

- Allocate more funding to households at the lowest Area Median Income levels.
- Create a quick strike property acquisition fund to be managed by a Community Development Financial Institution with an initial \$4 million investment toward a \$20 million fund that would allow trusted non-profits to acquire properties quickly and strategically and cover predevelopment costs for affordable housing or community beneficial use.
- Implement reforms to the Land Bank, including urging the Administration to adopt the recommendations provided during the City Council Hearing on Land Bank Reform held on October 30th, 2024.
- Increase funding for Neighborhood Energy Centers, with a proposed funding adjustment of \$100,000.
- Reinstate federal HOME Funding for Homeownership Production to support home buyers between 50-80% AMI.
- Continue to support the Tangled Title Program, Save Your Home Philly Hotline and the Eviction Diversion Hotline, Eviction Prevention, Mortgage Foreclosure Diversion, Estate Planning, and the Rowhome Protection Project.
- Reassess the way homelessness is tracked and reported, particularly how it impacts youth, young adults, and families with children to measure housing demand with supply.
- Continue supporting homelessness prevention and diversion strategies that are demonstrating results.
- Commit to paying housing providers and CDCs on time for reimbursement contracts.
- Identify another location for Hand2Hand Farm in West Philadelphia. The current site has been repurposed for housing.
- Develop a strategic Plan of Action and increase transparency regarding the loss of funding through APR and CoC funding allocations for four programs.

---

### **In-Person and Virtual CAPER and Needs Hearing Participants, Tuesday, March 4th and Wednesday, March 5th**

---

- Steve Luxton, Energy Coordinating Agency (ECA)
- Kenneth Bigos, Affordable Housing Centers of America (AHCOPA)
- Carrie Rathman, Habitat for Humanity
- Jane Nylund, Philadelphia Legal Assistance (PLA)
- Catherine Anderson, Philadelphia Legal Assistance (PLA)
- Michael Froehlich, Community Legal Services (CLS)
- Stafanie Seldin, Rebuilding Together Philadelphia (RTP)

- Mike Jones, Philadelphia VIP
- William Gonzalez, Ceiba
- Abraham Reyes Pardo, Urban League of Philadelphia
- Michelle Lewis, Northwest Counseling Services, Inc (NWCS)
- Garrett O'Dwyer, Philadelphia Association of CDCs (PACDC)
- Jean Waites-Howard, Hand2Hand Farm
- Renee Cunningham, Center in the Park (CIP)
- Kevin Smith, 1260 Housing Development Corporation

---

### Summary of comments or views not accepted and the reasons for not accepting them

---

Comments fell into several basic categories. A large number expressed appreciation for DHCD support in the past and requested continued support in the future, and the substance of those requests is reflected in the *Annual Action Plan*. Comment areas that were not ultimately reflected in the *Annual Action Plan*, along with the DHCD response, are listed below.

- **Maintain or increase program support from Federal and State funds**

Since 2004, DHCD CDBG funding has been cut by approximately \$19.5 million, a reduction of roughly 31%. Program funding allocations reflect that reduced federal support while maintaining established programs and proven strategies to the extent possible. Similarly, State funding levels, which have also been reduced in recent years, are beyond the control of DHCD, and program allocations of State funds reflect DHCD priorities and strategies.

- **Increase in funding from the General Fund**

Philadelphia faces many competing needs and many other programs that could be considered underfunded. Accordingly, substantial increases in General Fund allocations are not realistic at this time.

- **Reallocation of funds from one program to another**

As noted earlier, DHCD's program funding allocations reflect the matching of available funding to established programs and proven strategies. The process of developing DHCD's funding allocations, which involved significant public input, included consideration of program tradeoffs.

- **Neighborhood- and organization-specific funding requests**

The vast majority of DHCD's funding decisions take place through a Request for Proposals process and not in response to specific requests made during the *Annual Action Plan* development process.

- **Increase funding available from Federal and local funding sources**

The decision as to how much revenue should be made available to a specific funding source, such as the Philadelphia Housing Trust Fund or HOPWA, is a legislative one that DHCD cannot make.

- **Add specific program initiatives**

DHCD has historically considered and implemented program changes related to changing conditions. For example, the Mortgage Foreclosure Prevention Program was a reaction to a spike in foreclosures, and since 2008 it has saved almost 16,000 homes from foreclosure. In addition, City Council created the Neighborhood Preservation Initiative in 2021 to support affordable housing and commercial revitalization programs in Philadelphia.

---

## Summary

---

Many Philadelphia neighborhoods lack not only quality affordable housing but also access to opportunities. The City of Philadelphia, in general and in its *Annual Action Plan*, takes a holistic approach to its goals of improving housing options, increasing access to opportunity and creating strong neighborhoods.

## PR-05 Lead and Responsible Agencies

**Agency/entity responsible for preparing the *Annual Action Plan* and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the *Annual Action Plan* and those responsible for administration of each grant program and funding source.

**Table 1: Responsible Agencies**

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

### ■ *Annual Action Plan* Public Contact Information

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

## AP-10 Consultation

---

### Introduction

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

DHCD expanded its consultation process when it updated its 2016 Assessment of Fair Housing (AFH). Building off its 2016 AFH survey, DHCD administered another citywide resident survey focusing on housing and neighborhood issues as part of its draft 2022 AFH. Similar to what was done in 2016, a series of discussions were held with community partners to collect feedback on fair housing priorities. Please refer to the Draft 2022 Assessment of Fair Housing for more detail about the survey and community engagement activities.

In addition, a stakeholder consultation process has been conducted as part of the development of the *Housing Opportunities Made Easy (H.O.M.E.) Plan*.

---

### Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

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

---

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

The City of Philadelphia's Office of Homeless Services (OHS) is the public agency charged with the policy, planning, and coordination of the City's efforts to make homelessness rare, brief, and non-recurring. OHS provides support, leadership, funding, coordination, and administration to the impressive network of organizations providing homeless services, legal assistance, housing, and physical and behavioral health services, as well as government entities, that comprise the Continuum of Care (CoC). OHS provides staff support to the CoC governing body, committees, and working groups. OHS is the CoC HMIS lead and serves as the Collaborative Applicant for CoC Program funds. As such, it is responsible for ensuring the CoC fulfills all the duties set forth in 24 CFR Part 578 and the Homeless Management Information System (HMIS) requirements as prescribed by the U.S. Department of Housing and Urban Development.

Participation in the Philadelphia CoC is open to all stakeholders interested in its mission of making homelessness rare, brief, and nonrecurring, including nonprofit homeless assistance providers, victim service providers, faith-based organizations, government agencies, businesses, advocates, public housing agencies, the school district, supportive service providers, hospitals, universities, affordable housing developers, law enforcement, and individuals currently or formerly experiencing homelessness. In compliance with the CoC Program interim rule, the CoC Board includes members who are elected by the community through a community election process and appointed by government agencies that service the homeless population. The board includes representatives with lived experiences of homelessness, as well as youths and members of underserved populations.

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

OHS is currently developing its community input process to start its new strategic planning process. The input process goal is to amplify the voices of the community and all who we serve so ensure we include their ideas and suggestions in the plan. The new plan will build off federal and local efforts to reduce the number of people experiencing homelessness, and based on community input, qualitative and quantitative data. We hope to have a new plan completed in 2025.

Following the creation of the RTH Board, six committees were established to accomplish the action steps identified. Four of the committees— the Service Provider Commission, the Young Adult Leadership Commission, the Racial Equity Committee, and the Lived Experience Commission—help provide a forum for the community to provide feedback and recommendations for system improvement. The other committees, the HUD Alignment Committee and CEA-BHRS Evaluation Committee, ensure that the homeless assistance system adheres to the performance standards and regulations and determine funding based on the strategic plan, HUD Alignment priorities informed by HUD, and the local community, which are approved by the CoC Board.

The Office of Homeless Services brought together public and private sector stakeholders to identify shared goals and actions for a plan to address the needs of individuals in Philadelphia who are experiencing homelessness during the COVID-19 Pandemic. These efforts are ongoing and the processes this team developed to react “on the ground” to prepare for, prevent, and respond to the COVID-19 pandemic will be use in a similar health crisis should occur in the future. Teams focused on chronically homeless individuals and families, along with unaccompanied youth, have continued to meet regularly to advance the work of improving coordination and collaboration and better serving the needs of those target populations.

Homeless services advance racial equity. They are essential for achieving our vision of being a City where all residents are safe, healthy, and have all basic needs met. Homelessness is overwhelmingly experienced by people who are Black or African American: 43% of the City’s people are Black while 78% of those who experience homelessness are Black.

Homelessness cannot be separated from deep and abiding racial inequity the roots of which lie in America’s history of racist laws and policies: enslavement, displacement, government sanctioned stealing of Black owned property, Jim Crow, redlining, housing discrimination and urban renewal that destroyed Black neighborhoods and stole Black wealth combined with an 80% reduction in federal investments in publicly supported housing.

Homeless services interrupt and reverse historic inequities. They are definitionally – and deliberately – antiracist. People who are housed have the basic necessary foundation for health, education, wealth, employment, family, and community.

To address the significant unmet need for affordable homes in Philadelphia, the Office of Homeless Services facilitated the creation the Landlord Cohort comprised of 12 City Offices, Departments, and Agencies that have aligned to build a centralized landlord network. The goal of this Cohort was to create a “One Stop Shop” to support property owners in becoming lessors to those relying on publicly supported rent with the greatest impact centering around the small to moderate size landlords, and property of color. The goal is to engage current and first-time landlords to increase the number in the private market willing, and able, to partner with the City to rent to Philadelphians with low-incomes through our various programs. The result of the Cohort’s efforts is the creation of “the Landlord Gateway” webpage that will be the “One Stop Shop” with all the information and resources a landlord might need with links to all the other City



webpages that they may need. It also will have pathways to follow depending on the landlord or prospective landlord may need. The creation of this centralized approach toward landlord engagement and education, will help landlords navigate multiple City departments, which can be overwhelming for small landlords. These landlords can be a valuable resource in creating new housing opportunities for our most at-risk populations. Aside from OHS, the Cohort Members are: Philly311, Office of Community Empowerment and Opportunity, DHCD, Department of Behavioral Health and Intellectual Disability Services (DBHIDS), Department of Human Services (DHS), Managing Director's Office (MDO), Licenses and Inspections (L&I), Commerce, Reentry Partnerships, Philadelphia Housing Authority (PHA), and School District of Philadelphia. The Office of Diversity, Equity and Inclusion is consulting to ensure all of our landlord business dealings are presented to the City's public in a fair, equitable, and inclusive way.

OHS will continue to refine and enhance our "Move On" strategies for people who have stabilized. HUD defines a "Move On" strategy as how participants who no longer require intensive services move from supportive housing to less intensive and service rich affordable options.

We envision a Philadelphia in which we are all invested in and committed to doing everything in our power to ensure that every person at risk of or experiencing homelessness has access to a holistic and coordinated system of housing and services delivered by caring, well-trained, and well-informed professionals striving to make homelessness rare, brief, and non-recurring in our great city.

---

### **Consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

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

Homeless Services prepares an annual plan to expend ESG funds in accordance with the Office's larger strategy. Making homelessness rare, brief, and non-recurring requires not only programs for short-term and supportive housing, but also a focus on emergency assistance and response, housing retention, homeless prevention, and rapid rehousing to provide cost-effective support, outreach, and assistance with avoiding extended experiences of homelessness. For this reason, in the *Consolidated Plan 2022-2026*, the ESG spending plan includes monies for homelessness prevention in addition to funding the operations of emergency shelters, for both singles and for families with children, and rapid rehousing activities. With

the allocations for prevention and rapid rehousing, Homeless Services will contract with service providers to offer housing stability case management, short-term and medium-term rental assistance, security and utility deposits, and/or payments for utility arrearages to enable moves into stable housing, for extremely low-income households at risk of homelessness or experiencing homelessness, respectively.

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

The CoC Board annually reviews and approves the HMIS Governance Charter and HMIS Data Quality, Security, and Privacy Plans. The Charter designates the Office of Homeless Services as the CoC's HMIS Lead Agency. Meaning it is responsible for conducting oversight of the HMIS, creating policies and procedures for its operation, ensuring consistent participation, executing a written Participation Agreement with each participating agency, monitoring and enforcing compliance with all requirements, and acting to maintain input of high-quality data.

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

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

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

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

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

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

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

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



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

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

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

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

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

48	<b>Agency/Group/Organization</b>	<b>Office of Homeless Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Other Government - County Other Government - Local Planning Organization Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth <i>Annual Action Plan</i> and Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
49	<b>Agency/Group/Organization</b>	<b>Homeless Advocacy Project</b>
	Agency/Group/Organization Type	Services - Homeless Legal Services
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
50	<b>Agency/Group/Organization</b>	<b>Homeless Assistance Fund, Inc.</b>
	Agency/Group/Organization Type	Services - Homeless Grant Program for Providers of Homeless Services
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

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

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



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

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

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

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

71	<b>Agency/Group/Organization</b>	<b>Women of Excellence</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
72	<b>Agency/Group/Organization</b>	<b>Youth Service, Inc./ Youth Emergency Service</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
73	<b>Agency/Group/Organization</b>	<b>Covenant House, PA</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Residential Programs
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
74	<b>Agency/Group/Organization</b>	<b>Public Interest Law Center</b>
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
75	<b>Agency/Group/Organization</b>	<b>Department of Behavioral Health and Intellectual disAbility Services</b>
	Agency/Group/Organization Type	Health Agency Services-Health
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

76	<b>Agency/Group/Organization</b>	<b>Department of Public Health</b>
	Agency/Group/Organization Type	Child Welfare Agency Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
77	<b>Agency/Group/Organization</b>	<b>Office of Sustainability</b>
	Agency/Group/Organization Type	Agency – Managing flood prone areas
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
78	<b>Agency/Group/Organization</b>	<b>Office of Information and Technology</b>
	Agency/Group/Organization Type	Services - Organizations engaged in narrowing the digital divide
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
79	<b>Agency/Group/Organization</b>	<b>Office of Emergency Management</b>
	Agency/Group/Organization Type	Agency – Emergency Management
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

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

The following agency types of the options provided by HUD were not consulted:

- **Services** - Broadband internet service providers: Broadband internet service providers were consulted in the development of the City's Digital Equity Plan, published by the Office of Information and Technology in January 2022. The findings of the Digital Equity Plan were incorporated into Section MA-60 of the *2022-2026 Consolidated Plan*.

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

**Table 3: Other Planning Efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Philadelphia Office of Homeless Services	Philadelphia CoC works to coordinate and implement a system that prevents and eradicates homelessness throughout Philadelphia, Pennsylvania. It is a broad-based coalition of mostly nonprofit homeless housing and service providers, consumers, advocates, city, state and federal governmental representatives, and community stakeholders, who all work collaboratively to shape citywide planning and decision-making. With the support of the Office of Homeless Services efforts to provide leadership, coordination, planning and mobilization of resources to make homelessness rare, brief and non-recurring for the City of Philadelphia, the CoC is working to align with HUD priorities of having a systemic response to homelessness that uses a Housing First approach. This approach, based on the assessment of individual housing needs and the lightest touch intervention, overlaps with the Consolidated Plan and Annual Action Plan goal of preventing homelessness by keeping people housed.
Assessment of Fair Housing	City of Philadelphia DHCD and PHA	Many of the AFH goals and strategies will inform the <i>Annual Action Plan</i>
HIV Housing Advisory Committee	City of Philadelphia DHCD	DHCD conducts bi-monthly HIV/AIDS Housing Advisory Committee Meetings to report on current housing issues, housing needs and unmet needs, and others issues related to Housing For Persons Living With AIDS (HOPWA).
Housing for Equity: An Action Plan for Philadelphia	City of Philadelphia Department of Planning and Development	The Housing Action Plan addresses homelessness and eviction, production and preservation, affordable, workforce and market-rate housing with goals set for a period of 10 years.
Roadmap to Homes	City of Philadelphia Office of Homeless Services	Roadmap to Homes has three major goals: making homelessness rare, brief, and non-recurring. These goals align with several Strategic Plan goals related to housing stability and homelessness prevention.
HOME-ARP Allocation Plan	City of Philadelphia Office of Homeless Services	The City was allocated approximately \$42 Million in HOME-ARP funds to provide long-term housing and services for those experiencing homelessness. The Office of Homeless Services developed the HOME-ARP Allocation Plan to outline the proposed use of funds.
CDBG-DR Action Plan	City of Philadelphia Office of the Director of Finance	The City was allocated approximately \$163 Million in CDBG-DR funds to support recovery and mitigation efforts in the aftermath of Hurricane Ida. The CDBG-DR Action Plan outlines unmet needs and a proposed use of funding for housing, infrastructure, economic revitalization, and hazard mitigation.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Opportunities Made Easy (H.O.M.E. Plan)	City of Philadelphia, DHCD	This Proposed H.O.M.E. Plan (Proposed Plan) is the roadmap to realize the vision of quality housing for everyone. It is a values-based, data-driven strategy that is aspirational, rooted in action, and supported by a mandate from the Mayor for the public sector to make housing a priority, and to encourage a partnership between the private, nonprofit, and philanthropic sectors. Actions outlined in the H.O.M.E. Plan aim to make a significant investment in housing to produce and preserve 30,000 housing units over a period of four years.

### **Cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Annual Action Plan**

The City of Philadelphia posted the *Proposed Annual Action Plan* to DHCD's website where it was open to comment from neighboring municipalities and counties, as well as the region's Metropolitan Planning Organization and the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED).

The City also works with the surrounding counties on the allocation of HOPWA funds. It is the grantee for the metropolitan region that includes Delaware and Philadelphia counties. Additionally, the following organizations receive funds to provide HOPWA rental assistance, supportive services, and permanent housing placement to residents with HIV/AIDS: Family Services of Chester County, Family Service Association of Bucks County, Family Services of Montgomery County.



# AP-15 Expected Resources

## Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during 2025-26, including potential Section 108 loans for economic development. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities Program and will assist in the allocation of Neighborhood Preservation Initiative funding.

**Table 4: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year Four				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Administration and Planning Development Housing Public Improvements Public Services	44,267,048	4,819,000	1,885,000	50,971,048	47,289,915	CDBG funds support home repair, housing counseling, neighborhood economic development, education, and community improvement projects and programs
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	11,306,026	0	0	11,306,026	17,058,432	HOME funds support affordable rental/special needs housing production; and tenant-based rental assistance to prevent homelessness
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	9,466,336	0	610,919	10,077,255	15,934,277	The HOPWA program will fund programs and services specifically for persons with HIV/AIDS, including Tenant-Based Rental Assistance, housing counseling and supportive services
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services Transitional housing	3,893,362	0	0	3,893,362	3,642,700	ESG funding will support Rapid Re-housing, Emergency Shelters Data/HMIS Systems, and a range of other Homeless Prevention programs
Housing Trust Fund-RF	public - local	Homeowner rehab Multifamily rental rehab Homeless Prevention	17,075,000	0	0	17,075,000	14,925,000	Housing Trust Fund Recording Fee earnings will be used to support affordable rental preservation projects; homeowner preservation and homeless prevention activities
Housing Trust Fund-GF	public - local	Multifamily rental new construction Multifamily rental rehab Other	33,265,000	0	0	33,265,000	25,183,000	Housing Trust Fund-New earnings will be used to support affordable rental production and preservation projects; Housing counseling activities and tangled title assistance.
Neighborhood Preservation Initiative	public - local	Multifamily rental new construction Multifamily rental rehab Homeowner rehab Homeless Prevention	0	0	0	0	135,650,000	Neighborhood Preservation Initiative funds will be used to support affordable rental production and preservation projects; housing counseling activities and tangled title assistance; rental assistance; closing costs/down payment/seller assistance; and business assistance
H.O.M.E. Bond	public - local	Multifamily rental new construction Multifamily rental rehab Homeowner rehab Downpayment Assistance Other	113,035,088	0	0	113,035,088	686,964,912	H.O.M.E. Plan Bond funds will be used to support affordable rental production and preservation projects; home repair and tangled title assistance; rental assistance; closing costs/downpayment/seller assistance; and other programs. Additional H.O.M.E. Bond funds support services outside of the scope of this Plan.
Other	public - local	Other Foreclosure Prevention Vacant land management ESG Match	18,953,000	0	0	18,953,000	1,225,000	Local funds are used to support foreclosure prevention, vacant land management through PHS and ESG match funding

---

## Leveraging additional resources (private, state and local funds) and satisfying matching requirements

DHCD anticipates using federal funds to leverage additional resources for housing activities from a variety of sources including:

- Pennsylvania Housing Finance Agency's (PHFA) Low Income Housing Tax Credit program:
- Private mortgage lending.

The City's use of federal HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by DHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match. Matching funds for ESG are provided by City General Fund dollars.

---

## Using publicly owned land or property to address the needs identified in the *Plan*

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

The City of Philadelphia frequently makes publicly owned land available to nonprofit and for-profit developers at nominal or reduced cost when the proposed development includes housing affordable to low-, moderate- and middle-income households.

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

---

## Anticipated budgetary resources

DHCD anticipates receiving federal, state and program income budgetary resources during 2024-25, including potential Section 108 loans for economic development. In addition, DHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low Income Housing Tax Credit program, private foundations and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program and will assist in the allocation of Neighborhood Preservation Initiative funding.

---

## Community Development Block Grant

---

Typically, the largest source of funding for the City's housing and community development program is derived from the federal Community Development Block Grant (CDBG), an entitlement program. Each year, the City receives notification of its funding allocation and produces the Annual Action Plan to receive funding.

CDBG funds are used to support a wide range of activities, including vacant structure rehabilitation, occupied housing preservation, planning and neighborhood economic development activities. CDBG funds must be used for activities that benefit low- and moderate-income persons. In order to be supported with CDBG funds, an activity must meet the eligibility and fundability requirements of HUD. In addition, other requirements must be met, including environmental review and clearance, Minority/Women/Disabled Business Enterprise (MBE/WBE/DSBE) and Section 3 requirements.

### ■ Prior Years Resources

Unspent funds from the prior year will be allocated to projects and activities in CFY 2026.

---

## Federal HOME Funds

---

The HOME Investment Partnership Program (HOME) implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program. The proposed HOME activities do not include other forms of investment as described by 2.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds. The City does not use HOME funds for the development of homeownership units.

### ■ HOME Matching Requirements

HUD regulations require that matching funds be provided in order to access the federal HOME funds. While Philadelphia's match requirement has been reduced because the City is considered to be fiscally distressed, since FFY '93 the City has had to provide a 12.5% match for the HOME funding. The City's use of HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by DHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match.

### ■ HOME-ARP

HOME-ARP is a new program created by the federal government's American Rescue Plan in 2023 to support equitable recovery for homeless assistance systems. Philadelphia has received \$42,007,561 to provide long-term housing and services for those experiencing homelessness. DHCD will assign the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

## Federal HOPWA Funds

The Housing Opportunities for Persons with AIDS (HOPWA) program is an important housing assistance and supportive services program for people with HIV/AIDS. The City of Philadelphia is the grantee for Philadelphia and Delaware counties, and under a separate agreement with HUD, is now grantee for the Bensalem Township for HOPWA which includes Bucks, Chester and Montgomery counties. In these regions, HOPWA funds are used to assist people or families experiencing homelessness or instability in their housing. In Philadelphia the referral of new clients into the rental assistance program is managed by the City's Coordinated Entry for the homeless, and in Delaware County, Bucks, Chester and Montgomery counties, this process is managed through other local entities. The priority for housing assistance is to serve homeless clients disabled with HIV/AIDS in Philadelphia, and in the other counties, to serve people with HIV/AIDS with housing insecurity. HOPWA funding shall primarily be used to support tenant-based rental assistance, but shall also be used to support two programs that provide leased units to people disabled with HIV/AIDS. Finally, supportive services associated with housing, and Short-Term Rental, Mortgage and Utility Assistance (STRMU) shall also be funded in 2025-26. AP-70 indicates the HOPWA Goals for the year.

### ■ Prior Years Resources

Unspent funds from the prior year will be allocated to projects and activities in CFY 2026

## Federal Emergency Solutions Grant Funds

Emergency Solutions Grant funds have long supported the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually; supported the City's Rapid Re-housing activities; and provide resources to support the Homeless Management Information System (HMIS) as well as data collection and analysis.

In 2025-26, funding will continue to support Rapid Re-housing, Emergency Shelters, Data/HMIS Systems, and a range of other Homelessness Prevention programs.

Program	ESG FY 26
Prevention	\$1,286,857
Emergency Housing	\$2,316,913
HMIS	\$142,667
Administration	\$146,925
Total	\$3,891,362

HUD requires that the City apply for ESG funds through the *Annual Action Plan*. In 2025-26, DHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

In addition to the federal allocation of ESG funding that is awarded to Philadelphia County, the City is also afforded an annual opportunity to compete for ESG funding that is awarded to the Commonwealth and administered by the Department of Community and Economic Development. Homeless Services serves as the local applicant for those funds.

## ■ ESG Matching Requirements

Matching funds are provided by City General Fund dollars. Please note: ESG-CV Grant does not require a funding match.

---

## Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care (CoC) Funds have been awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Collaborative Applicant for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. In 2024-25, Philadelphia county will receive approximately \$40 million in CoC Program renewal funds, of which the City of Philadelphia expects to receive \$10,258,617 to support projects supporting safe haven services, rapid re-housing, transitional and permanent supportive housing, the Homeless Management Information System (HMIS), and CoC Planning. These funds are utilized for activities related to capital costs, leasing, rental assistance, supportive services, operating costs, HMIS, and administrative expenses.

The Continuum of Care renewal process includes a local competitive ranking process that ensures thorough, non-biased review of all projects requesting renewal funding to guarantee that they continue to meet a need and to measure performance against national & local standards for: utilization rates, housing stability/exiting participants to permanent housing, residence prior to entry/participant eligibility, increased participant income, participants connected to mainstream benefits, grant expenditures, and unresolved HUD monitoring issues. Renewal projects must describe their plans to improve performance if not meeting standards. Project ranking for the CoC Consolidated Application is based largely on performance criteria.

Both the City and nonprofit organizations are awarded funding and execute grant agreements directly with HUD for CoC Program-funded projects in renewal status. The City is the direct recipient of CoC Program grant funds for the operating costs and supportive services of Permanent Supportive Housing, HMIS, and CoC Planning. Using those funds, Homeless Services oversees rental assistance projects through contracts with nonprofit sponsors; conducts HQS inspections through an Inspections Unit housed at Homeless Services; and monitors programs.

---

## Federal Community Development Block Grant – Disaster Recovery Funds

The U.S. Department of Housing and Urban Development (HUD) has allocated the City of Philadelphia a total of \$163,204,000 in funding to support long-term recovery efforts following the remnants of Hurricane Ida (Hurricane Ida) and Disaster Declaration FEMA 4618-DR. Community Development Block Grant - Disaster Recovery (CDBG-DR) funding is designed to address needs that remain after all other assistance has been exhausted.

---

## City Bond Financing

---

City Bond Financing supports business loan programs and other activities.

---

## Philadelphia Housing Trust Fund

---

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). There are two ways in which HTF funding is categorized: HTF-RF (Recording Fee), and HTF-GF (General Fund). HTF-RF provides a sustainable funding stream by dedicating a portion of document recording fees for affordable housing. HTF-GF includes a portion of the City's General Fund – 0.5% – which is dedicated to Housing Trust Fund activities. The creation of the HTF required state enabling legislation, City Council ordinances, and Mayor's Executive Orders.

The ordinance that created the HTF included specific requirements for the expenditure of funds. Half of the funds are targeted to very low-income families and individuals earning at or below 30% of Area Median Income (AMI) and half are targeted to low- and moderate-income households earning between 30% and 115% of AMI. The HTF also addresses a variety of housing needs with at least half of its funds producing new or substantially rehabilitated homes and the rest supporting housing preservation, home repair and homelessness prevention. An Oversight Board appointed by the Mayor and comprised of public officials and community representatives recommends policies on fund allocation and HTF implementation. DHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Annual Action Plan*.

---

## Commonwealth of Pennsylvania Funds

---

Philadelphia will apply for funding in 2025-26 through the DCED Keystone Communities program. Keystone Communities funding includes support for adaptive modifications, façade improvements, commercial corridor support and other programs.

---

## Section 108 Loan Program

---

Under the Section 108 Loan Program, the City is allowed to borrow funds against future CDBG entitlements. Although this activity is expected to be self-sustaining for economic development ventures (as private-developer debt-service payments repay the City for Section 108 Loan obligations), future CDBG entitlements and additional security as required by HUD are used to guarantee all Section 108 loans. Any use of future CDBG funds for economic development projects will reduce CDBG funds allocated to economic development activities in an amount equal to the amount for the years affected.

In 2023-24 no Section 108 loans will be sought for housing development activities. The 2023-24 Section 108 loan for economic development may support a loan pool to make loans available for commercial and industrial lending throughout the city. The loans would be used to support an array of development

needs including but not limited to site acquisition, site preparation, construction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs.

The Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. In the past, the City used the Section 108 Loan Program to provide debt financing for economic development ventures and to support specific affordable housing ventures. Economic development funding was encumbered to DHCD and administered by DHCD, the Commerce Department, or PIDC. The economic development loans were used to support an array of development needs including acquisition, site preparation, construction, reconstruction, machinery and equipment acquisition, infrastructure improvements and related project costs.

---

### PHA Housing Choice Voucher Program

---

One of the largest sources of federal funds available for housing and community development in the City of Philadelphia is the Housing Choice Voucher Program (HCV) operated by the Philadelphia Housing Authority (PHA). The HCV budget frequently totals more than \$150 million. Since PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the HCV for other purposes, such as building new affordable housing, and providing training for low-income clients to help them up and out of subsidized housing, as well as for the traditional Housing Choice Voucher rental assistance program. PHA's MTW status has been extended until 2028.

---

### City of Philadelphia General Funds

---

Historically, DHCD has received very limited resources from the City's General Fund, which consists of local tax dollars that support city services. In 2025-26 DHCD expects to use General Funds in support of vacant land management, foreclosure prevention, and the Storefront Improvement Program. Homeless Services expects to receive approximately \$80 million in General Funds to support its homeless programs and activities in 2025-26.

---

### Neighborhood Preservation Initiative Bond Funding

---

The Neighborhood Preservation Initiative (NPI) is a \$400 million bond program approved by City Council in May 2021. The goal of NPI is to promote the health, welfare, and safety of residents of Philadelphia through the creation, expansion, implementation, and funding of housing programs to produce, maintain, and stabilize the City's housing inventory for the benefit of the residents of Philadelphia. Additionally, NPI will support the creation and expansion of programs for commercial corridors and will address infrastructure needs of neighborhoods.

Note: additional NPI funds support services outside of the scope of this *Plan*.

---

## Housing Opportunities Made Easy (H.O.M.E.) Bond Funding

---

On March 24, 2025, Mayor Cherelle L. Parker announced the release of her proposed Housing Opportunities Made Easy (H.O.M.E.) Plan. The Plan outlines how \$800 Million in bond proceeds will 1) increase capacity for existing essential programs and 2) finance new programs for additional opportunities. Bond-funded programs will increase the production, preservation, incentive and stabilization investments in our housing stock and serve Philadelphia households across all income bands.

---

## Annual Operating Costs

---

Last year's 2024-25 *Annual Action Plan* showed budget amounts for Annual Operating Costs of approximately \$33.4 million. Annual Operating Costs include both Program Delivery costs and General Administration costs. Program Delivery costs are personnel and other costs directly related to the implementation of program activities. Additionally, these costs are CDBG-eligible. General Administration costs include program planning, management, coordination, monitoring and evaluation, and public information.



## Schedule A: Year 51 Economic Development Activities (In Thousands)

### CDBG Year 51 Fiscal Year 2026

	CDBG	State	NPI	Other	Total
<b>Business Assistance</b>					
Business Loan Programs	2,000			15,650	17,650
Section 108 Loan Program (PIDC)				20,000	20,000
Technical Assistance to Small Businesses	1,928			2,500	4,428
Storefront Improvement Program & Targeted Block Façades		175		2,000	2,175
Business Attraction & Expansion				2,000	2,000
<i>Subtotal: Business Assistance</i>	<i>3,928</i>	<i>175</i>	<i>0</i>	<i>42,150</i>	<i>46,253</i>
<b>Community-Based Organization Assistance</b>					
PIDC Neighborhood Development Fund	2,000				2,000
Commercial Oriented Real Estate Grants	3,300			700	4,000
Targeted Corridor Revitalization Management Program	1,605			500	2,105
Capacity-Building Assistance	150				150
CDC Tax Credit Program				3,550	3,550
<i>Subtotal: Community-Based Organization Assistance</i>	<i>7,055</i>		<i>0</i>	<i>4,750</i>	<i>11,805</i>
<b>Employment Services and Training</b>					
YouthBuild Philadelphia	300				300
<i>Subtotal: Employment Services &amp; Training</i>	<i>300</i>				<i>300</i>
<b>Annual Operating Costs</b>					
Commerce/Program Delivery	1,490				1,490
PIDC/Program Delivery	419				419
Commerce/General Administration	2,055				2,055
<i>Subtotal: Annual Operating Costs</i>	<i>3,964</i>				<i>3,964</i>
<b>Grand Total: Economic Development</b>	<b>15,247</b>	<b>175</b>	<b>0</b>	<b>46,900</b>	<b>62,322</b>

---

**Schedule B: Year 51 State Resources**  
(In Thousands)

---

**CDBG Year 51  
Fiscal Year 2026**

		State-DCED
<b>Community Economic Development</b>		
<b>Business Assistance</b>		
Storefront Improvement Program & Targeted Block Façades		175
<b>Grand Total: State Resources</b>		<b>175</b>

## Schedule C: Year 51 Other Resources

(In Thousands)

### CDBG Year 51 Fiscal Year 2026

	General Fund	Other Private	Section 108	Total
<b>Housing Preservation</b>				
<b>Housing Counseling</b>				
Housing Counseling and Foreclosure/Eviction Prevention	4,470			4,470
<b>Homeless &amp; Special-Needs Housing</b>				
Emergency Solutions Grant	3,893			3,893
<b>Vacant Land Management &amp; Community Improvement</b>				
Vacant Land Management	2,890			2,890
<b>Community Economic Development</b>				
<b>A. Business Assistance</b>				
1. Business Loan Programs		15,650		15,650
2. Section 108 Loan Program (PIDC)			20,000	20,000
3. Technical Assistance to Small Businesses	2,500			2,500
4. Storefront Improvement Program & Targeted Block Façades	2,000			2,000
5. Business Attraction and Expansion	2,000			2,000
<b>B. Community-Economic Development by CDCs</b>				
1. Targeted Corridor Revitalization Management Program	500			500
2. CDC Tax Credit Program		3,550		3,550
3. Commercial Oriented Real Estate Grants (f/k/a Neighborhood Development Grants)	700			700
<b>Grand Total: Other Resources</b>	<b>18,953</b>	<b>19,200</b>	<b>20,000</b>	<b>58,153</b>

## Schedule D: Year 51 Housing Trust Fund Resources (In Thousands)

### CDBG Year 51 Fiscal Year 2026

	HTF -RF (Recording Fee) Total	HTF-GF (General Fund) Total
<b>Affordable Housing Production and Preservation</b>		
<b>A. Affordable Rental Housing</b>		
1. Neighborhood-Based Rental Production		3,571
2. Neighborhood-Based Rental Preservation	2,530	208
<b>B. Home Repair and Weatherization Programs</b>		
1. Heater Hotline - PHDC/ECA	1,000	
2. Basic Systems Repair Program	1,551	1,000
3. Targeted Preservation	500	
<b>Tenant and Homeowner Assistance</b>		
<b>A. Housing Counseling</b>		
1. Housing Counseling and Foreclosure/Eviction Prevention	2,075	5,380
2. Vacancy Prevention and Tangled Title Program	100	500
3. Urban Affairs Coalition	60	
<b>B. Direct Assistance</b>		
1. Mortgage Assistance	750	
2. Rental Assistance	2,659	15,000
3. Utilities Assistance	1,070	
<b>Homeless &amp; Special-Needs Housing</b>		
<b>A. Adaptive Modifications Program</b>	1,355	
<b>B. Homelessness Prevention Program</b>	1,000	
<b>Community Planning and Capacity Building</b>		
<b>A. Neighborhood Advisory Committees</b>		3,500
<b>B. Capacity Building Assistance</b>		
1. Philadelphia Association of CDCs	25	
2. LISC - Recoverable Grants		170
<b>Annual Operating Costs</b>		
<b>A. Program Delivery</b>		
1. PHDC	1,125	
<b>B. General Administration</b>		
1. DHCD	850	2,300
2. Unallocated	425	1,636
<b>Grand Total: HTF Resources</b>	<b>17,075</b>	<b>33,265</b>

## Schedule E: CDBG Year 51 Administrative Cost Limitation (In Thousands)

### CDBG Year 51 Fiscal Year 2026

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	44,267	
Projected Program Income	4,819	
<b>Total: Resource Base</b>	<b>49,086</b>	
<b>B. Administrative Limitation (20%)</b>		<b>9,817</b>
<b>C. Administrative Budget</b>		
<b>Housing Agencies</b>		
DHCD	4,574	
PHDC	2,272	
Support Services & Project Planning	85	
<b>Economic Development</b>		
Commerce	2,150	
Nonprofit Subrecipients	100	
<b>General Service Departments</b>		
Law	362	
City Planning	274	
<b>Total: Administrative Budget</b>		<b>9,817</b>
<b>D. Administrative Allowance (B-C)</b>		<b>0</b>

**Schedule F: CDBG Year 51 Community Economic Development by CDCs**  
**(Pursuant to Council Bill #000716)**  
**(In Thousands)**

**CDBG Year 51**  
**Fiscal Year 2026**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	44,267	
Projected Program Income	4,819	
<b>Total: Resource Base</b>	<b>49,086</b>	
<b>B. CDC Economic Development Requirement (5%)</b>		<b>2,454</b>
<b>C. CDC Economic Development Budget</b>		
<b>Community-Based Organization Assistance</b>		
a. PIDC Neighborhood Development Fund	2,000	
b. Commercial Oriented Real Estate Grants (f/k/a Neighborhood Development Grants)	3,300	
Targeted Corridor Revitalization Management Program	1,605	
Capacity-Building Assistance for CDCs	150	
<i>Subtotal: Community-Based Organization Assistance</i>	<i>7,055</i>	
<b>Total: CDC Community Economic Development</b>		<b>7,055</b>
<b>D. Amount In Excess of Requirement (C-B)</b>		<b>4,601</b>

**Schedule G: CDBG Year 51 Public Service Cap**  
(In Thousands)

**CDBG Year 51  
Fiscal Year 2026**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	44,267	
Projected Year 48 Program Income	4,819	
<b>Total: Resource Base</b>	<b>49,086</b>	
<b>B. Public Service Cap (15%)</b>		<b>7,363</b>
<b>C. Public Service</b>		
Housing Counseling and Foreclosure/Eviction Prevention	2,543	
Vacancy Prevention Activities	100	
Earned Income Tax Credit	48	
Energy Coordinating Agency (ECA)	572	
YouthBuild Philadelphia	300	
<i>Subtotal: Public Service</i>	<i>3,563</i>	
<b>Total: Public Service</b>		<b>3,563</b>
<b>D. Public Service Allowance (B-C)</b>		<b>3,800</b>

## Schedule H: ESG Year 51 Street Outreach & Emergency Shelter Cap (In Thousands)

### ESG Year 51 Fiscal Year 2026

	ESG	
<b>A. Resource Base</b>		
ESG Entitlement	3,893	
<b>Total: Resource Base</b>	<b>3,893</b>	
<b>B. Street Outreach &amp; Emergency Shelter Cap (60%)</b>		<b>2,336</b>
<b>C. Street Outreach &amp; Emergency Shelter</b>		
Street Outreach	0	
Emergency Shelter	2,317	
<i>Subtotal: Street Outreach and Emergency Shelter</i>	<i>2,317</i>	
<b>Total: Street Outreach &amp; Emergency Shelter</b>		<b>2,317</b>
<b>D. Street Outreach &amp; Emergency Shelter Allowance (B-C)</b>		<b>19</b>



## Resource Comparison (In Thousands)

	CDBG Year 50 City FY 2025		CDBG Year 51 City FY 2026		Increase (Decrease)	
Resources Part I a						
A. CDBG						
1. Entitlement	44,299		44,267		-32	
2. Prior Years’ Reprogrammed Funds	1,185		1,500		315	
3. Reprogrammed—Economic Development	0		385		385	
4. Program Income						
DHCD					0	
PHDC	2,500		400		-2,100	
PIDC	4,919		4,419		-500	
Subtotal: CDBG	52,903		50,671		-1,932	
B. HOME						
1. Federal—Direct Allocation	11,263		11,306		43	
Subtotal: HOME	11,263		11,306		43	
C. Other Federal						
1. Emergency Solutions Grant	3,862		3,893		31	
2. HOPWA Philadelphia	9,560		9,466		-94	
3. HOPWA Bensalem Township	0				0	
4. HOPWA Prior Year’s Reprogrammed Funds			611		611	
Subtotal: Other Federal	13,422		13,970		548	
D. Commonwealth of Pennsylvania						
1. Keystone Communities Program						
(a) Neighborhood Development					0	
(b) Economic Development	175		175		0	
(c) Accessible Housing Program					0	
Subtotal: Commonwealth of PA	175		175		0	
Subtotal: Resources Part I	77,763		76,422		-1,341	
Resources Part II a						
E. Other Resources						
1. City General Funds	15,989		18,953		2,964	
2. Small Business Loan Guarantee Pool (PIDC)	15,650		15,650		0	
3. Economic Development (Section 108 Loan)	20,000		20,000		0	
4. CDC Tax Credits	3,550		3,550		0	
5. Neighborhood Preservation Initiative (NPI)	136,800		0		-136,800	
6. H.O.M.E. Bond	0		113,035		113,035	
7. Housing Trust Fund (HTF)						
(a) HTF-RF	15,482		17,075		1,593	
(b) HTF-Reprogrammed	518		0		518	
(c) HTF-GF	31,007		33,265		2,258	
Subtotal: Resources Part II	238,996		221,528		-17,468	
Grand Total Resources	316,759		297,950		-18,809	

a Resources contained in PART I of the schedule are able to be accessed by the Division of Housing and Community Development by presenting an acceptable application to HUD, DPW and DCED. Resources in PART II are dependent upon the actions of other governmental units and may not be available in CDBG Year 51.

CDBG Year 50 City Fiscal Year 2025												CDBG Year 51 City Fiscal Year 2026											
(in Thousands)																							
CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	Other	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond	Other	Total			
Affordable Housing Production																							
A. Affordable Rental Housing																							
1. Neighborhood-Based Rental Production	6,963			3,571	3,571		22,885		33,419		6,963				3,571			10,885		21,419			
2. Development Financing for Homeless & Special-Needs Housing	0							0	0		0									0			
3. Neighborhood-Based Rental Preservation (incl. acq)	1,107			2,530	309		40,765		44,711		1,100			2,530	208			38,000		41,838			
4. Affordable Housing Production and Preservation (incl. acq)									0											0			
Subtotal: Affordable Rental Housing	0	8,070	0	0	2,530	3,880	0	63,650	0	78,130	0	8,063	0	2,530	4,779	0	0	48,885	0	63,257			
B. Home Repair & Weatherization Programs																							
1. Heater Hotline - PHDC/ECA				1,000					1,000					1,000						1,000			
2. Weatherization & Basic Systems Repair Programs - BSRP	13,906			551			18,000		32,457	11,906				1,551	1,000			9,000		23,457			
- Targeted Preservation				500					500					500						500			
3. Energy Coordinating Agency	572								572	572										572			
Subtotal: Home Repairs & Weatherization	14,478	0	0	2,051	0	0	18,000	0	34,529	12,478	0	0	0	3,051	1,000	0	0	9,000	0	25,529			
Total: Affordable Housing Production & Preservation	14,478	8,070	0	0	4,581	3,880	0	81,650	0	112,659	12,478	8,063	0	5,581	4,779	0	0	57,885	0	88,786			
Tenant & Homeowner Assistance																							
A. Housing Counseling																							
1. Downpayment/Closing Cost Assistance (PH/ITM)								35,000		35,000								28,500		28,500			
2. Housing Counseling Foreclosure/Eviction Diversion, RTC	3,309			2,000	4,575		2,850	7,234	19,968	2,529				2,075	5,380			5,150	4,470	19,604			
3. Vacancy Prevention & Tangled Title	100			100	500		1,900		2,600	100				100	500			1,900		2,600			
4. UAC-Employer Assisted Housing				60					60					60				500		560			
5. Earned Income Tax Credit (EITC)	48								48	48										48			
Subtotal: Housing Counseling	3,457	0	0	2,160	5,075	0	39,750	7,234	57,676	2,677	0	0	0	2,235	5,880	0	0	36,050	4,470	51,312			
B. Direct Assistance																							
1. Mortgage				750					750					750						750			
2. Rent Assist (UHTC-RECF/Eviction Diversion - New)		0		2,659	15,000				17,659		0			2,659	15,000			13,000		30,659			
3. Utility Emergency Services Fund				1,070					1,070					1,070						1,070			
Total: Tenant & Homeowner Assistance	3,392	0	0	6,639	20,075	0	39,750	7,234	77,155	2,677	0	0	0	6,714	20,880	0	0	49,050	4,470	83,791			
Homeless & Special Needs Housing																							
A. Emergency Solutions Grant																							
B. Tenant-Based Rental Assist/Rapid Re-housing	108	2,067				3,862		3,862	7,724							3,893			3,893	7,786			
C. HOPWA (including Rental Assistance)																							
D. Adaptive Modifications Program				1,355			5,300		6,655				9,221			1,355		2,300		3,655			
E. Homelessness Prevention Program & Shared Housing				1,000			3,800		4,800					1,000				3,800		4,800			
Total: Homeless & Special-Need Housing	108	2,067	9,274	0	2,355	0	3,862	9,100	3,862	30,628	108	2,117	9,221	0	2,355	0	3,893	0	6,100	3,893	27,687		

(in Thousands)		CDBG Year 50 City Fiscal Year 2025										CDBG Year 51 City Fiscal Year 2026										
		CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	Other	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond	Other	Total
Vacant Land Management																						
A. Vacant Land Management		727								2,890	3,617	727									2,890	3,617
1. Environmental Clearance											0											0
2. Philadelphia Green Community Program											0											0
3. PHS Vacant Land Management											0											0
4. Neighborhood Gardens Association											0											0
Subtotal: Vacant Land Management		727	0	0	0	0	0	0	0	2,890	3,617	727	0	0	0	0	0	0	0	0	2,890	3,617
Total: Vacant Land Management		727	0	0	0	0	0	0	0	2,890	3,617	727	0	0	0	0	0	0	0	0	2,890	3,617
Community Economic Development																						
A. Business Assistance																						
1. Business Loan Programs		3,000								300	15,650	18,950	2,000								15,650	17,650
2. Section 108 Loan Program (PIDC)											20,000	20,000									20,000	20,000
3. Technical Assistance to Micro Businesses		1,928									1,928	1,928									2,500	4,428
4. Storefront Improvement Program & Targeted Facades					175						1,100	1,275			175						2,000	2,175
5. Business Attraction and Expansion		500									500	500									2,000	2,500
Subtotal: Business Assistance		5,228	0	0	175	0	0	0	0	300	36,750	42,653	4,428	0	175	0	0	0	0	0	42,150	46,753
B. Community-Based Organization Assistance																						
1. PIDC Neighborhood Development Fund		2,000									2,000	2,000										2,000
2. Commercial Oriented Real Estate Grants		1,500								3,500	700	5,700	3,300								700	4,000
3. Targeted Corridor Revitalization Mgt. Program		1,600									500	2,100	1,605								500	2,105
4. Keystone Communities Program/Main Street												0										0
5. Public Service for Commercial Corridors												0										0
6. Capacity-Building Assistance		150									150	150										150
7. CDC Tax Credits											3,550	3,550									3,550	3,550
Subtotal: Community-Based Organization Assistance		5,250	0	0	0	0	0	0	0	3,500	4,750	13,500	7,055	0	0	0	0	0	0	0	4,750	11,805
C. Employment Services & Training																						
1. YouthBuild Philadelphia		300									300	300										300
Subtotal: Employment Services & Training		300	0	0	0	0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	300
Total: Community Economic Development		10,978	0	0	175	0	0	0	0	3,800	41,500	56,453	11,783	0	175	0	0	0	0	0	46,900	58,858
Community Planning & Capacity Building																						
A. Neighborhood Advisory Committees																						
B. Capacity-Building Assistance											2,700	2,700									3,500	3,500
1. Community Design Collaborative		50									50	50										50
2. PADCC						25					25	25			25							25
3. LISC - Recoverable Grants																170						170
C. Keystone Communities Program/Elm Street												0										0
D. Keystone Communities Program/ (Neighborhood Development)												0										0
Total: Community Planning & Capacity Building		50	0	0	0	25	2,700	0	0	0	2,775	50	0	0	0	25	3,670	0	0	0	0	3,745

(in Thousands)		CDBG Year 50 City Fiscal Year 2025										CDBG Year 51 City Fiscal Year 2026										
		CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	Other	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond	Other	Total
Annual Operating Costs																						
A. Program Delivery																						
		274									274	282										282
		9,928				1,125					11,053	9,928			1,125							11,053
		1,410									1,410	1,490										1,490
		419									419	419										419
		883									883	907										907
		477									477	490										490
		13,391	0	0	0	1,125	0	0	0	0	14,516	13,516	0	0	1,125	0	0	0	0	0	0	14,641
B. General Administration																						
		4,834	216	286		750	2,000				8,086	4,574	216	245		850	2,300					8,185
		2,272	910						2,500		5,682	2,272	910									3,182
		2,055									2,055	2,150										2,150
		352									352	362										362
		266									266	274										274
							525	1,936			2,461					425	1,636					2,061
		9,779	1,126	286	0	1,275	3,936	0	2,500	0	18,902	9,632	1,126	245	0	1,275	3,936	0	0	0	0	16,214
		23,170	1,126	286	0	2,400	3,936	0	2,500	0	33,418	23,148	1,126	245	0	2,400	3,936	0	0	0	0	30,855
Annual Operating Costs																						
	Grand Total Program Activities	52,903	11,263	9,560	175	16,000	31,007	3,862	136,800	55,189	316,759	50,971	11,306	9,466	175	17,075	33,265	3,893	0	113,035	58,153	297,339
	Resource Allocation	52,903	11,263	9,560	175	16,000	31,007	3,862	136,800	55,189	316,759	50,971	11,306	9,466	175	17,075	33,265	3,893	0	113,035	58,153	297,339

Note: FY25 NPI amount does not include Neighborhood Infrastructure expenses (\$6.65M).

Note: FY26 NPI amount is not updated for the *Proposed Plan*.

Note: FY26 H.O.M.E. Bond amount is proposed.

Note: FY26 H.O.M.E. Bond total includes all proposed funding allocations to existing *Annual Action Plan* projects. New projects proposed in the Housing Opportunities Made Easy Plan are not included at this time.

# AP-20 Annual Goals and Objectives

## Table 5: Goal Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
<b>1</b> Develop Affordable Rental Housing	2025	2026	Affordable Housing  Homeless  Non-Homeless Special Needs	Philadelphia  Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing  Loss of affordable housing units  Need for fair housing and access to opportunity  Shortage of Homeless and Special Needs Housing	HOME: \$6,963,000 H.O.M.E Bond: \$10,885,000  Local Housing Trust Fund: \$3,571,000  NPI:TBD	Rental units constructed 270 Household /Housing Unit   Housing for Homeless added 30 Household/Housing Unit
	<b>Description</b> <b>Goal: Develop affordable rental housing</b> <ul style="list-style-type: none"> <li>The City will undertake neighborhood-based initiatives to produce affordable rental and special-needs housing.</li> <li>The City will provide gap financing for affordable rental and special-needs projects with tax credit financing.</li> <li>The City will identify high opportunity and rapidly appreciating areas (using tools such as market value and displacement risk analysis) and give priority points to projects that fall within these target areas, as well as racially/ethnically-concentrated areas of poverty.</li> <li>The City will give priority points in City/PHA RFPs for 4% and 9% and mixed-use tax-credit projects.</li> <li>The City will implement policy changes that incentivize private sector investment in mixed-income and affordable rental housing in high opportunity areas.</li> <li>The City will review the zoning code and best practices for further incentives to promote mixed-income and affordable housing, i.e. inclusion. Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs, etc.</li> </ul> <b>Activities and projected outcomes:</b> <ul style="list-style-type: none"> <li>Rental Projects - 270 units</li> <li>Homeless/Special Needs Rental - 30 units</li> </ul>						
<b>2</b> Preserve Affordable Rental Housing	2025	2026	Affordable Housing  Non-Homeless Special Needs	Philadelphia  Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	HOME: \$1,100,000 H.O.M.E Bond: \$38,000,000 Local Housing Trust Fund: \$2,738,000 NPI: TBD	Rental units rehabilitated 100 Household /Housing Unit
	<b>Description</b> <b>Goal: Preserve affordable rental housing</b> <ul style="list-style-type: none"> <li>The City will solicit and select preservation projects to preserve subsidized/affordable rental units.</li> <li>The City, in partnership with PHA, will issue a preservation RFP and select projects to preserve 100 units per year.</li> <li>The City will work to minimize displacement and improve access to opportunity by protecting long-term affordability.</li> <li>The City will work with landlords to improve the quality, health, and safety of housing. PHDC will launch a landlord rehab program to improve quality of units.</li> </ul> <b>Activities and projected outcomes per year:</b> <ul style="list-style-type: none"> <li>Rehabilitated rental units - 200 units</li> </ul>						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
<b>3</b> Expand Affordable Homeownership Housing	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia  Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$60,000 H..O.M.E Bond: \$29,000,000 NPI: TBD	Direct Financial Assistance to Homebuyers 225 Households Assisted
	<b>Description</b> <b>Goal: Expand affordable homeownership housing</b> <ul style="list-style-type: none"> <li>The City will support homeownership by providing downpayment assistance to first-time homebuyers.</li> <li>The City will support the development of new homes on publicly-owned parcels. Low-and-moderate income first-time homebuyers will be eligible to purchase, with preference given to City employees. Buyers are also eligible for the Mortgage Affordability Program through Turn The Key.</li> </ul> <b>Activities and projected outcomes per year:</b> <ul style="list-style-type: none"> <li>UAC Employer Assisted Housing Program - 25 households</li> <li>Philly First Home - 900 households</li> <li>Turn The Key - 200 households</li> </ul>						
<b>4</b> Preserve Affordable Homeownership Housing	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia  Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	CDBG: \$12,006,000 H..O.M.E Bond: \$10,900,000 Local Housing Trust Fund: \$4,651,000 NPI: TBD	Homeowner Housing Rehabilitated 2,400 Households/Housing Units
	<b>Description</b> <b>Goal: Preserve affordable homeownership housing</b> <ul style="list-style-type: none"> <li>The City will solicit and select preservation projects to preserve subsidized/affordable rental units.</li> <li>The City will provide funding to make systems repairs for homeowner housing.</li> <li>The City will support VIP, CLS and PLA to help homeowners have clear title to their homes.</li> <li></li> </ul> <b>Activities and projected outcomes per year:</b> <ul style="list-style-type: none"> <li>BSRP Home Repairs - 2,450 households</li> <li>Vacancy prevention activities - 1,000 households</li> </ul>						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
5 Expand Housing Opportunities and Services for Homeless and Special Needs Individuals	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new affordable housing Shortage of Homeless and Special Needs Housing Need for fair housing and access to opportunity	CDBG: \$108,000 HOME: \$2,117,026 HOPWA: \$9,832,254 ESG: \$3,893,362 Local Housing Trust Fund: \$1,000,000 NPI: TBD H.O.M.E Bond: \$3,800,088 General Fund: \$3,893,000	Tenant-based rental assistance / Rapid Rehousing 900 Households Assisted Homelessness Prevention 1,226 Persons Assisted Homeless Person Overnight Shelter 1,100 Persons Assisted
	<p><b>Description</b></p> <p><b>Goal: Expand housing opportunities and services for homeless and special needs individuals</b></p> <ul style="list-style-type: none"> <li>The City will reduce homelessness by expanding homeless/special needs housing opportunities including housing services supporting persons who are affected by HIV/AIDS.</li> <li>The City will enforce compliance with City's Domestic violence ordinance. PHA will continue to comply with HUD VAWA rules.</li> <li>The City will secure funding to support the development of units for individuals experiencing domestic violence.</li> <li>The City will establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities.</li> <li>The City will establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing.</li> <li>The City will secure funding to expand housing programs for families at-risk of child welfare involvement.</li> <li>The City will secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; &amp; 3) housing for families ready for reunification.</li> <li>The City will support a variety of youth homelessness prevention activities.</li> <li>The City will continue its Coordinated Entry and Assessment Based Housing Referral System using a Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAYVI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter.</li> <li>The City will work with partners to strengthen transition planning and identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing.</li> <li>The City will strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth.<sup>1</sup></li> </ul> <p><b>Activities and projected outcomes:</b></p> <p>Tenant-Based Rental Assistance (HOPWA) - 720</p> <ul style="list-style-type: none"> <li>ActionAIDS - 27</li> <li>ActionAIDS/Pathways - 20</li> <li>Congreso - 85</li> <li>Mazzoni Center - 170</li> <li>PCRC/TURN - 270</li> <li>Family Services Association of Bucks County - 40</li> <li>Family Services of Chester County - 31</li> <li>Family Services of Montgomery County - 12</li> <li>Delaware County DHS - 65</li> </ul> <p>Tenant-Based Rental Assistance (ESG) - 85</p> <p>TBRA/Rapid Rehousing Rental Assistance/Homeless - 415</p> <p>OHS Emergency Shelter (ESG) - 1,100</p> <p>Homelessness Prevention (ESG) - 1125</p> <p>Homeless Prevention Program (NPI/HTF) - 275</p> <p>STRMU Homelessness Prevention (HOPWA) - 26</p> <p>HIV/AIDS Housing Operations (HOPWA) - 28</p> <ul style="list-style-type: none"> <li>Catholic Social Services - 18</li> <li>Gaudenzia - 10</li> </ul>						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
<b>6</b> Expand Accessible and Affordable Housing for Persons with Disabilities	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia  Place-based Strategies: Choice, Promise Zone	Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$1,355,000 H..O.M.E Bond: \$2,300,000 NPI: TBD	Public service activities for Low/Moderate Income Housing Benefit 400 Households Assisted
	<b>Description</b> <b>Goal: Expand accessible and affordable housing for persons with disabilities</b> <ul style="list-style-type: none"> <li>The City will continue the 10% requirement for accessible units and 4% requirement for visitable units for City-supported projects.</li> <li>The City will secure new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners.</li> <li>The City will increase the number of accessible housing units created.</li> <li>The City will make accessibility improvements so that persons with disabilities can access homeless services.</li> <li>The City will improve access to Apple Tree, the intake site for families and single women, by repairing and re-paving the street to the entrance</li> </ul> <b>Activities and projected outcomes per year:</b> <ul style="list-style-type: none"> <li>Adaptive Modifications Program - 250 households</li> </ul>						
<b>7</b> Expand Fair Housing Outreach, Education, and Enforcement Activities	2025	2026	Affordable Housing Non-Homeless Special Needs  Non-Housing Community Development	Philadelphia  Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity  Barriers preventing residents from connecting to housing and community development programs and services	H..O.M.E Bond: \$2,000,000 General Fund: \$4,000,000	Public service activities other than Low/Moderate Income Housing Benefit 1,200 Persons Assisted
	<b>Description</b> <b>Goal: Expand fair housing outreach, education, and enforcement activities</b> <ul style="list-style-type: none"> <li>The City will support tenant rights to prevent evictions.</li> <li>The City will support workshops led by tenant rights providers and housing counseling agencies, including LEP counselors.</li> <li>The City will continue to support tenant representation and other strategies to prevent evictions.</li> <li>The City will pursue feasible long-term affordability best practices to support of fair housing efforts.</li> <li>The City will promote fair housing through education and compliance testing.</li> <li>The City will work with the Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status.</li> </ul> <b>Activities and projected outcomes per year:</b> <ul style="list-style-type: none"> <li>Counseling and legal services - 3,000 persons served</li> </ul>						



Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
8 Expand Education, Employment and Self-Sufficiency Opportunities	2025	2026	Non-Housing Community Developments	Philadelphia  Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: \$348,000	Public service activities other than Low/Moderate Income Housing Benefit 1,075 Persons Assisted
	<b>Description</b> <b>Goal: Expand education, employment and self-sufficiency opportunities</b> <ul style="list-style-type: none"> <li>The City will support employment training, job creation, and community improvements to ensure youth 16-24 graduate high school and/or are job ready.</li> <li>The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including increasing comprehensive connections between programs and services to alleviate poverty among low-income households, e.g. EITC, by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible.</li> <li>The City and its partners will promote improved access to public programs and neighborhood amenities for individuals with limited English proficiency.</li> <li>The City, PHA and partners will work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities.</li> <li>The City will convene partners to develop strategy to promote improved health outcomes, particularly as they relate to housing.</li> <li>The City and its partners will explore opportunities for offering Same Day Pay.</li> <li>The City will develop a resource center and network to support small landlords.</li> </ul> <b>Activities and projected outcomes per year:</b> <ul style="list-style-type: none"> <li>EITC - 1,000 households</li> <li>YouthBuild Job Training - 180 persons</li> </ul>						
9 Expand Support for Small Business Owners and Commercial Corridor Development	2025	2026	Non-housing Community Development	Philadelphia  Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: \$11,483,000 State: \$175,000 NPI: TBD General Fund: \$7,700,000 Other: \$39,200,000	Public service activities for Low/Moderate Income Housing Benefit 63,000 Households assisted  Businesses assisted 10
	<b>Description</b> <b>Goal: Expand support for small business owners and commercial corridor development</b> The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including: <ul style="list-style-type: none"> <li>promoting technical assistance and training to small businesses to create and retain jobs; and</li> <li>coordinating and aligning with other investments such as housing and commercial corridor activities to promote increased access to opportunity.</li> </ul> <b>Activities and projected outcomes:</b> <ul style="list-style-type: none"> <li>Business Loan Program - 30 jobs; 100,000 persons</li> <li>Section 108 Loan Program - 300 jobs</li> <li>TA to Micro Businesses - 100 businesses</li> <li>Capacity Building for CDCs - 5 businesses</li> <li>Targeted Neighborhood Business Attraction - 15 businesses</li> <li>Storefront Improvement Program and Target Block Facades - 200,000 persons</li> <li>PIDC Neighborhood Development Fund - 100,000 persons</li> <li>Neighborhood Development Grants - 50,000 persons</li> <li>Targeted Corridor Revitalization Management Program - 550,000 persons</li> </ul>						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
<b>10</b> Foster Open Access to All Housing and Community Resources and Programs	2025	2026	Affordable Housing Non-Housing Community Development	Philadelphia	Barriers preventing residents from connecting to housing and community development programs and services  Place-based Strategies: Choice, Promise Zone	CDBG: \$622,000  Local Housing Trust Fund: \$3,525,000	Public service activities other than Low/Moderate Income Housing Benefit 2,500 Households Assisted
							Other (neighborhood services) 550,000 Households Assisted
							Other (org. capacity building) 15 Businesses Assisted
	<b>Description</b> <b>Goal: Foster open access to all housing and community resources and programs</b> <ul style="list-style-type: none"> <li>The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources.</li> </ul> <b>Activities and projected outcomes:</b> <ul style="list-style-type: none"> <li>PACDC - 5 organizations</li> <li>Community Design Collaborative - 10 organizations</li> <li>NAC Program - 550,000 persons</li> <li>NEC Program - 2,500 persons</li> </ul>						
<b>11</b> Strengthen Community Assets and Manage Vacant Land	2025	2026	Non-Housing Community Development	Philadelphia	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: \$727,000  General Fund: \$2,890,000	Public Services Activities for Low/Moderate Income Housing Benefit 650,000 Persons Assisted
				Place-based Strategies: Choice, Promise Zone			Other (area benefit - organization capacity building) 50,000 Households Assisted
	<b>Description</b> <b>Goal: Strengthen community assets and manage vacant land</b> <ul style="list-style-type: none"> <li>The City will facilitate the return of vacant/blighted properties to productive use, e.g. gardens and community development investments.</li> <li>The City will coordinate and align with the goals and strategies of the Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments.</li> <li>The City will provide funding to support preservation and creation of new public facilities and to clean/green and maintain vacant lots.</li> </ul> <b>Activities and projected outcomes:</b> <ul style="list-style-type: none"> <li>Public Facilities and Improvements (Neighborhood Gardens Trust, Tree Planting, Public Improvements) - 650,000 persons</li> <li>PHS Community LandCare Program - organizational capacity building - 50,000 persons</li> </ul>						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding	Goal Outcome Indicator
<b>12</b> Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability	2025	2026	Affordable Housing Homeless Public Housing Non-Homeless Special Needs	Philadelphia  Place-based Strategies: Choice, Promise Zone	Loss of affordable housing units Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: \$2,529,000 Local Housing Trust Fund: \$26,934,000 H.O.M.E Bond: \$16,150,000 NPI: TBD General Fund: \$470,000	Public service activities for Low/Moderate Income Housing Benefit 10,000 Households Assisted  Other (Direct Assistance) 2,400 Households Assisted
	<b>Description</b> Goal: Expand services and programs to protect renters and homeowners at risk of housing instability <ul style="list-style-type: none"> <li>The City will provide housing counseling to homeowners to help them remain in their homes.</li> <li>The City will partner with entities that have resources to complete a more detailed market analysis with connection to eviction rates, housing quality, increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement, i.e. resident education, targeted housing counseling and preservation program.</li> <li>The City will provide Targeted Financial Assistance to landlords to assist with tenant back rent as part of the Eviction Diversion Program to help persons or households remain in their homes and avoid an eviction filing.</li> <li>The City will expand programs that address issues affecting housing stability, such as tangled title, threat of eviction, and threat of foreclosure.</li> </ul> <b>Activities and projected outcomes:</b> <ul style="list-style-type: none"> <li>Housing Counseling Services - 10,000 households</li> <li>Eviction Diversion Program Targeted Financial Assistance - 2,400 households</li> </ul>						
<b>13</b> Effective Administration of Projects and Programs	2025	2026	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia  Place-based Strategies: Choice, Promise Zone	Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$23,148,000  HOME: \$1,126,000  HOPWA: \$245,000  Local Housing Trust Fund: \$6,336,000  NPI: TBD	Buildings Demolished — 250 Buildings
	<b>Description</b> Goal: Effective administration of projects and programs <ul style="list-style-type: none"> <li>The City will undertake the administration of a diverse array of projects and programs which respond to the priority needs of target populations.</li> </ul>						

**Estimated number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).**

## AP-35 Projects

---

### Introduction

The City of Philadelphia uses its Community Development Block Grant (CDGB) and other available federal, state, and local funds to develop and preserve affordable rental and homeownership housing, expand housing opportunities for those facing homelessness or with special needs, ensure the availability of housing services and programs, and address the educational, economic, and income needs of its residents.

Initiatives working to achieve these goals are targeted in majority (>51%) low- and moderate-income areas per CDBG eligibility guidelines (see Eligible Block Groups map in AP-50). Neighborhood Advisory Committees, for instance, provide Neighborhood Services—information and referral services, citizen participation, and neighborhood planning—to majority low- and moderate-income communities.

Other activities benefit income-eligible individuals rather than entire areas. For example, neighborhood-based rental units and PHDC's home improvement programs are available to any household within the program's income guidelines. As shown in the Home Improvements map in AP-50, these programs benefit income-eligible households in every area of the city.

The City's housing and community development programs are designed to complement one another. Foreclosure prevention, eviction diversion, vacant land management, and commercial corridor improvements all serve to combat blight, while Neighborhood Advisory Committees alert residents to their potential eligibility for home repair and other programs.

Taken together, the City's projects, though listed here individually, are in fact a holistic response to the needs of residents and their neighborhoods.

**Table 6: Projects**

#	Project Name
1	Neighbor. Based Rental Production
3	Homeless-Special Needs Housing
4	Homeowner Downpayment/Closing Cost Assist.
5	Housing Counseling & Foreclosure
6	Tenant-Landlord Counseling
7	Vacancy Prevention Activities
8	Homeowner Housing Repair
9	Neigh. Based Rental Preservation
10	Emergency Solutions Grant (ESG)
11	Rental Assistance - Homeless
12	Homeless Prevention Program
13	Utility Emergency Services Fund-UESF
14	Adaptive Modifications Program-AMP
15	Energy Coordinating Agency-ECA
16	Neighborhood Services
17	Community Design Collaborative
18	Philadelphia Assoc. of CDC - PACDC
19	Earned Income Tax Credit Program
20	Business Loan Program
21	Section 108 Loan Program - PIDC
22	Technical Assistance to Micro Business
23	Storefront Improvement-Target Blocks
24	Targeted Neighborhood Business Attr.
25	PIDC Neighbor. Development Fund
26	Neighborhood Development Grants
27	Targeted Corridor Revitalization
28	Capacity Building for CDCs
29	Youthbuild Philadelphia
30	Pennsylvania Horticultural Society PHS
31	Pennsylvania Horticultural Society PHS
32	Direct Assistance (rent/mortgage/utility)
33	ActionAIDS TBRA
34	ActionAIDS - Pathways TBRA
35	Catholic Social Services

36	Congreso de Latinos Unidos
37	Delaware County Dept. of Human Svcs.
38	Gaudenzia, Inc.
39	Mazzoni Center
40	PCRC/TURN
41	PHMC/DEFA
42	Family Services Association of Bucks County
43	Family Services of Chester County
44	Family Services of Montgomery County
45	Bensalem
46	Commerce Administration
47	Program Delivery for Commerce- PIDC
48	General Administration for DHCD
49	Program Delivery for DHCD
50	General Administration for PHDC
51	Program Delivery for PHDC
52	DHCD Grantee Administration HOPWA
53	Program Delivery for L & I
54	Ridge Avenue Streetscape Plan - Sharswood

The City made CFY 2026 allocations based on priorities set forth in the 2016 and draft 2022 Assessment of Fair Housing (AFH), the *Five Year Consolidated Plan (FY 2023-27)*, the Continuum of Care, the Housing Opportunities Made Easy (H.O.M.E.) Plan, and ongoing resident and stakeholder engagement.

As noted throughout the *Consolidated Plan's Needs Assessment, Market Analysis, and Strategic Plan*, the growing gap between household income and housing cost has created an overwhelming need for affordable housing units. As a result, tens of thousands of low-income residents have been waiting for subsidized housing for more than a decade. Creating new and preserving existing affordable housing for low-income, homeless, and special needs residents is therefore high priority for the City. Additional allocations were made to advance the AFH and *Consolidated Plan* priority goals.

A lack of resources remains one of the most significant obstacles to addressing priority needs. The City, however, is committed to working with its partners to leverage all available resources and to identify new resources for housing and community development projects and programs. Over the next five years, the City will continue to engage residents and stakeholders to ensure that future allocations are aligned to meet priority needs.

In CFY 2024, the City began implementation of the CDBG-Disaster Recovery program related to Disaster Declaration 4618-DR for the remnants of Hurricane Ida. As outlined in the *CDBG-DR Action Plan*, projects include Housing, Economic Revitalization, Infrastructure, Mitigation, Public Services, Administration, and Planning. Within the eligibility criteria of the grant, the City has prioritized the use of CDBG-DR funds for programs intended to benefit the City's most vulnerable populations and to mitigate loss of life and property in the future.

## AP-38 Projects Summary

**Table 7: Project Summary Information**

1	Project Name	Neighborhood-Based Rental Production
	Target Area	Philadelphia Citywide
	Goals Supported	Develop Affordable Rental Housing
	Needs Addressed	Lack of new Affordable Housing
	Funding	HOME: \$6,963,000 Local Housing Trust Fund: \$3,571,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$10,885,000
	Description	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	270 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.

3	Project Name	Homeowner Downpayment/ Closing Cost Assistance
	Target Area	Philadelphia
	Goals Supported	Expand Affordable Homeownership Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	Other—Local Housing Trust Fund: \$60,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$29,000,000
	Description	UAC will manage Employer Assisted Housing Program to enable 25 households to purchase homes. A total of 900 first time homebuyers will receive down payment/ closing cost assistance through the City's Philly First Home program. The Turn The Key program offers newly-built homes on publicly-owned parcels to low-and-moderate income first-time homebuyers, with preference given to City employees. Buyers are also eligible for the Mortgage Affordability Program through Turn The Key. 200 homebuyers will be assisted.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,125 low and moderate-income households
	Location Description	Citywide
	Planned Activities	UAC will manage Employer Assisted Housing Program to enable 25 households to purchase homes. A total of 900 first time homebuyers will receive down payment/ closing cost assistance through the City's Philly First Home program. The Turn The Key program offers newly-built homes on publicly-owned parcels to low-and-moderate income first-time homebuyers, with preference given to City employees. Buyers are also eligible for the Mortgage Affordability Program through Turn The Key. 200 homebuyers will be assisted.



4	<b>Project Name</b>	<b>Housing Counseling and Foreclosure/Eviction Prevention</b>
	Target Area	Philadelphia
	Goals Supported	Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability
	Needs Addressed	Barriers preventing residents from connecting to housing and community development programs and services
	Funding	CDBG: \$2,529,000 Local Housing Trust Fund: \$7,455,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$3,150,000 Other: \$470,000
	Description	The City will fund housing counseling and legal services agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e). Home Appraisal Bias Program and Rowhouse Protection Program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10,000 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund housing counseling and legal services agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e). Home Appraisal Bias Program and Rowhouse Protection Program

5	<b>Project Name</b>	<b>Tenant Landlord Counseling and Eviction Prevention</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Fair Housing Outreach, Education, and Enforcement Activities
	Needs Addressed	Barriers preventing residents from connecting to housing and community development programs and services
	Funding	H.O.M.E. Bond: \$2,000,000 Generals Fund – General Fund: \$4,000,000
	Description	The City will fund PCRC/TURN for \$278,000 and Community Legal Services (CLS) for \$100,000 to support tenant landlord counseling, Tenant’s Rights Education and Eviction Prevention. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e)
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,000 very low-, low- to moderate-income families/ households
	Location Description	Citywide
	Planned Activities	The City will fund PCRC/TURN for \$278,000 and Community Legal Services (CLS) for \$100,000 to support tenant landlord counseling, Tenant’s Rights Education, and Eviction Prevention. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

6	Project Name	Vacancy Prevention Activities
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Homeownership Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	CDBG: \$100,000 H.O.M.E. Bond: \$1,900,000 Other—Local Housing Trust Fund: \$600,000
	Description	Philadelphia VIP, CLS, and PLA will provide housing/ legal counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,000 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	Philadelphia VIP, CLS, and PLA will provide housing/ legal counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

7	<b>Project Name</b>	<b>Basic Systems Repair Program/Targeted (BSRP)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Homeownership Housing
	Needs Addressed	Loss of affordable housing units
	Funding	CDBG: \$11, 906,000 Local Housing Trust Fund: \$4,051,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$9,000,000
	Description	The City will provide funding through the Basic Systems Repair Program to correct systems emergencies and make code-related repairs to income eligible homeowners who may receive up to \$25,000 worth of rehabilitation assistance to their homes. The average cost of repairs is \$15,000. Additionally, free repairs may be provided through the Targeted Housing Preservation Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,450 Housing units occupied by very low-, and low-income households.
	Location Description	Citywide
	Planned Activities	The City will provide funding through the Basic Systems Repair Program to correct systems emergencies and make code-related repairs to income eligible homeowners who may receive up to \$25,000 worth of rehabilitation assistance to their homes. The average cost of repairs is \$15,000. Additionally, free repairs may be provided through the Targeted Housing Preservation Program.

8	<b>Project Name</b>	<b>Neighborhood-Based Rental Housing Preservation</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Rental Housing
	Needs Addressed	Loss of affordable housing units
	Funding	HOME: \$1,100,000 Local Housing Trust Fund: \$2,738,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$38,000,000
	Description	Many rental tax projects approaching their 15-year compliance period require funding to complete capital improvements required to remain in operation and preserve much-needed affordable units.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City and PHA will Issue a rental preservation RFP and will select developers to reserve funding to make capital improvements to existing affordable rental projects
9	<b>Project Name</b>	<b>Emergency Solutions Grant (ESG)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	ESG: \$3,893,362 Other: \$3,893,000S
	Description	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for homelessness prevention and rapid re-housing purposes, and HMIS data collection. The other funding is the required match, to be provided with Local Funds.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,470 very low-to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for homelessness prevention and rapid re-housing purposes, and HMIS data collection. The other funding is the required match, to be provided with Local Funds.

10	<b>Project Name</b>	<b>Rental Assistance/Homeless</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	CDBG: \$108,000 HOME: \$2,117,000
	Description	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly re-house households experiencing homelessness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 267 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly re-house households experiencing homelessness.
11	<b>Project Name</b>	<b>Homeless Prevention Program</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	Local Housing Trust Fund: \$1,000,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$3,800,088
	Description	OHS will provide Housing Retention (homelessness prevention) services and will continue the Shared Housing Program with PHA to help residents maintain or move into stable, permanent housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 470 persons in very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	OHS will provide Housing Retention (homelessness prevention) services and will continue the Shared Housing Program with PHA to help residents maintain or move into stable, permanent housing. These services will include rental assistance and utility assistance.

12	<b>Project Name</b>	<b>Adaptive Modifications Program (AMP)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Accessible and Affordable Housing for Person with Disabilities
	Needs Addressed	Limited fair housing and access to opportunity Shortage of Homeless and Special Needs Housing
	Funding	Local Housing Trust Fund:\$1,355,000 Neighborhood Preservation Initiative: TBD H.O.M.E. Bond: \$2,300,000
	Description	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities. The average cost of repairs is \$14,000.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	250 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
13	<b>Project Name</b>	<b>Energy Coordinating Agency</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protection and access to opportunity
	Funding	CDBG: \$572,000
	Description	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and heater hotline services, and information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,500 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and heater hotline services, and information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

14	<b>Project Name</b>	<b>Neighborhood Services</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protections and access to opportunity
	Funding	Local Housing Trust Fund: \$3,500,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, citizen participation, and neighborhood planning.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Neighborhood Advisory Committees (NACs) identified in the <i>Plan</i> to provide information and referral services, citizen participation, and neighborhood planning.
15	<b>Project Name</b>	<b>Community Design Collaborative</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protections and access to opportunity
	Funding	CDBG: \$50,000
	Description	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 neighborhood-based organizations serving low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.



16	<b>Project Name</b>	<b>Philadelphia Association of CDCs (PACDC)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protections and access to opportunity
	Funding	Local Housing Trust Fund: \$25,000
	Description	The City will fund PACDC to provide technical assistance to at least 5 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs ability to advance their programs that will improve their communities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 community development corporations serving low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PACDC to provide technical assistance to at least 5 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs ability to advance their programs that will improve their communities.
17	<b>Project Name</b>	<b>Earned Income Tax Credit Program</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Education, Employment and Self-Sufficiency
	Needs Addressed	Low job creation and retention, lack of goods and services, and low educational attainment
	Funding	CDBG: \$48,000
	Description	The City will support financial literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

18	<b>Project Name</b>	<b>Business Loan Program</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low educational attainment
	Funding	CDBG: \$2,000,000 Neighborhood Preservation Initiative: TBD Other: \$15,650,000
	Description	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51% of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 jobs will be created and 100,000 persons living in very low-, low- and moderate-income areas will benefit
	Location Description	Citywide
	Planned Activities	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51% of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.

19	<b>Project Name</b>	<b>Section 108 Loan Program (PIDC)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	Other: \$20,000,000
	Description	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods and other services in the neighborhoods.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	300 jobs will be created and 200,000 persons living in very low-, low- and moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods and other services in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

20	Project Name	Technical Assistance to Micro Businesses
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: \$1,928,000 Other: \$2,500,000
	Description	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses that provide goods and/or services in low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate income or to businesses that create employment opportunities for low- and moderate-income people.

21	<b>Project Name</b>	<b>Storefront Improvement Program and Targeted Block Façades</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	State: \$175,000 General Fund: \$2,000,000
	Description	The City will use City General Funds to make grants to businesses located in business districts. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around business districts, or as deemed appropriate to the City's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200,000 persons living in very low-, low- to moderate-income areas
	Location Description	Citywide
	Planned Activities	The City will use City General Funds to make grants to businesses located in business districts. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around business districts, or as deemed appropriate to the City's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.

22	<b>Project Name</b>	<b>Targeted Neighborhood Business Attraction and Expansion</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: \$500,000 General Fund: \$2,000,000
	Description	The City will assist business attraction and expansion activities in targeted business districts through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 businesses that provide goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people will benefit.
	Location Description	Citywide
	Planned Activities	The City will assist business attraction and expansion activities in targeted business districts through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.

23	Project Name	PIDC Neighborhood Development Fund
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$2,000,000
	Description	The City, through PIDC and other CDFI's, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects and public facilities that help stabilize and foster economic growth, provide services in distressed areas of the City.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100,000 people living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.

24	Project Name	Commercial Oriented Real Estate Grants (NED)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$3,300,000 Neighborhood Preservation Initiative: TBD Other: \$700,000
	Description	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Planning and predevelopment grants of up to \$50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of \$400,000-\$1,000,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDCs Neighborhood Development Fund.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50,000 people living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Planning and predevelopment grants of up to \$50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of \$400,000-\$1,000,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDCs Neighborhood Development Fund.



25	<b>Project Name</b>	<b>Targeted Corridor Revitalization Management Program (TCMP)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$1,605,000 Other: \$500,000
	Description	The City will undertake TCMP activities to provide technical assistance and business support services to business owners, connect them to service providers with specific expertise, and support microenterprises who could benefit from City and other grant and financial assistance programs. In addition, making commercial corridors more welcoming and viable through revitalization and elimination of blight; increasing availability of jobs and retail goods and services through business development and retention. These activities will be carried out by Community-Based Development Organizations (CBDOs).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support CBDOs that are engaged in outcomes-based microenterprise assistance, community economic development and business association support activities.

26	<b>Project Name</b>	<b>Capacity Building for CDCs</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$150,000 Other: \$3,550,000
	Description	The City will fund activities to build the capacity of Community Development Organizations to undertake community economic development activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 businesses and 550,000 persons living in very low-, low- to moderate- income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, training to enhance the corridor managers capacity, and board and organizational development.
27	<b>Project Name</b>	<b>YouthBuild Philadelphia</b>
	Target Area	Philadelphia
	Goals Supported	Expand Education, Employment and Self-Sufficiency Opportunities
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: \$300,000
	Description	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	180 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).



30	<b>Project Name</b>	<b>Direct Assistance (Rent/Mortgage/Utility)</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability
	Needs Addressed	Loss of affordable housing units
	Funding	Local Housing Trust Fund: \$19,479,000 H.O.M.E. Bond: \$13,000,000
	Description	Rental/Mortgage and/or Utility assistance will be provided to help persons or households remain in their homes. FreshStartPHL and Shallow Rent.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 2,400 very low- and low-income households will benefit.
	Location Description	Citywide
31	<b>Project Name</b>	<b>ActionAIDS</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$356,310
	Description	This HOPWA funded Project will provide for tenant-based rental assistance, permanent housing placement services, and administration to very low- to moderate-income persons and families living with AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	At least 27 persons and/or families who are very-low to moderate income and living with AIDS will receive TBRA, supportive services case management, permanent housing placement services and administration.
	Location Description	Citywide
	Planned Activities	This HOPWA funded Project will be provide for tenant based rental assistance, supportive services case management, permanent housing placement services and administration to very low- to moderate-income persons and families living with AIDS.

32	<b>Project Name</b>	<b>ActionAIDS/Pathways</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$326,350
	Description	This HOPWA funded Project will provide rental assistance and supportive services and administration to very low- to moderate-income persons who were homeless and living with substance and mental health issues.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 very low- to moderate-income individuals living with AIDS will receive permanent housing facilities .
	Location Description	Citywide
	Planned Activities	This HOPWA funded Project will provide rental assistance and supportive services and administration to very low- to moderate-income persons who were homeless and living with substance and mental health issues.
33	<b>Project Name</b>	<b>Catholic Social Services</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$455,200
	Description	This project will provide supportive services to two shelter programs providing housing to 18 homeless individuals living with AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	18 homeless low- to moderate-income persons living with AIDS will benefit from this project.
	Location Description	Citywide
	Planned Activities	This project will provide supportive services to two shelter programs providing housing to 18 homeless individuals living with AIDS.

34	<b>Project Name</b>	<b>Congreso de Latinos Unidos</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$1,143,700
	Description	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to 85 very low-to moderate-income persons or families with a member living with AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	85 very low- to moderate-income persons or families with a member living with AIDS will benefit from this project.
	Location Description	Citywide
35	<b>Project Name</b>	<b>Delaware County Department of Human Services</b>
	Target Area	Philadelphia
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$674,100
	Description	This project will provide TBRA, Housing Information, Permanent Housing Placement, and administration costs for individuals and families with a member living with AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	65 very low- to moderate-income families with a member living with AIDS will benefit from this project and at least 60 households will receive supportive services housing information and referral.
	Location Description	Citywide
	Planned Activities	This project will provide TBRA, Housing Information, Permanent Housing Placement, and administration costs for and individuals and families with a member living with AIDS.

36	<b>Project Name</b>	<b>Gaudenzia, Inc.</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$133,750
	Description	This project will provide permanent housing facilities funding and administration to 10 individuals living with AIDS and substance use issues.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 very low- to moderate-income individuals living with AIDS
	Location Description	Citywide.
	Planned Activities	This project will provide permanent housing facilities funding and administration to 10 individuals living with AIDS and substance use issues.
37	<b>Project Name</b>	<b>Mazzoni Center</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$1,806,604
	Description	This project will provide tenant-based rental assistance, housing information, permanent housing placement and administration for 170 individuals and/or families with a member living with AIDS.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	170 very low- to moderate-income individuals or families with a member living with AIDS will benefit from this project.
	Location Description	Citywide
	Planned Activities	This project will provide tenant-based rental assistance, housing information, permanent housing placement and administration for 170 individuals and/or families with a member living with AIDS

38	<b>Project Name</b>	<b>PCRC/TURN</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$3,477,500
	Description	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to persons and/or families with a member living with AIDS.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	270 very low- to moderate-income individuals and/or families with a member living with AIDS will benefit.
	Location Description	Citywide.
	Planned Activities	This project will provide tenant-based rental assistance, housing information, permanent housing placement and administration to persons and/or families with a member living with AIDS.
39	<b>Project Name</b>	<b>PHMC DEFA</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$214,000
	Description	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	26 very low- to moderate-income individuals and/or families with a member living with AIDS will benefit.
	Location Description	Citywide.
	Planned Activities	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.



40	<b>Project Name</b>	<b>Family Services of Bucks County</b>
	Target Area	Bucks County
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$408,740
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Bucks County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide tenant based rental assistance and supportive services to 40 households of very low-to moderate-income housing to persons or families with a member living with AIDS.
	Location Description	These services will be provided in Bucks County.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Bucks County.
41	<b>Project Name</b>	<b>Family Services of Chester County</b>
	Target Area	Chester County
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$592,000
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Chester County, PA.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	31 very low to moderate-income individuals and/or families with a member living with AIDS will benefit from this project.
	Location Description	Households in Suburban Philadelphia in Chester County, PA will benefit from this HOPWA program.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Chester County, PA.

42	<b>Project Name</b>	<b>Family Services of Montgomery County</b>
	Target Area	Montgomery County
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$244,000
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Montgomery County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 very low to moderate-income individuals or families with a member living with AIDS will benefit from this project.
	Location Description	Services will be provided in Suburban Philadelphia in Montgomery County, PA.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Montgomery County.
43	<b>Project Name</b>	<b>General Administration for Commerce</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities
	Funding	CDBG: \$2,150,000
	Description	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.

44	<b>Project Name</b>	<b>Program Delivery for Commerce and PIDC</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities
	Funding	CDBG: \$1,909,000
	Description	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.
45	<b>Project Name</b>	<b>General Administration for DHCD</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing Barriers preventing residents from connecting to housing and community development programs and services Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities need for fair housing and access to opportunity
	Funding	CDBG: \$5,210,000 HOME: \$216,000 Local Housing Trust Fund: \$5,211,000
	Description	This project supports the general administration of housing activities for the Division of Housing and Community Development. Of the total amount of CDBG funding (\$5,452,000) \$4,834,000 will fund DHCD Administrative Costs; \$352,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and \$266,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide.
	Planned Activities	This project supports the general administration of housing activities for the Division of Housing and Community Development. Of the total amount of CDBG funding (\$5,452,000) \$4,834,000 will fund DHCD Administrative Costs; \$352,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and \$266,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.

46	<b>Project Name</b>	<b>Program Delivery for DHCD and Planning</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$772,000
	Description	This project will support the program delivery costs for DHCD. A total of \$751,000 of CDBG funding will fund \$274,000 for DHCD Program Delivery and \$477,000 will fund City Planning Program Delivery.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will support the program delivery costs for DHCD. A total of \$751,000 of CDBG funding will fund \$274,000 for DHCD Program Delivery and \$477,000 will fund City Planning Program Delivery.
47	<b>Project Name</b>	<b>General Administration for PHDC</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$2,272,000 HOME: \$910,000 Neighborhood Preservation Initiative: TBD
	Description	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.

48	<b>Project Name</b>	<b>Program Delivery for PHDC</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$9,928,000 Local Housing Trust Fund: \$1,125,000
	Description	This project supports program delivery for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project supports program delivery for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
49	<b>Project Name</b>	<b>DHCD Grantee HOPWA Administration</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$245,000
	Description	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide.
	Planned Activities	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.

50	<b>Project Name</b>	<b>Program Delivery for the Department of Licenses and Inspections</b>
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$907,000
	Description	This project will support the program delivery costs for the Department of Licenses and Inspections (L&I) for the City of Philadelphia.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	250 buildings will be demolished and an estimated 376,070 very low- low and moderate-income persons will benefit.
	Location Description	Citywide
	Planned Activities	This project will support the program delivery costs for the Department of Licenses and Inspections (L&I) for the City of Philadelphia.

**Table 8: City FY 2026 Program and Commercial Funding**

Program/Project Allocations for 2025-26 (\$s)										
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
ACHIEVEability		\$115,000	\$10,000	\$49,000	\$560,863					\$734,863
Affordable Housing Center of PA	\$697,650									\$697,650
African Cultural Alliance of NA (ACANA)					\$851,866	\$205,000	\$950,000			\$2,006,866
Allegheny West Foundation					\$314,080	\$100,000				\$414,080
Anchors Camp					\$140,000					\$140,000
APM	\$275,000	\$155,000								\$430,000
Avenue of the Arts					\$94,040					\$94,040
Beech Interplex					\$88,500					\$88,500
Black Squirrel Collective								\$150,000		\$150,000
Business Assoc. West Parkside					\$461,930					\$461,930
Business Center for Social Enterprise and Entrepreneurship								\$150,000		\$150,000
Called to Serve					\$495,651					\$495,651
CEIBA, Inc.	\$104,000									\$104,000
Cambodian Association of Greater Philadelphia							\$500,000			\$500,000
Centennial Parkside					\$194,892					\$194,892
Center for Employment Opportunities					\$350,000					\$350,000
Center in the Park	\$315,970		\$14,000							\$329,970
Chew&Chelten CDC					\$123,000					\$123,000
Clarifi	\$380,570									\$380,570
Congreso de Latinos Unidos	\$1,140,100		\$36,000							\$1,176,100
Community of Compassion					\$175,000					\$175,000
Diversified Community Services AKA GPCA	\$478,820									\$478,820
East Falls CDC					\$46,800					\$46,800
Enon Coulter CDC					\$1,387,347					\$1,387,347
The Enterprise Center		\$130,000			\$627,716	\$100,000		\$150,000		\$1,007,716

Program/Project Allocations for 2025-26 (\$s)										
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Empowered CDC		\$100,000								\$100,000
Episcopal Community Services of the Diocese of PA		\$100,000								\$100,000
Fairmount					\$266,540	\$100,000				\$366,540
FINANTA								\$75,000		\$75,000
Fishtown Kensington Area BID					\$84,240					\$84,240
Francisville NDC					\$57,200					\$57,200
Frankford CDC		\$170,000	\$13,000		\$451,104	\$160,000				\$794,104
Germantown Crisis Ministry			\$25,000							\$25,000
Germantown United CDC		\$130,000			\$362,568	\$140,000				\$632,568
GPASS	\$233,000	\$130,000	\$35,000	\$20,000	\$130,000					\$548,000
Greater Philadelphia Community Alliance	\$278,820	\$140,000	\$45,000		\$280,800	\$50,000				\$794,620
HACE	\$539,600	\$150,000	\$40,000		\$631,262	\$135,000				\$1,495,862
Hartranft Playground Alliance					\$183,776					\$183,776
HopePHL		\$120,000								\$120,000
Hunting Park Community Revitalization Corp.		\$190,000	\$30,000							\$220,000
Impact CDC					\$1,101,120	\$150,000				\$1,251,120
Intercommunity Action, Inc.	\$150,000									\$150,000
Intercultural Family Services	\$372,160									\$372,160
Islamic Cultural Preservation & Information Council (ICPIC)							\$500,000			\$500,000
JT Goldstein							\$150,000			\$150,000
LA21					\$420,554	\$100,000		\$200,000		\$720,554
Liberty Resources	\$437,170									\$437,170
Lower North Phila CDC		\$100,000		\$35,000	\$256,793					\$391,793
Men & Women for Health Excellence				\$49,000						\$49,000
Men of Mill Creek				\$35,000						\$35,000



Program/Project Allocations for 2025-26 (\$s)										
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Mt. Airy BID	\$391,920			\$30,000						\$30,000
Mt. Airy USA	\$391,920									\$391,920
McVernon Manor, Inc.		\$150,000	\$11,000	\$35,000						\$196,000
New Kensington CDC	\$584,220	\$155,000	\$20,000	\$49,000	\$857,903	\$220,000				\$1,886,123
Next Fab								\$111,500		\$111,500
Nicetown CDC		\$190,000	\$14,000	\$49,000	\$127,400		\$500,000			\$880,400
Norris Square	\$263,000									\$263,000
North 5th Street Revitalization Project					\$208,000	\$215,000				\$423,000
North Broad St					\$530,900					\$530,900
North Central Susquehanna CDC				\$30,000						\$30,000
Northern Liberties Neighbors Assoc.					\$225,000					\$225,000
Northwest Counseling Services	\$546,170									\$546,170
Nueva Esperanza	\$280,000				\$548,131	\$170,000	\$500,000			\$1,498,131
One Day At A Time				\$49,000	\$175,168					\$224,168
Oshun Family Center							\$500,000			\$500,000
Oxford Circle CCDA					\$512,317					\$512,317
Philadelphia Area cooperative Alliance								\$150,000		\$150,000
Passyunk Avenue Revitalization Corp.					\$728,000					\$728,000
PCCA	\$363,170									\$363,170
Philadelphia Chinatown Development Corp.	\$275,000	\$160,000	\$20,000		\$565,023	\$150,000				\$1,170,023
Philadelphia Senior Center	\$190,000									\$190,000
PRIDE					\$23,000					\$23,000
Ready, Willing & Able (RWA)					\$73,424					\$73,424
River Front North Partnership					\$160,000					\$160,000
SEAMAAC					\$194,333					\$194,333
South Kensington Community Partners		\$160,000		\$49,000	\$125,840					\$334,840
SOSNA					\$36,000					\$36,000
Southwest CDC	\$300,320	\$165,000	\$21,000							\$486,320

Program/Project Allocations for 2025-26 (\$s)										
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Spring Garden CDC					\$224,512					\$224,512
Strawberry Mansion CDC			\$36,000	\$49,000						\$85,000
Strawberry Mansion NAC		\$210,000								\$210,000
Tacony CDC		\$100,000			\$126,724	\$110,000				\$336,724
The International Institute for Advanced Instruction				\$49,000						\$49,000
The Lighthouse					\$125,000					\$125,000
The New Woodstock Civic Association					\$372,715					\$372,715
Theatre at East Falls							\$85,000			\$85,000
Tioga United		\$140,000		\$49,000						\$189,000
TURN	\$653,000									\$653,000
Unemployment Information Center	\$534,000									\$534,000
United Merchants of South 9th					\$171,008					\$171,008
Urban Affairs Coalition/Parkside Association of Philadelphia		\$150,000								\$150,000
Urban League	\$755,250							\$100,000		\$855,250
Urban Tree Connection				\$18,000						\$18,000
Village of Arts and Humanities				\$49,000				\$50,000		\$99,000
Washington Square West Civic Association					\$142,150					\$142,150
Welcoming Center for New Pennsylvanians (WCNP)			\$40,000					\$200,000		\$240,000
West Logan CDC					\$193,000					\$193,000
West Oak Lane CDC	\$349,760									\$349,760
West Powelton Saunders Park RCO					\$225,000					\$225,000
Whitman Council		\$160,000								\$160,000
Women's Opportunity Resource Center (WORC)								\$200,000	\$1,000,000	\$1,200,000
Wynnefield Overbrook					\$208,000					\$208,000
Total Program/Project Funding	\$10,888,670	\$3,470,000	\$410,000	\$693,000	\$17,016,190	\$2,105,000	\$3,685,000	\$1,641,500	\$1,000,000	\$40,909,360

Funding amounts reflect FY 2026 allocations.

## AP-50 Geographic Distribution

Geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Bringing investment and new housing stock to low-income communities is a strategy the City has employed successfully in neighborhoods across the city. Of the 29 affordable housing developments currently under construction

- nine are in the West,
- seven are in the North/River Wards,
- six are in the Central/South,
- three are in the Southwest,
- two are in North/Northwest, and
- two are in the Northeast.

Nineteen of the developments are located in or within half a mile of racially/ethnically concentrated areas of poverty (R/ECAPs), which will bring investment to these areas.

The City supports low-income and middle neighborhoods with community development corporation assistance through tax credits and investments in commercial corridors. Forty CDCs are taking advantage of the City's tax credit program in neighborhoods throughout the city. Similarly, the City invests in commercial corridor management and public services in neighborhoods of varying income levels.

Housing counseling agencies and neighborhood energy centers, while available to all residents, are located in low-income communities, middle neighborhoods, and Center City. Neighborhood Advisory Committees provide services in low- and moderate-income census tracts, some of which are also racially/ethnically concentrated areas of poverty.

Home improvements and vacant land management are largely clustered in lower-income areas in North, West, and South Philadelphia. Of all the City's programs, the benefits of foreclosure prevention and eviction diversion are most broadly distributed across the city.

Whether through an area benefit or a service provided directly to a low- or moderate-income person or household, the vast majority of the City's programming goes to CDBG-eligible households and census tracts. In high-opportunity areas, the City uses strategies such as density bonuses and land assemblage to leverage private sector investment to create affordable housing.

In 2025, the City launched a new reporting tool to help residents learn where funding for housing and community development programs is directed. Philly Stat 360 includes descriptions and data for some of the key housing programs funded by DHCD. The data highlights how many households have benefited from these programs, as well as the geographic areas of the city where assistance has been directed. Residents can learn more at <https://philly-stat-360-phl.hub.arcgis.com/>

---

## Place-Based Strategy Areas

---

### ■ Choice Neighborhoods

➤ **North Central (North Philadelphia) – Choice Implementation Grant**

The City and the Philadelphia Housing Authority (PHA) have leveraged HUD Choice Neighborhoods funds to create 297 new affordable, market rate, and homeownership units and implement a variety of critical community improvements including a new workforce training center, recreation center expansion, and underpass treatments.

➤ **Bartram/Kingsessing (Southwest Philadelphia) – Choice Implementation Grant**

Collaborating with Bartram Village housing residents and the broader Kingsessing community, PHA developed a comprehensive neighborhood revitalization plan in 2018. The plan calls for improved housing, neighborhood conditions, health and safety, education, and career outcomes for local residents. In the summer of 2023, Bartram/Kingsessing was awarded a Choice Neighborhood Implementation Grant. Collaborating with PHA, the City has begun executing the neighborhood plan. The plan calls for the preservation of existing affordable housing through interior and exterior repairs, the cleaning and greening of vacant lots, implementing best practices for stormwater management, installation of public art, and re-envisioning public spaces through a placemaking initiative.

➤ **Sharswood-Blumberg (North Philadelphia) – Choice Implementation Grant**

PHA, in collaboration with Blumberg public housing residents and community stakeholders, developed a comprehensive neighborhood revitalization plan for Sharswood in 2015. The plan details resident priorities and strategies for improving housing, neighborhood conditions, health and safety, education, and career outcomes of local residents. Sharswood was subsequently awarded an Implementation Grant in Spring 2020. PHA, in partnership with the City, has begun carrying out neighborhood plan. In addition to developing rental and homeownership housing, implementation activities include the construction of a new grocery store, workforce development and resident programming, identifying opportunities for creative placemaking, the creation of green space, and engaging residents and local businesses, particularly along Ridge Avenue commercial corridor.

➤ **Yorrtown/Harrison (North Philadelphia) – Choice Planning Grant**

In 2024, PHA began engaging residents of the Harrison plaza and the broader Yorrtown community to develop a comprehensive neighborhood revitalization plan. The plan will focus on building and maintaining affordable housing, promoting economic development along major commercial corridors, public safety improvements, and providing workforce development opportunities to residents.

## ■ West Philadelphia/Mantua Promise Zone

The West Philadelphia Promise Zone in Mantua – designated in 2014 – helps local community organizations work together to increase opportunities of residents living, working, and going to school within its boundaries. The 10-year Promise Zone designation makes West Philadelphia more competitive across a variety of grant opportunities from federal agencies.

See the Placed-Based Strategy Areas map for the boundaries of these areas.

**Table 9: Geographic Distribution**

Target Areas	Percentage of Funds
Philadelphia	100
Place-Based Strategies: Choice, Promise Zone	

## Rationale for the priorities for allocating investments geographically

As DHCD and the Philadelphia Housing Authority learned from the input gathered as part of the 2022 Assessment of Fair Housing – there is a clear desire for improvement in Philadelphia’s struggling communities. Furthermore, the need for improvements is expressed most strongly by Black and Hispanic survey respondents: 53% of Black respondents and 56% of Hispanic respondents said that they would prefer to move to a different neighborhood if they had a choice, while only 30% of white respondents said the same.

Accordingly, the City’s housing and community development strategies seek to bring investment to low-opportunity areas while also increasing access to high-opportunity areas.

In once-poor communities—such as North Philadelphia west of Broad Street, Eastern North Philadelphia, New Kensington, and West Poplar—city investments have led to safer, more economically healthy neighborhoods. Philadelphia will continue to invest strategically in low-income communities. In addition to bringing new housing stock to a community that needs it, development in these neighborhoods frequently involves rehabilitation and preservation rather than new construction - not only providing new housing but also removing blighting influences.

Site-specific interventions, such as home repair and vacant land management, are necessarily tied to the conditions that warrant the activity. The Home Improvements map shows that home improvements are linked to the age of the housing stock. Similarly, the LandCare map demonstrates that vacant land management is tied to the amount of vacant land in a neighborhood.

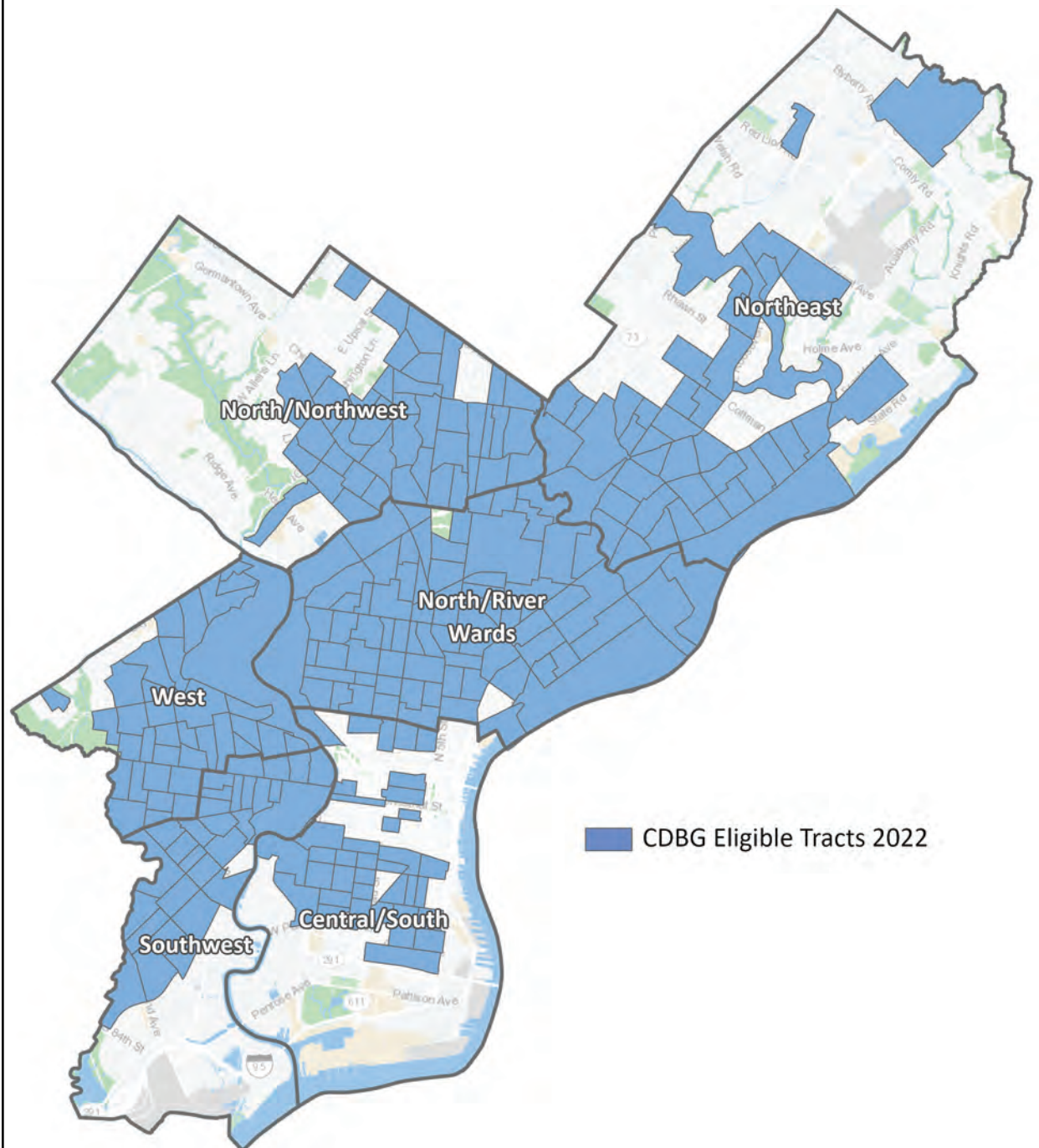
High-opportunity neighborhoods, and therefore the City, seek to take advantage of private investment to support affordable housing in those locations. The Mixed Income Housing Bonus (MIHB) offers developers a “zoning bonus,” allowing them to build larger or denser projects than typically permitted by the Zoning Code in exchange for setting aside 10% of new housing units as affordable housing or by making a payment into the Housing Trust Fund. The MIHB program is complemented by a 20% affordable unit set aside for certain residential developments in specified areas of the City. Together these two programs resulted in a total of 61 affordable units ranging from 40-60% AMI and \$1.5 million in contributions to the Housing Trust Fund.

## Philadelphia2035 Planning Districts



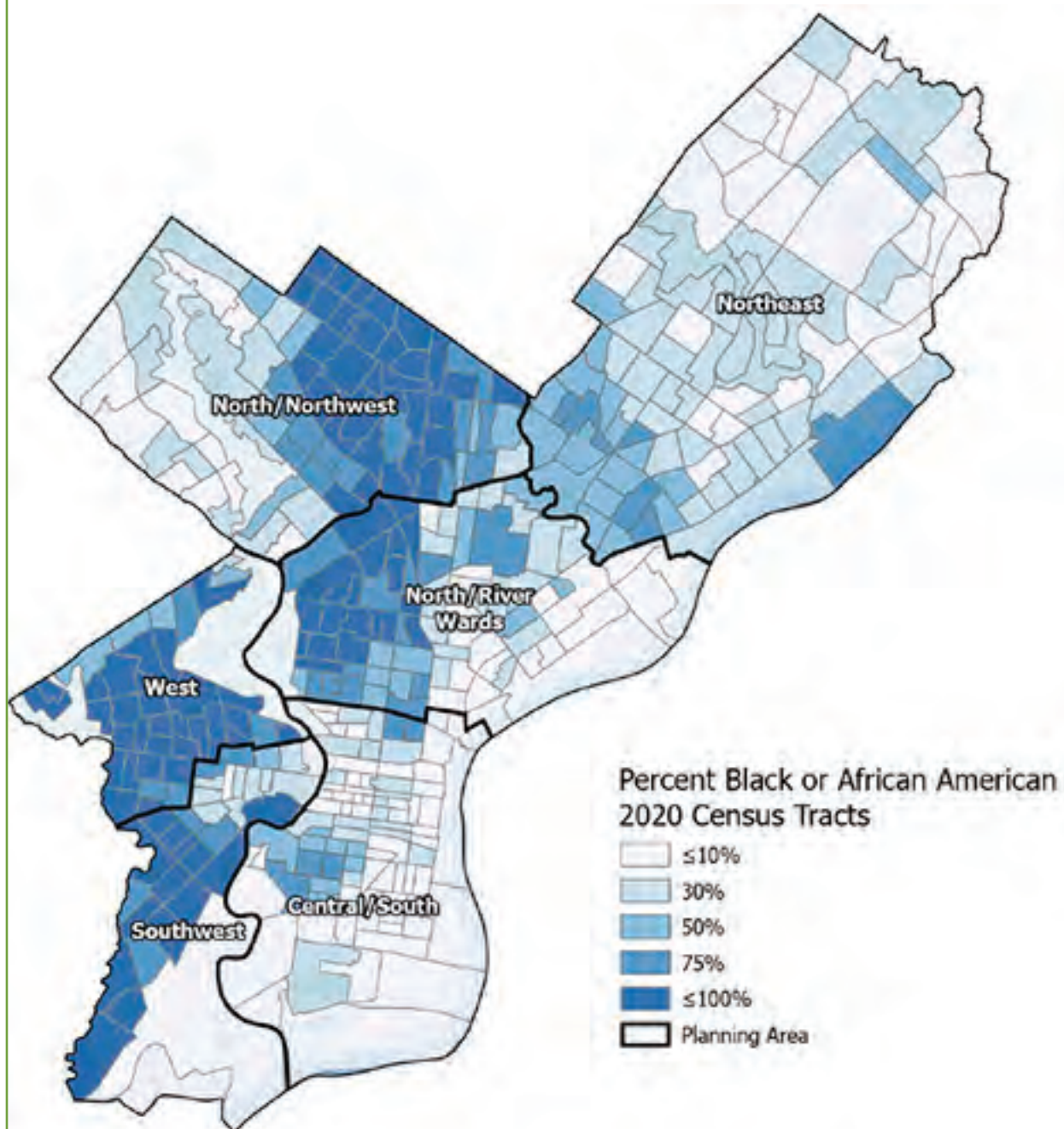


## CDBG Eligible Census Tracts<sup>1</sup>



<sup>1</sup> The census tract map is based on data and census tract boundaries from the 2010 Census.

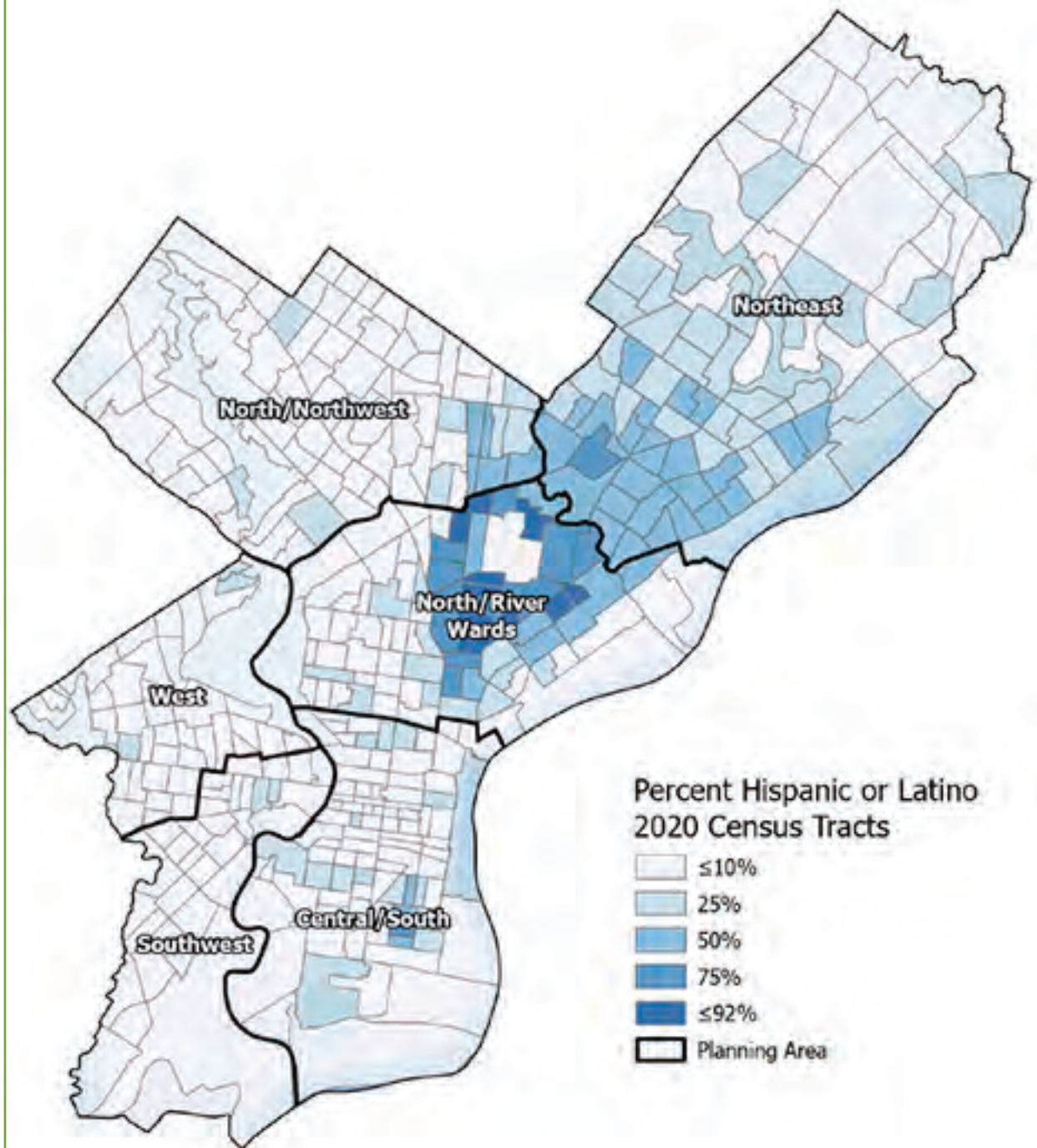
## Estimated Percent Black or African-American Population



2018 - 2022 American Community Survey, 5-Year Estimates

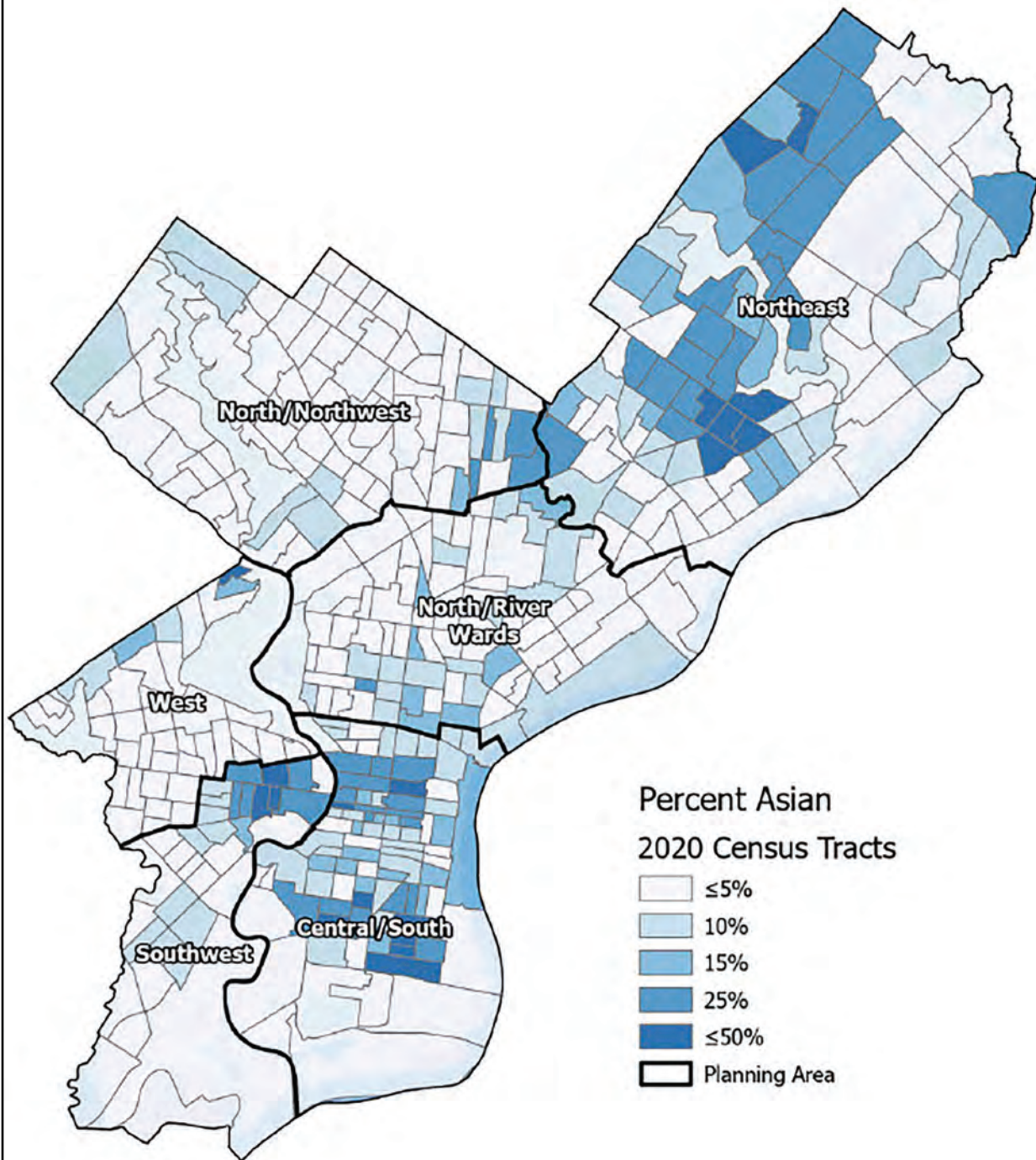


## Estimated Percent Hispanic or Latino Population



2018 - 2022 American Community Survey, 5-Year Estimates

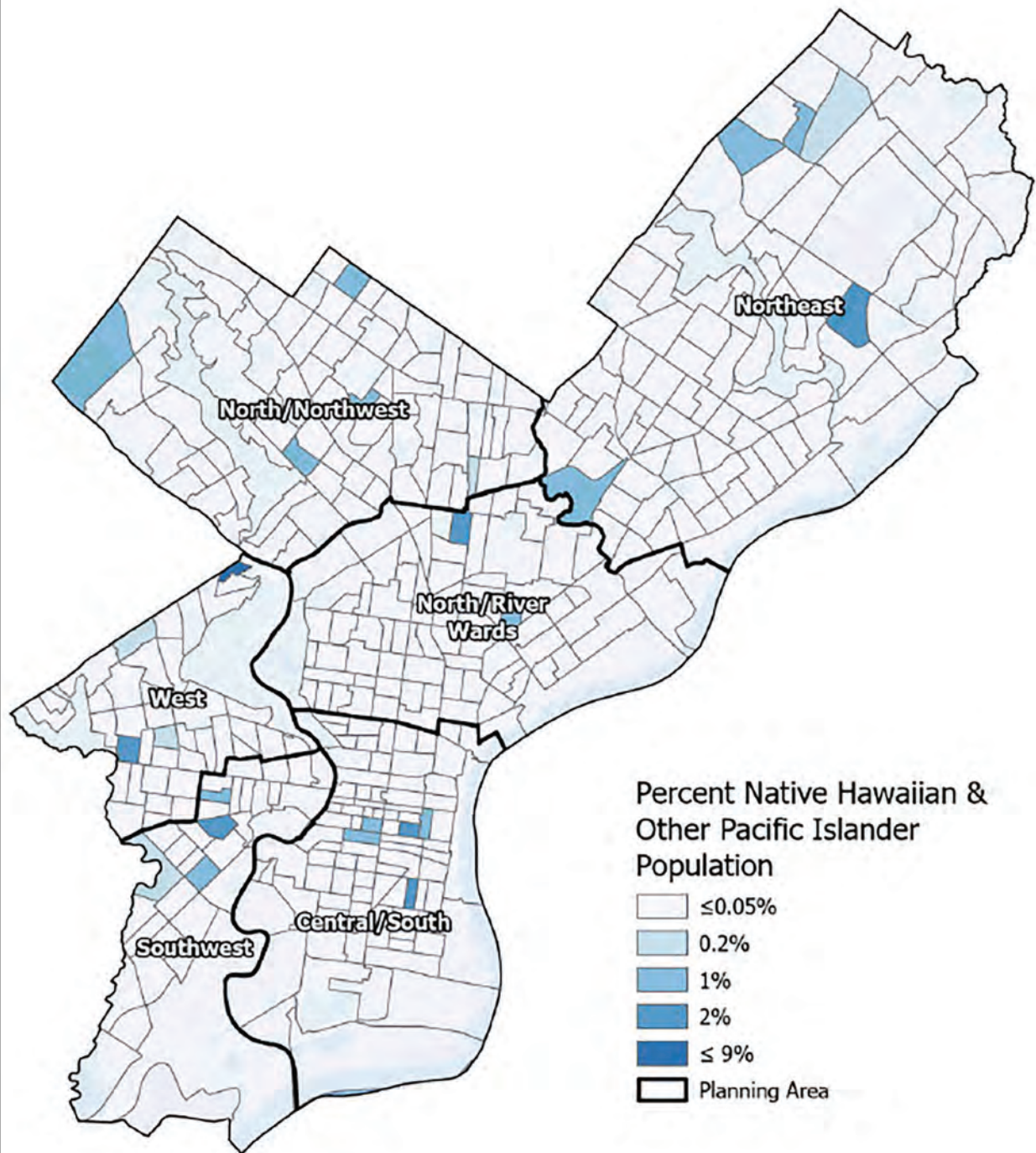
## Estimated Percent Asian Population



2018 - 2022 American Community Survey, 5-Year Estimates

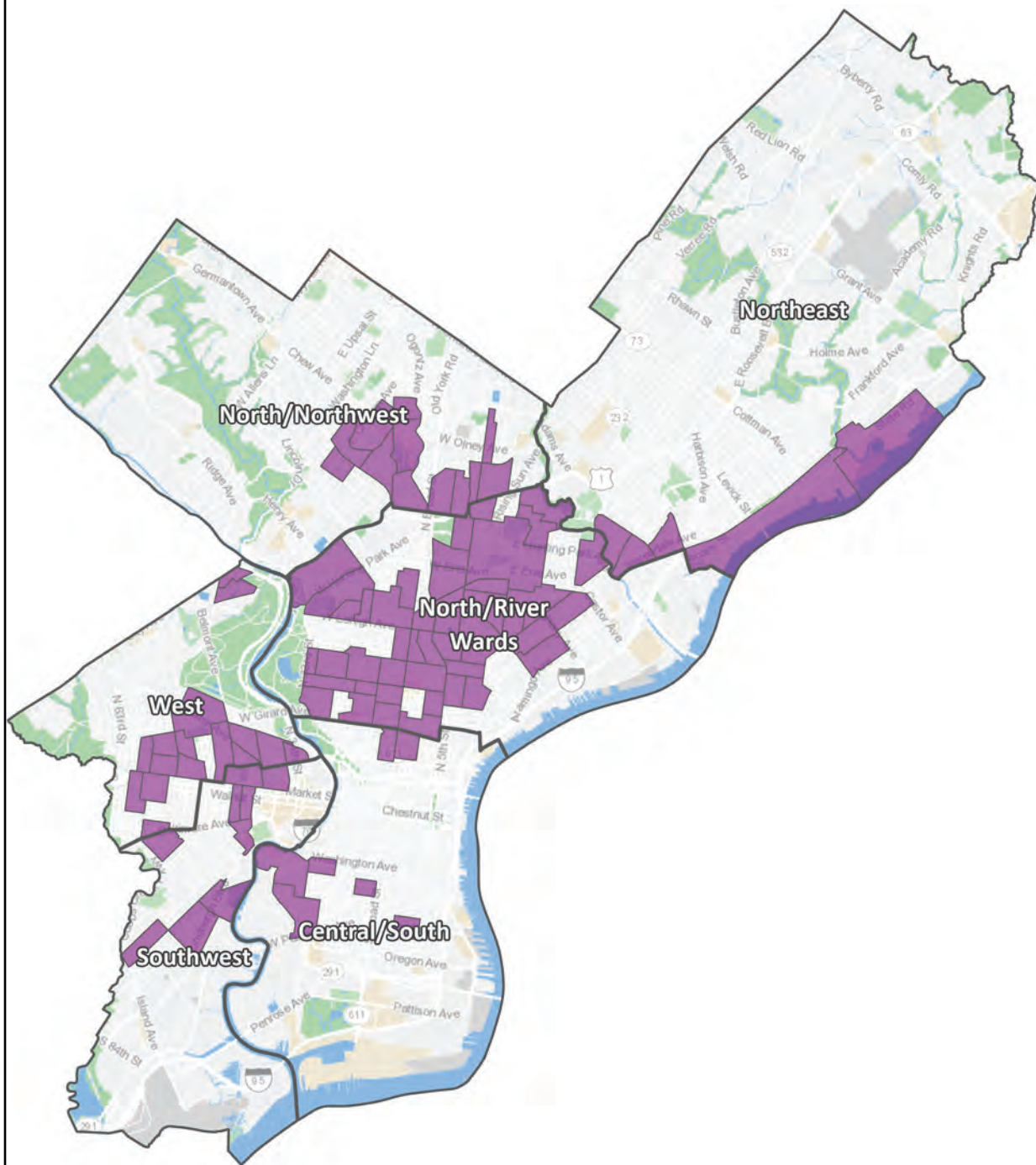


## Estimated Percent Native Hawaiian and Other Pacific Islander Population



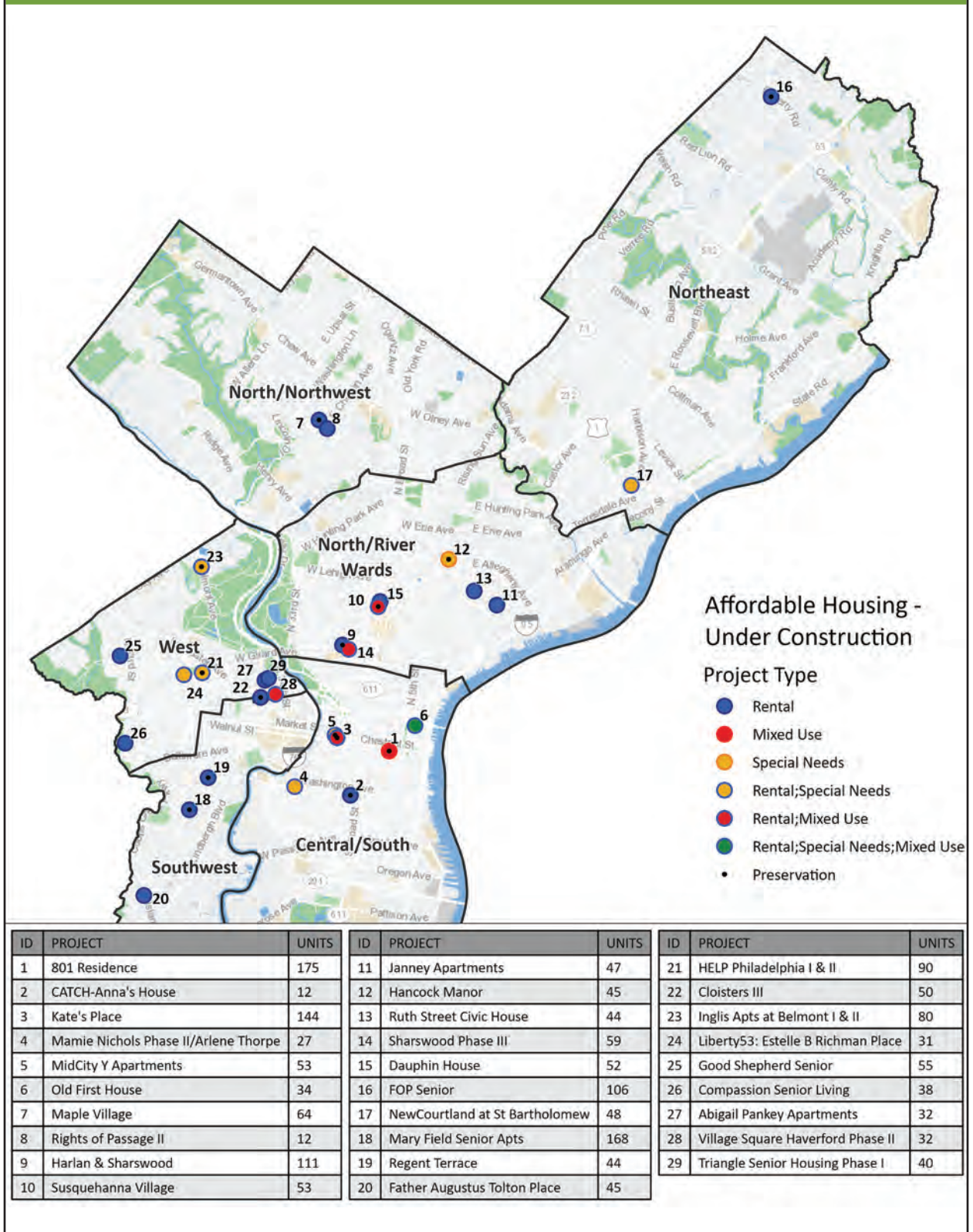
2018 - 2022 American Community Survey, 5-Year Estimates

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

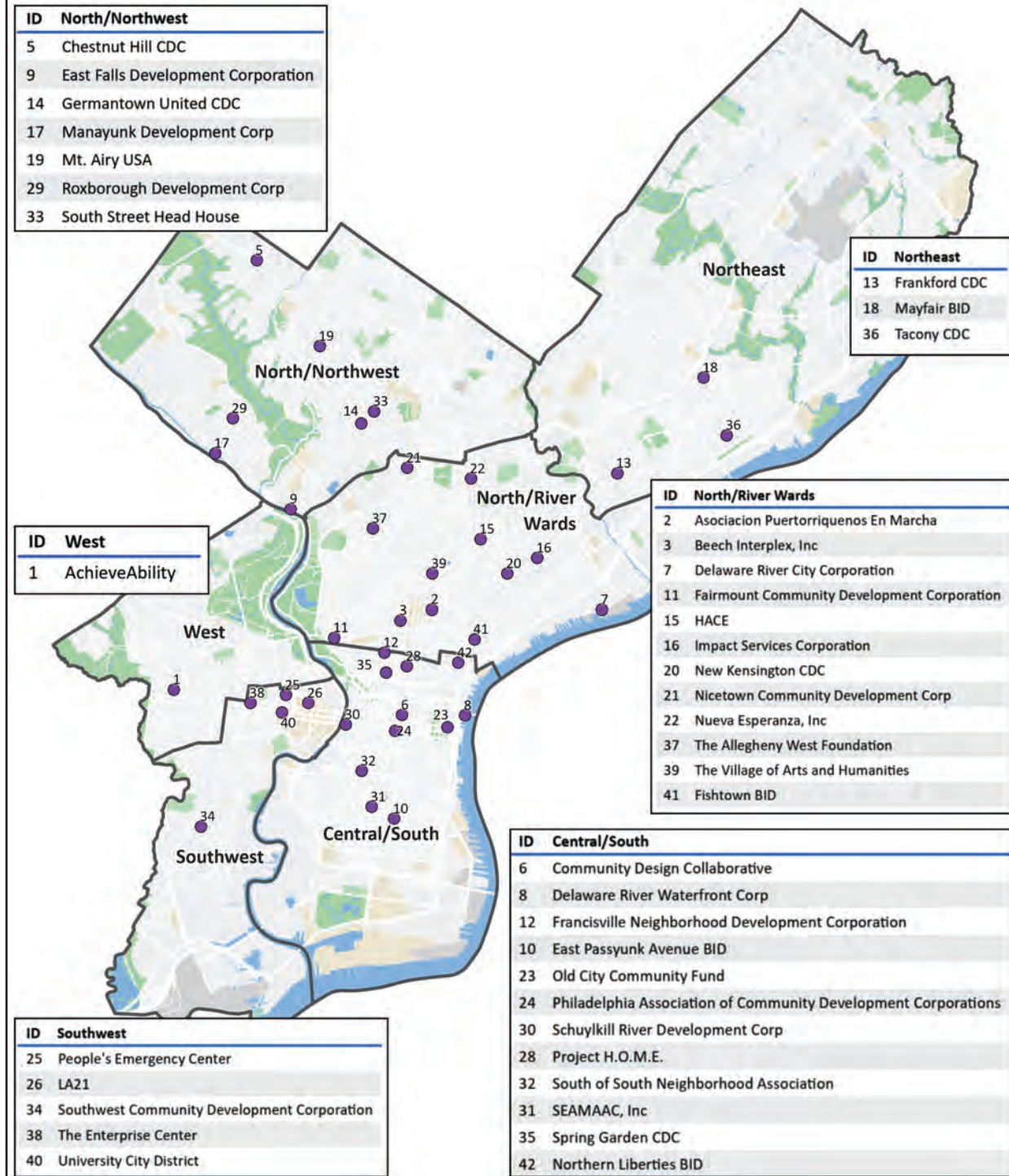




## Under Construction Affordable Housing Units FY2025

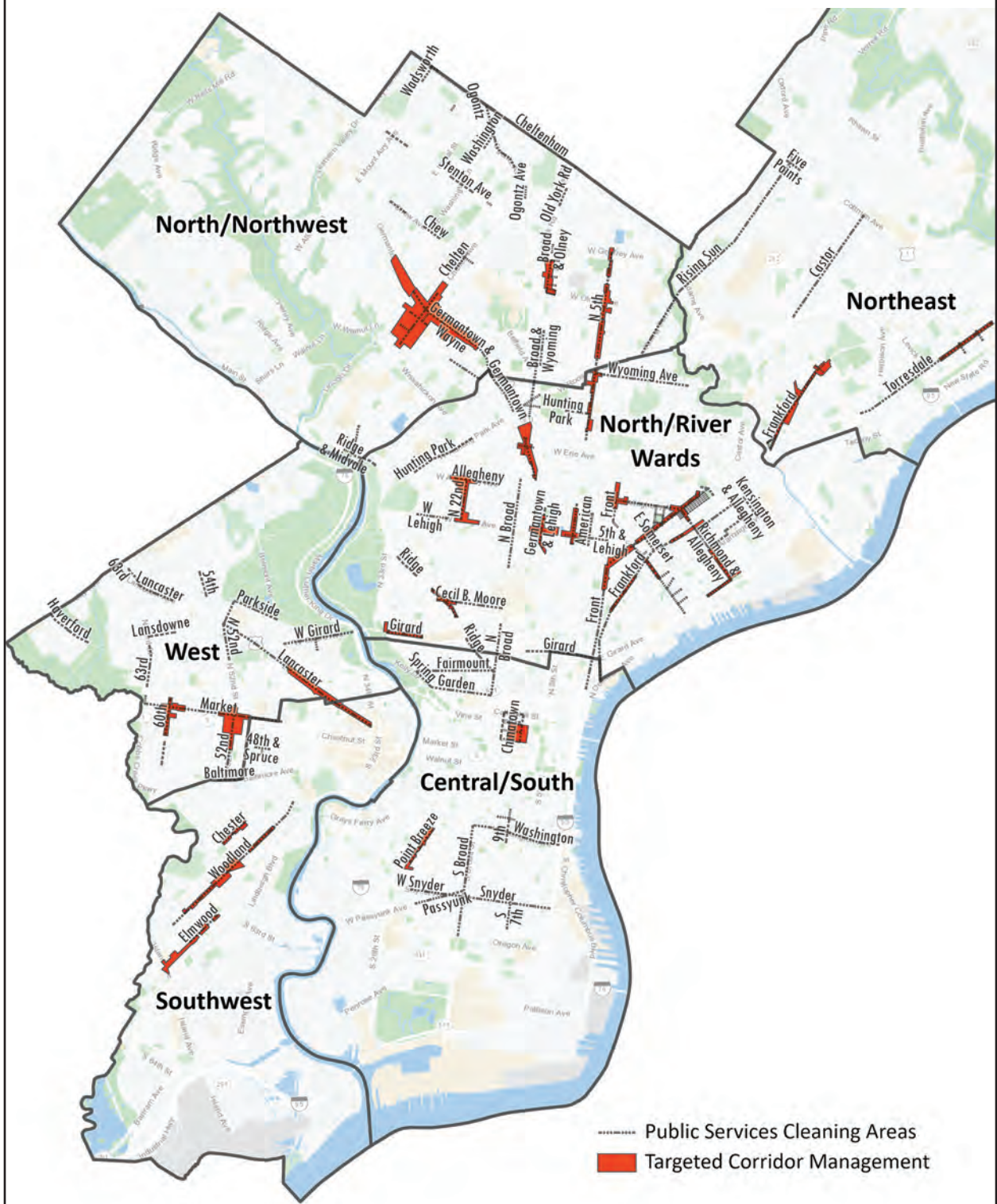


## CDC Business Tax Credit Recipients

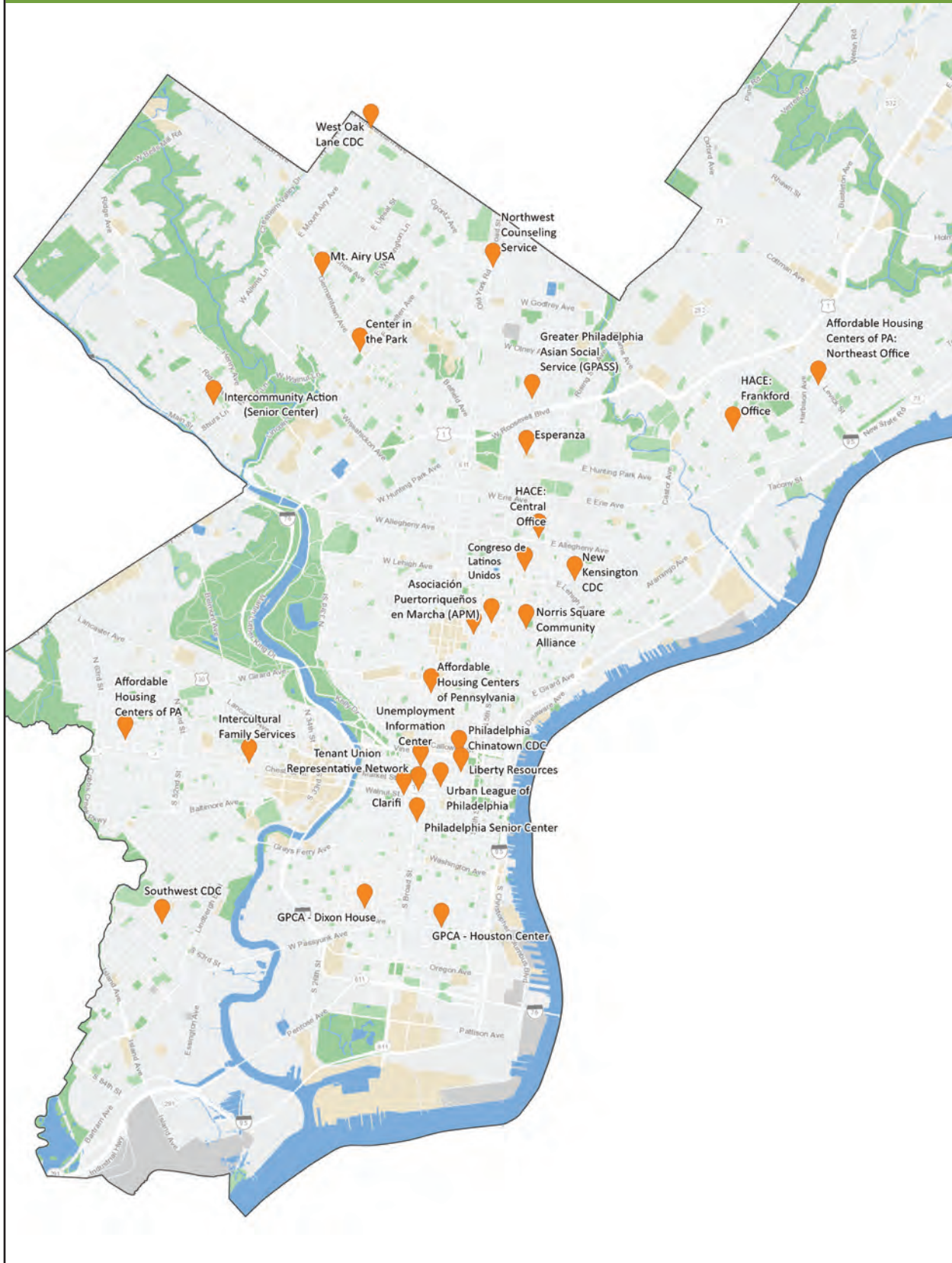




## Targeted Corridor Management and Public Services

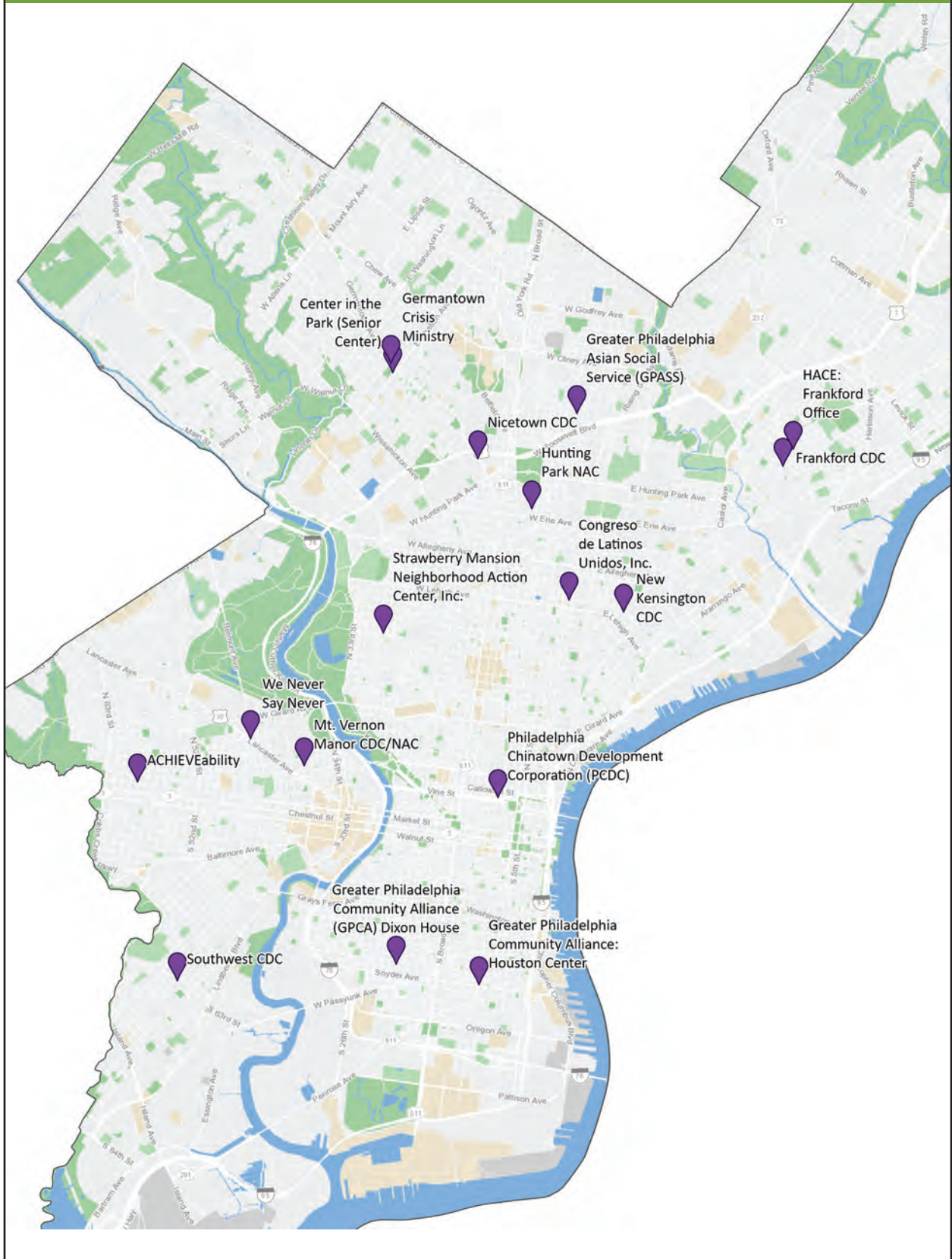


## Housing Counseling Agencies

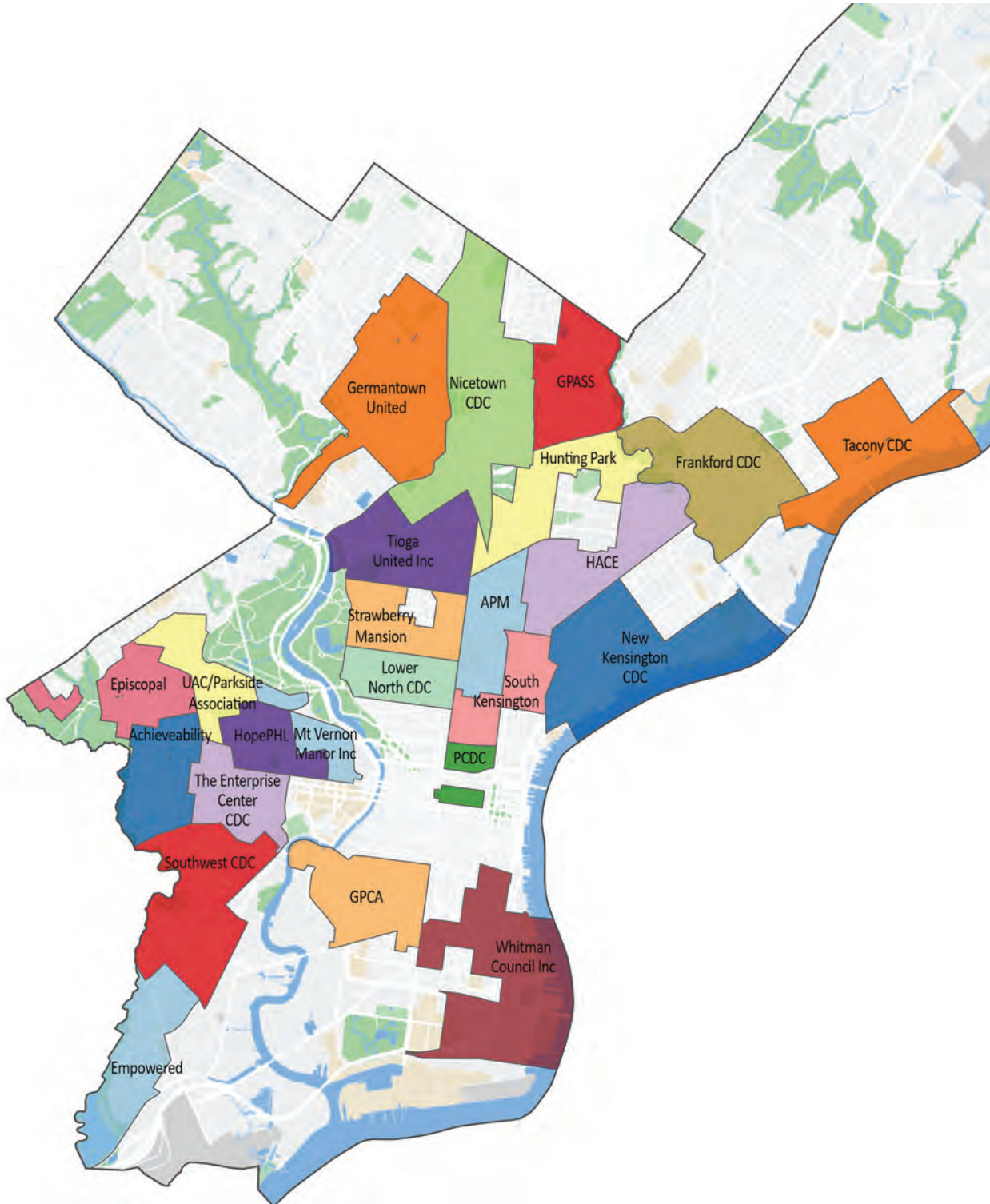




## Neighborhood Energy Centers



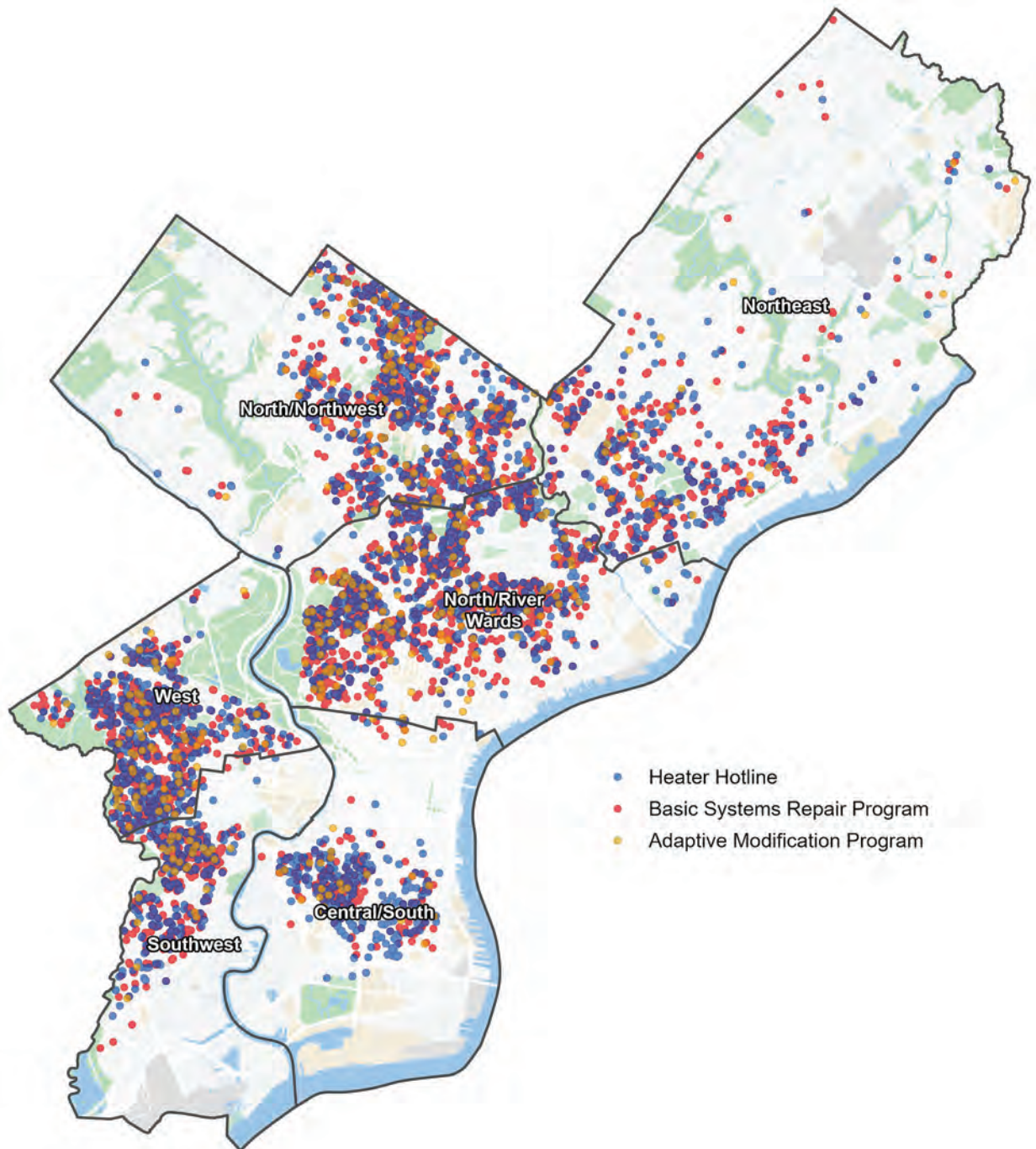
## Neighborhood Advisory Committees (NACs) Service Areas



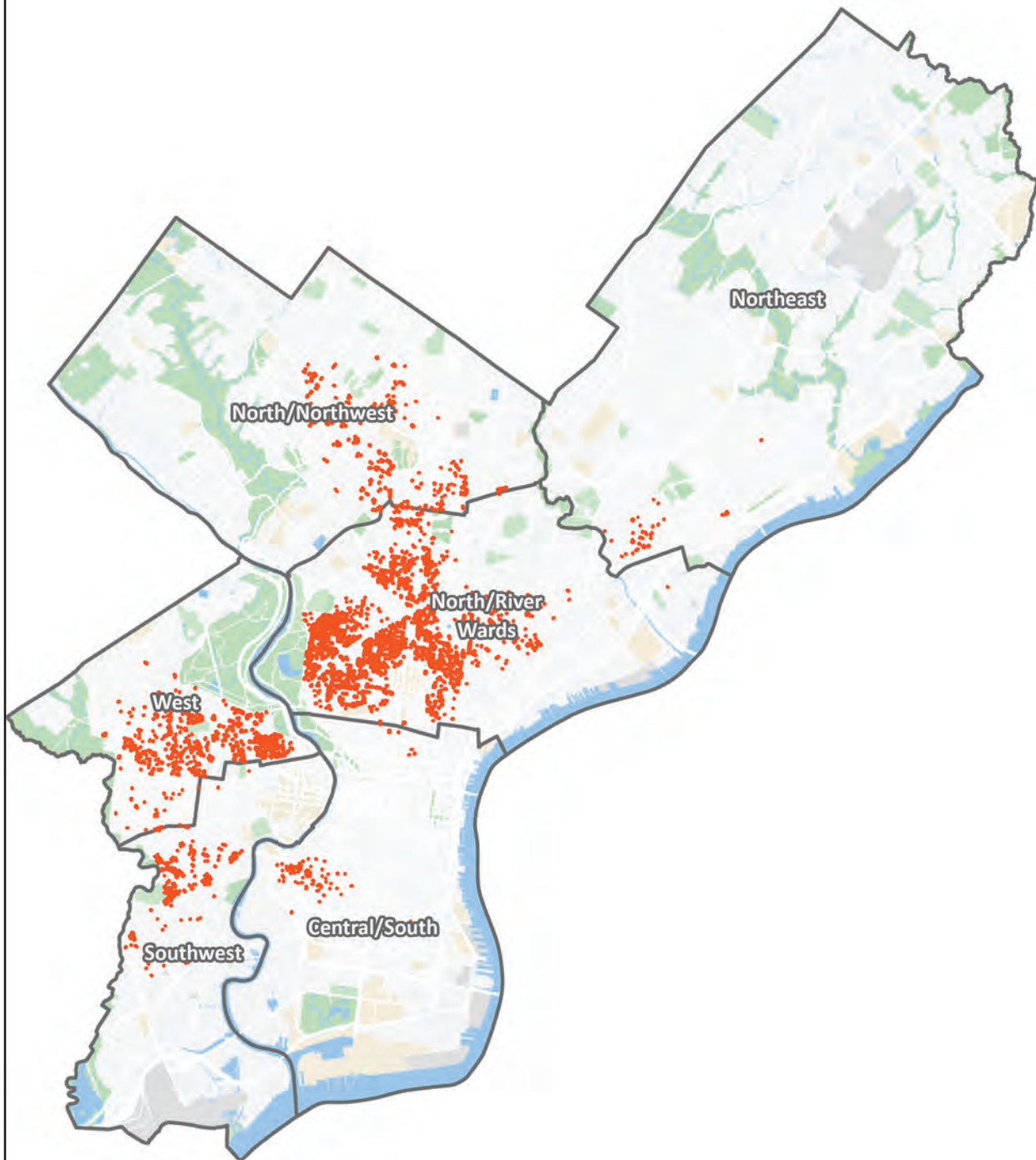


## Home Improvement Programs 2024

Adaptive Modifications (AMP), Basic Systems Repair(BSRP), Heater Hotline

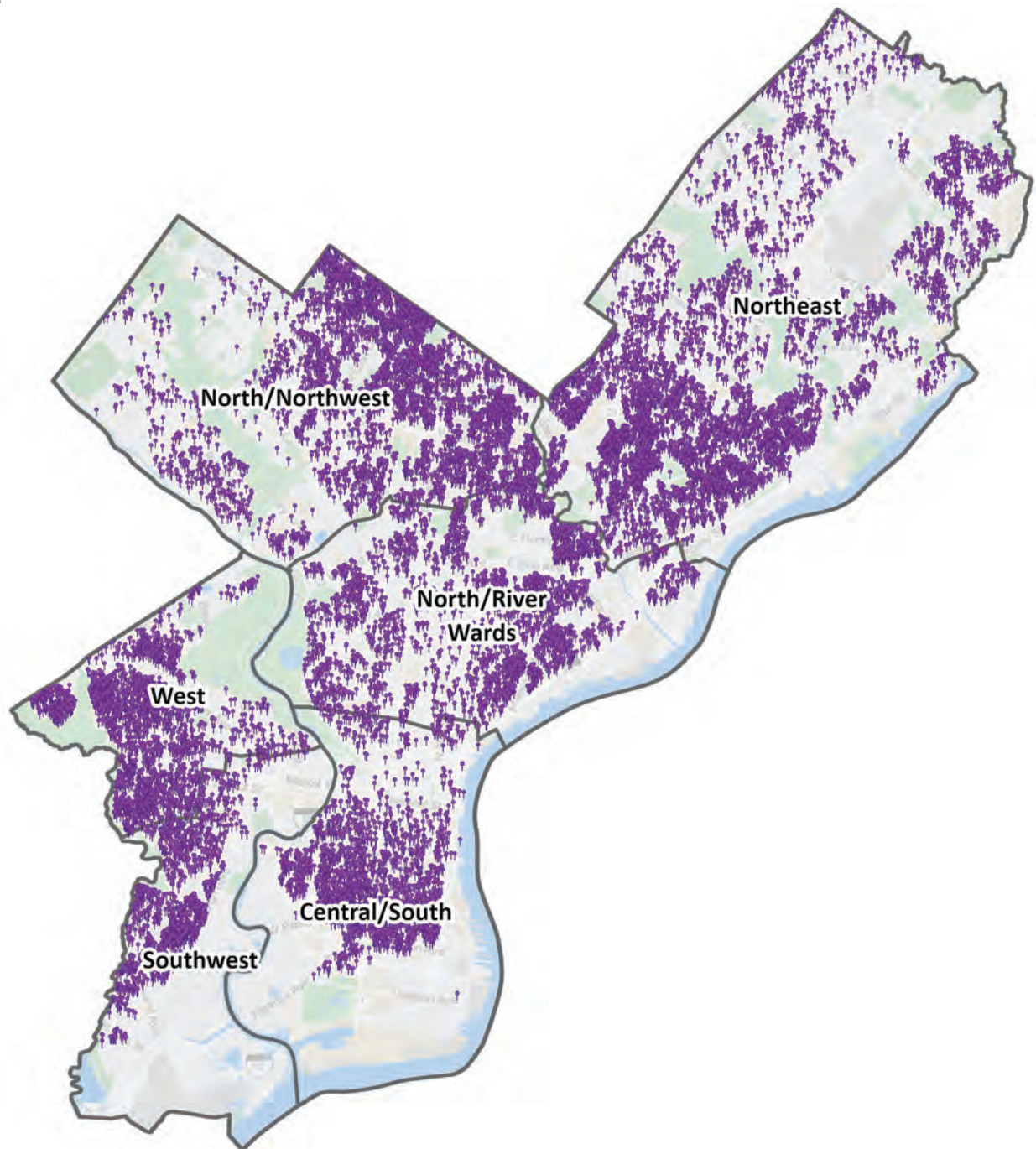


## Land Care Parcels Managed by the Pennsylvania Horticultural Society (PHS)





## Homes Saved From Foreclosure Since June 2008 through Housing Counseling, Outreach and Legal Support



## North/Northwest Activity

- Housing Counseling Agency
- Neighborhood Advisory Commcy ter
- Neighborhood Energy Center
- Combination Neighborhood Or

### ID AGENCY

11	Germantown United
23	Center in the Park
24	Germantown Crisis Ministry
27	Northwest Counseling Service
32	West Oak Lane CDC
42	Intercommunity Action (Senior Cententenei
45	Mt. Airy CDC
47	Greater Philadelphia Alliance Social Social Ser

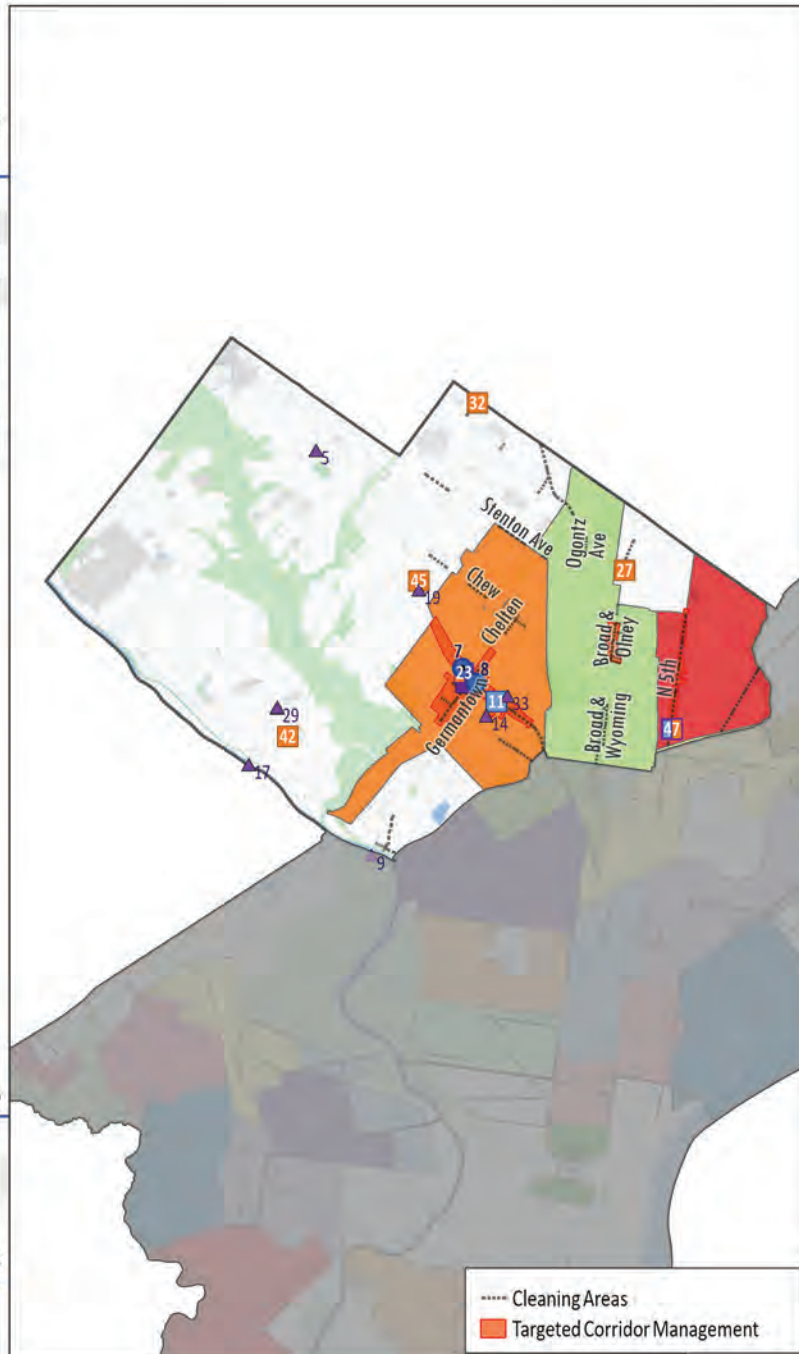
### ▲ CDC Tax Credit Recipients

#### ID ORGANIZATION





5	Chestnut Hill CDC
9	East Falls Development Corporation
14	Germantown United CDC
17	Manayunk Development Corp
19	Mt. Airy USA
29	Roxborough Development Corp
33	South Street Head House

- Rental
- Special Needs
- Mixed Use
- Rental;Mixed Use
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

ID	PROJECT	UNITS
7	Maple Village	64
8	Rights of Passage II	12



## Northeast Activity

-  Housing Counseling Agency
-  Neighborhood Advisory Committee
-  Neighborhood Energy Center
-  Combination Neighborhood Organization

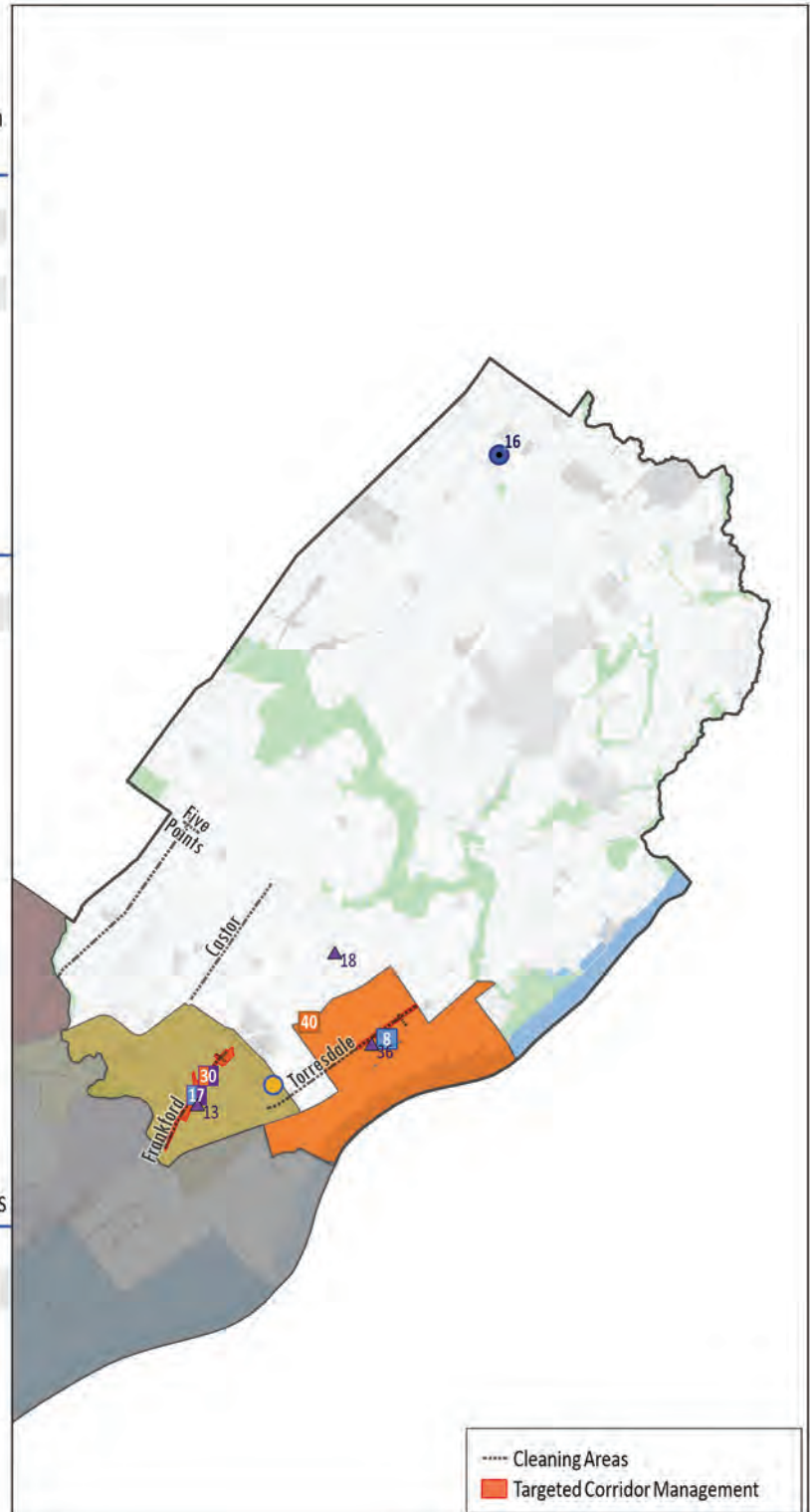
ID	AGENCY
8	Taony CDC
17	Frankford CDC
30	HACE: Frankford Office
40	Affordable Housing Centers of PA: Northeast Offi

- ▲ CDC Tax Credit Recipients

ID	ORGANIZATION
13	Frankford CDC
18	Mayfair BID
36	Tacony CDC

- Rental
- Special Needs
- Mixed Use
- Rental;Mixed Use
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

ID	PROJECT	UNITS
16	FOP Senior	106
17	New Courtland at St Bartholomew	48





## Central/South Activity

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- ■ ■ Combination Neighborhood Organization

### ID AGENCY

- 10 Philadelphia Chinatown Development Corporation
- 16 Whitman Council, Inc.
- 25 Tenant Union Representative Network
- 31 Unemployment Information Center
- 34 Greater Philadelphia Community Alliance (GPCA) Ho
- 35 Philadelphia Senior Center
- 39 Clarifi
- 41 Affordable Housing Centers of Pennsylvania
- 43 Liberty Resources
- 46 Urban League of Philadelphia
- 48 Greater Philadelphia Community Alliance (GPCA)

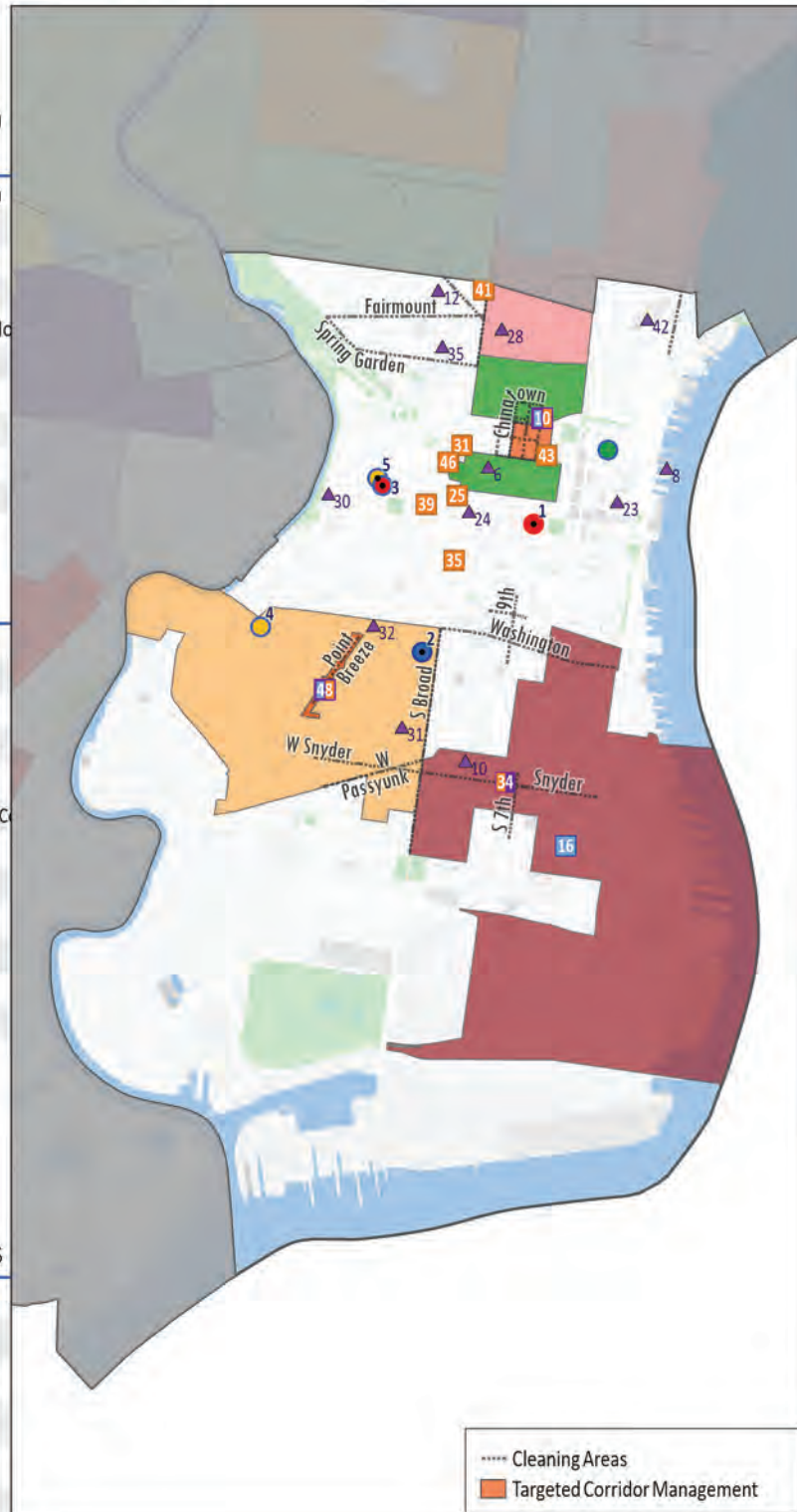
### ▲ CDC Tax Credit Recipients

### ID ORGANIZATION

- 6 Community Design Collaborative
- 8 Delaware River Waterfront Corp
- 10 East Passyunk Avenue BID
- 12 Francisville Neighborhood Development Corporation
- 23 Old City Community Fund
- 24 Philadelphia Association of Community Development C
- 28 Project H.O.M.E.
- 30 Schuylkill River Development Corp
- 31 SEAMAC, Inc
- 32 South of South Neighborhood Association
- 35 Spring Garden CDC
- 42 Northern Liberties BID

- Rental
- Special Needs
- Mixed Use
- ● Rental;Mixed Use
- ● Rental;Special Needs
- ● ● Rental;Special Needs;Mixed Use
- Preservation

ID	PROJECT	UNITS
1	801 Residence	175
2	CATCH-Anna's House	12
3	Kate's Place	144
4	Mamie Nichols Phase II/Arlene Thorpe	27
5	MidCity Y Apartments	53
6	Old First House	34





## West Activity

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- Combination Neighborhood Organization

ID AGENCY

- |    |   |
|----|---|
| 4  | Episcopal Community Services of the Diocese of PA |
| 6  | We Never Say Never                                |
| 9  | UAC/Parkside Association of Philadelphia          |
| 14 | ACHIEVEability                                    |
| 19 | Mt. Vernon Manor CDC                              |
| 38 | Affordable Housing Centers of PA                  |

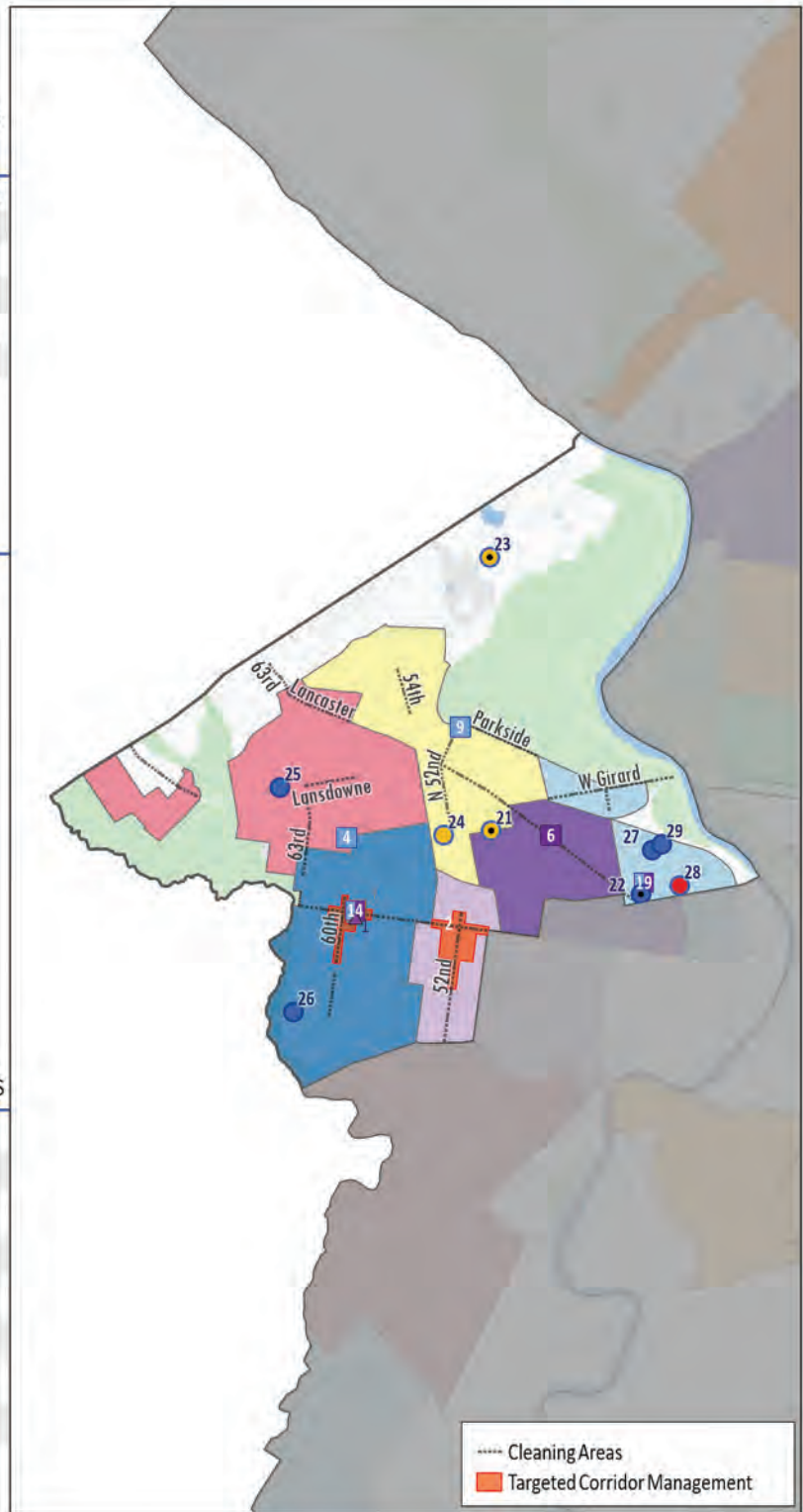
▲ CDC Tax Credit Recipients

ID ORGANIZATION

- |   |                |
|---|----------------|
| 1 | AchieveAbility |
|---|----------------|

- Rental
- Special Needs
- Mixed Use
- Rental; Mixed Use
- Rental; Special Needs
- Rental; Special Needs; Mixed Use
- Preservation

ID	PROJECT	UNITS
21	HELP Philadelphia I & II	90
22	Cloisters III	50
23	Inglis Apts at Belmont I & II	80
24	Liberty53: Estelle B Richman Place	31
25	Good Shepherd Senior	55
26	Compassion Senior Living	38
27	Abigail Pankey Apartments	32
28	Village Square Haverford Phase II	32
29	Triangle Senior Housing Phase I	40



## Southwest Activity

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- ■ ■ Combination Neighborhood Organization

ID AGENCY

- 3 Empowered CDC
- 13 Southwest CDC
- 18 The Enterprise Center CDC
- 26 Intercultural Family Services
- 37 HopePHL

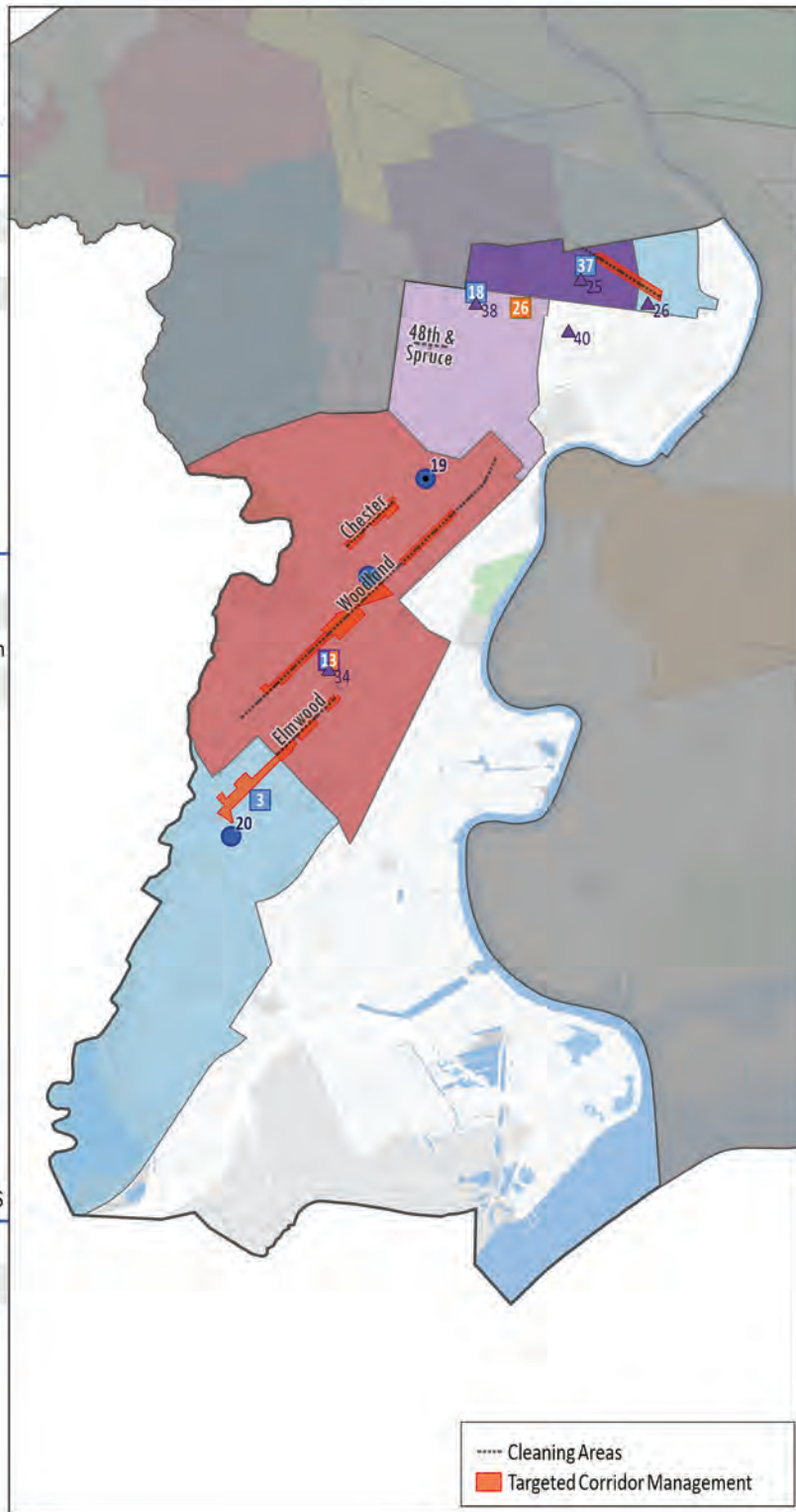
▲ CDC Tax Credit Recipients

ID ORGANIZATION

- 25 People's Emergency Center
- 26 LA21
- 34 Southwest Community Development Corporation
- 38 The Enterprise Center
- 40 University City District

- Rental
- Special Needs
- Mixed Use
- Rental; Mixed Use
- Rental; Special Needs
- Rental; Special Needs; Mixed Use
- Preservation

ID	PROJECT	UNITS
18	Mary Field Senior Apts	168
19	Regent Terrace	44
20	Father Augustus Tolton Place	45





## Noth River Wards Activity

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- Combination Neighborhood Organization

### ID AGENCY

5	Lower North Philadelphia CDC
7	Asociación Puertorriqueños en Marcha (APM)
12	South Kensington Community Partners, Inc.
15	Hunting Park Community Revitalization Corporation
20	Strawberry Mansion Neighborhood Action Center, Inc.
21	Nicetown CDC

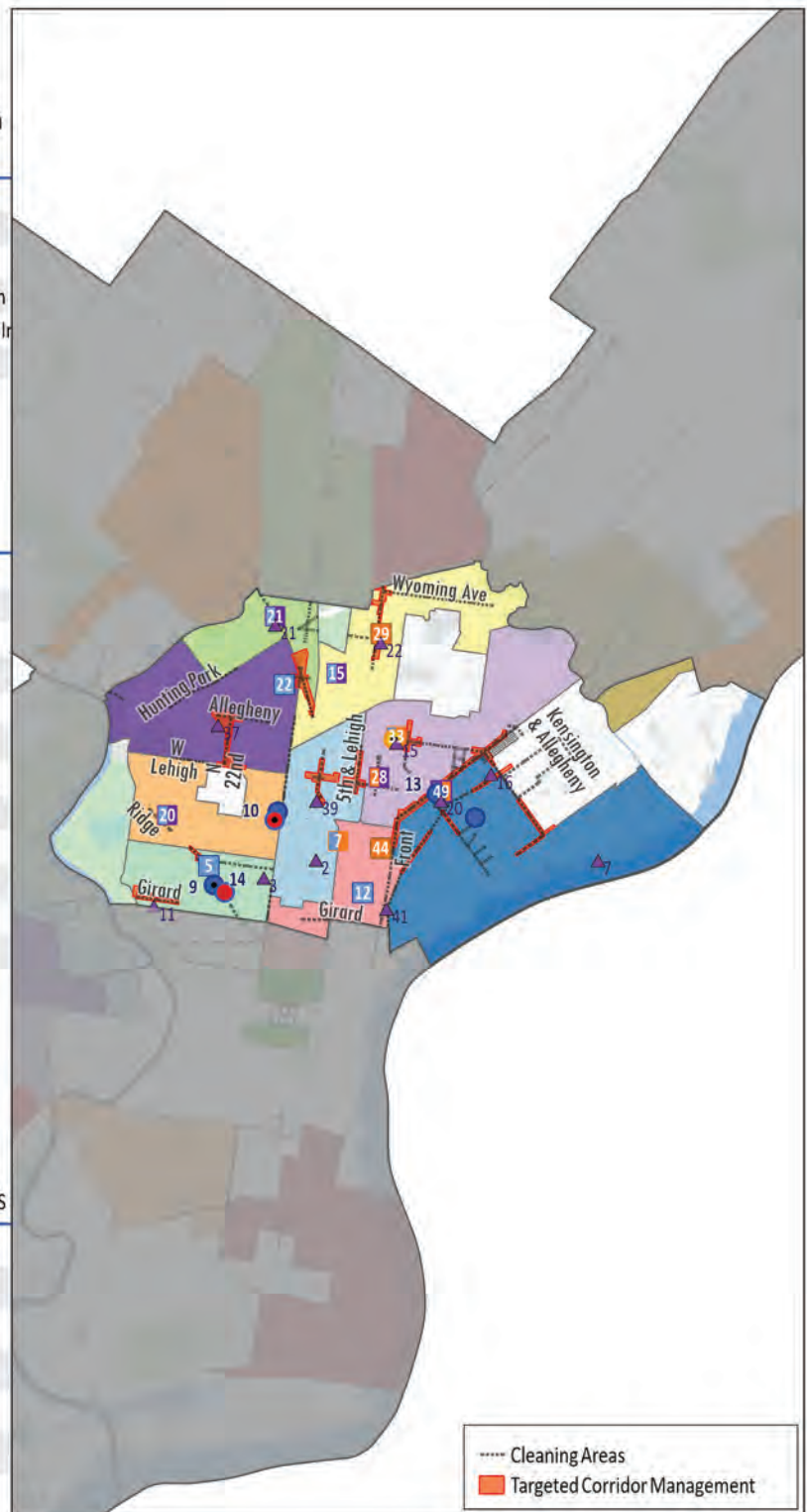
### ▲ CDC Tax Credit Recipients

#### ID ORGANIZATION

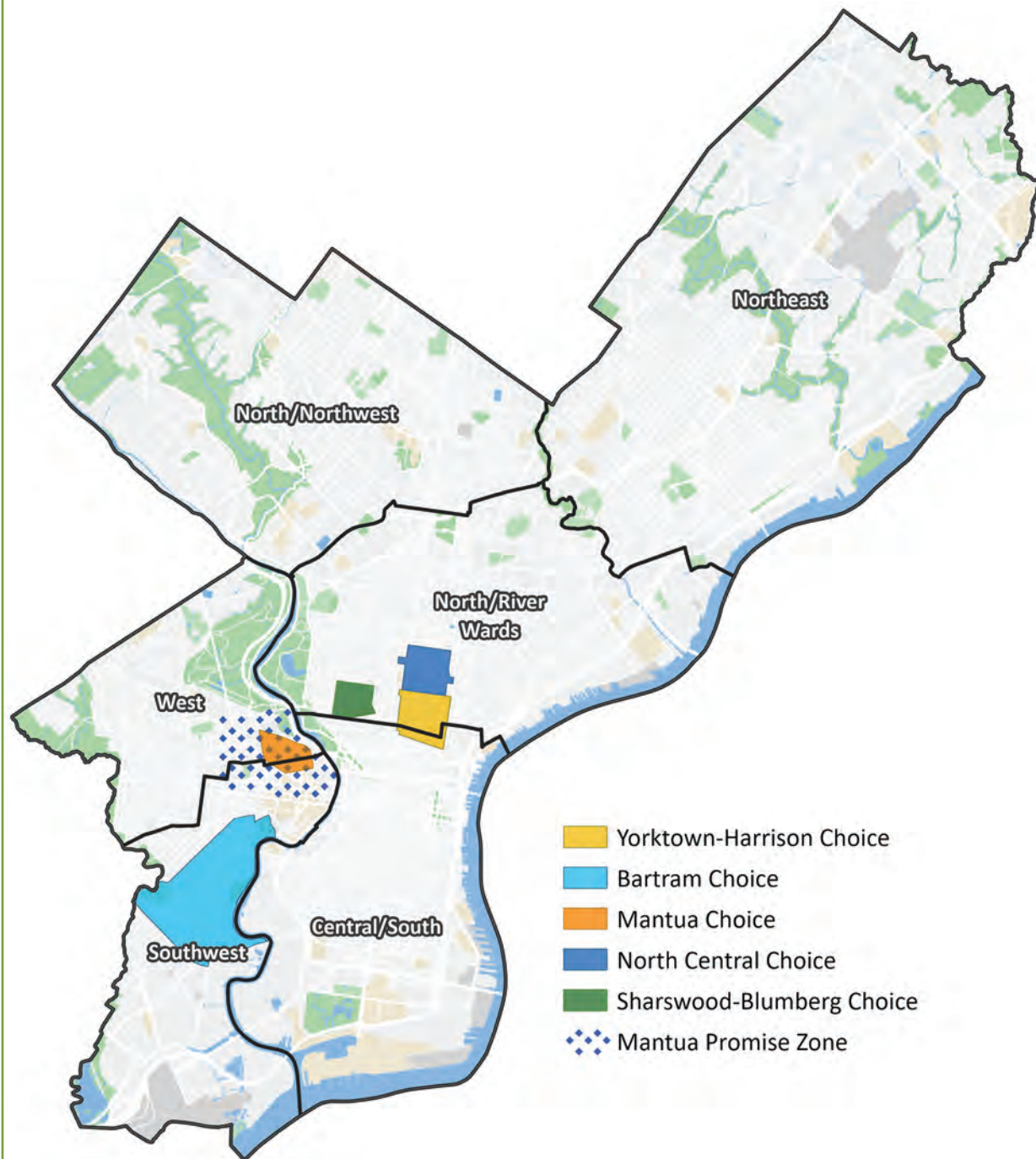
2	Asociacion Puertorriqueños En Marcha
3	Beech Interplex, Inc.
7	Delaware River City Corporation
11	Fairmount Community Development Corporation
15	HACE
16	Impact Services Corporation
20	New Kensington CDC
21	Nicetown Community Development Corp
22	Nueva Esperanza, Inc.
37	The Allegheny West Foundation
39	The Village of Arts and Humanities
41	Fishtown BID

- Rental
- Special Needs
- Mixed Use
- Rental;Mixed Use
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

ID	PROJECT	UNITS
9	Harlan & Sharswood	111
10	Susquehanna Village	53
11	Janney Apartments	47
12	Hancock Manor	45
13	Ruth Street Civic House	44
14	Sharswood Phase III	59
15	Dauphin House	52



## Place-Based Strategy Areas



# AP-55 Affordable Housing

## Introduction

The following one-year goals are part of the City of Philadelphia's Division of Housing and Community Development's *2025-2026 Annual Action Plan*.

**Table 10: One Year Goals for Affordable Housing  
by Support Requirement**

One Year Goals for the Number of Households To Be Supported	
Homeless	752
Non-Homeless	4,045
Special-Needs	3,421
<b>Total</b>	<b>8,218</b>

**Table 11: One Year Goals for Affordable Housing  
by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3,893
Production of New Units	300
Rehab of Existing Units	2,900
Acquisition of Existing Units	1,125
<b>Total</b>	<b>8,218</b>

# AP-60 Public Housing

---

## Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, subsidizes, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority, operating the largest affordable housing portfolio in Pennsylvania. PHA houses nearly 80,000 low-income Philadelphia residents and employs approximately 1,100 people to deliver services to its clients. PHA is a participant in the Moving to Work (MTW) Demonstration Program pursuant to the terms of an MTW Agreement with the US Department of Housing and Urban Development ("HUD"). The term of the MTW Agreement was recently extended to end in 2038.

PHA's approximately \$586.8 million budget for PHA Fiscal Year 2025 comes primarily from the federal government. It also works in partnership with the city and state governments as well as private investors to provide affordable housing and services to residents.

PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council. It is PHA policy to serve customers without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, having AIDS, physical handicap, or disability.

Additional detail on PHA planned activities is available in the MTW Annual Plans prepared by PHA each year, approved by HUD and posted on PHA's website at [www.pha.phila.gov](http://www.pha.phila.gov).

---

## Actions planned during the next year to address the needs of public housing

PHA will continue and expand its multiyear, ongoing initiatives to substantially transform PHA properties and programs, and to support the revitalization of Philadelphia's neighborhoods, including conversions of public housing to project-based assistance under the Rental Assistance Demonstration (RAD) program. PHA's primary goals include preserving and/or redeveloping its existing affordable housing portfolio through asset repositioning, including public housing and Low Income Housing Tax Credit (LIHTC) units; expanding the supply of new affordable housing units through use of the Faircloth to RAD program, innovative partnerships and the use of all available financing tools; and, opening doors for PHA residents to enhanced services, educational and economic opportunities and affordable homeownership.

PHA's approach incorporates three broad, interrelated strategies:

1. **Repositioning Public Housing** –The majority of public housing units in Philadelphia are more than a half century old and many scattered site units were built more than a century ago. As such, the public housing portfolio requires substantial new investments or complete redevelopment in order to provide quality housing for current and future residents. Over the next several years - and building on the work completed over the past 10 years - PHA will



continue to reposition the public housing portfolio to project-based assistance in order to secure the funding needed to preserve and/or redevelop aging housing sites, as well as to provide a more secure and stable funding platform that is capable of sustaining affordable housing over the long-term.

2. **Developing New Affordable Housing** – Increasing the supply of affordable housing is of critical importance to the future of Philadelphia in light of rapidly increasing housing costs, neighborhood gentrification and other market factors that have created enormous housing cost burdens, increased evictions and exacerbated homelessness among low-income families and individuals. Through the Faircloth to RAD program and creative use of the financing tools discussed below, PHA is focused on expanding affordable housing production wherever feasible as part of public housing redevelopment, neighborhood-wide transformation or other partner or PHA-sponsored projects.
3. **Expanding Long-Term Rental Assistance** – Since 2013, PHA has significantly increased funding for long-term operating subsidies to newly developed or existing housing developments. Long-term rental assistance provided through the Unit Based Voucher program is a critically important component of PHA’s efforts to preserve and expand affordable housing and reduce housing cost burdens for low-income renters.

In support of these interrelated strategies, PHA creatively utilizes MTW funding to fund and/or leverage other funding, and all available financing and programmatic tools including:

- **HUD’s Rental Assistance Demonstration (RAD) Program** - RAD is a significant component of PHA’s efforts to reposition public housing and convert it to Section 8 project-based assistance. Under RAD, the right of existing residents to return to newly constructed or rehabilitated housing is guaranteed and one-for-one replacement of all public housing units is required. The RAD program also incorporates two important features which PHA utilizes to expand the supply of affordable housing: 1) “Faircloth to RAD” through which PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing units using that authority and then convert the public housing to project-based assistance; and 2) “Transfer of assistance” through which PHA is able to transfer subsidies from long-term, vacant and distressed public housing scattered site units to newly developed projects covered by project-based assistance contracts. PHA has closed on 2,162 units under RAD through FY 2024, with an additional 4,474 in the active planning stages for FY 2025 and beyond.
- **Low Income Housing Tax Credits (LIHTC)** through the Pennsylvania Housing Finance Agency (PHFA) and other tax credit programs authorized by the federal or state government which support private investments to finance RAD and/or other development activities conducted by PHA and its development partners. Since 2013, PHA development projects have received 16 LIHTC awards that generated \$222.5 million in private funding to construct 1,338 affordable units.

- **Special Grant Programs** such as HUD’s Choice Neighborhoods Planning and Implementation (CNI) grants which provide funding to support the transformation of public housing developments into newly revitalized mixed-income communities with supportive services and neighborhood amenities. With the FY 2022 CNI award to PHA of \$50 million to partially fund the Bartram Village redevelopment and an FY 2023 award of \$500,000 to support the Harrison Plaza neighborhood planning effort, PHA has received a total of 3 CNI Implementation and 3 CNI Planning grants. In early 2024, PHA submitted to HUD a competitive proposal for an additional \$50 million CNI Implementation grant to help fund the comprehensive redevelopment of Westpark. The proposal is under review by HUD as of April 2024.
- **PHA’s Unit Based Leasing and Development (UBV) Program**, which currently provides long-term operating funding to more than 5,000 newly developed or existing housing developments. UBV funding ensures that rents are affordable for low-income families by capping tenants rent at 30% or less of adjusted household income. The UBV program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.
- **Tenant Protection Vouchers** provide replacement housing vouchers that can be project-based in connection with HUD Section 18 dispositions of public housing.

Subject to approval by the PHA Board of Commissioners, PHA selects projects for the RAD and UBV programs through competitive procurements and plans to issue additional Requests for Proposals and select additional developer proposals in FY 2025 and subsequent years.

Of note, PHA’s development activities create jobs for public housing and other local residents and help drive the local and regional economies. A June 2023 economic impact analysis conducted by ESI/Econsult Solutions concluded, “From 2023 through 2029, PHA’s anticipated capital investments ... will generate a significant cumulative impact on the local and Commonwealth economies. Locally, capital investments from PHA’s planned developments are estimated to produce nearly \$5.2 billion in cumulative economic impact, supporting more than 4,400 FTE job-years and nearly \$1.8 billion in employee compensation in Philadelphia. Statewide, these investments are projected to produce a total of roughly \$6.2 billion in cumulative economic impact, supporting 4,900 FTE job-years and \$2.1 million in employee compensation during the period of construction.”

Summary highlights of PHA’s planned affordable housing preservation and development initiatives are included below. Note that unit counts, financing sources and development timetables are subject to change based on planning activities, interest rates, funding availability, regulatory agency approvals and other factors, many of which are not in PHA’s control. Therefore, there may be variances from year to year in the information provided by PHA in this summary, the MTW Annual Plan and/or other published plans.



**Table 12: PHA FY 2025 Planned Activities**

Site/Program	Description	PHA FY 2025 Planned Activity
Sharswood/ Blumberg	<p>The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD grant, the Plan calls for development of 1,500 units of mixed-income housing, including affordable rentals and homeownership units, of which 576 rental units and 29 Homeownership units have been completed. An additional 659 rental units and 236 homeownership units are currently under construction or about to start construction. In addition to this housing activity, construction and occupancy of the new PHA Headquarters Building was completed in January 2019, and PHA launched a new Youth and Family Center on the ground floor in October 2022. A new fresh food supermarket and mixed-used retail center opened in FY 2024 adjacent to PHA Headquarters. Also, the nearby Vaux Community Building was substantially rehabilitated and is now the site of PHA's Workforce Center, a Section 3 Resource Center, a neighborhood high school, a CVS training facility, resident business incubator and other community services.</p>	<p>PHA projects that all planned housing and homeownership units will be completed or substantially completed in FY 2025.</p> <p>PHA will also continue to support after school and supportive service programming for low-income youth attending the Big Picture Philadelphia High School located in the Vaux Community Building.</p>
Fairhill Apartments	<p>Fairhill Apartments is a distressed 264-unit public housing development from which all residents have been successfully relocated. PHA's master plan for the site involves demolishing and replacing all of the low-rise units with 65 new-construction townhomes, rehabilitating both towers into senior preference housing, building a new public street to reconnect the site to the surrounding neighborhood and creating two community spaces. Phase III includes an off-site phase for which PHA is in the process of acquiring vacant parcels on the surrounding blocks to build 85 additional new construction townhomes, including 10 affordable homeownership units.</p>	<p>PHA projects that financing plans will be finalized for Phases 1 and 2, demolition will be substantially completed and construction activity will commence.</p>

Site/Program	Description	PHA FY 2025 Planned Activity
Westpark Apartments	Following an intensive community engagement and planning process, PHA is undertaking the complete redevelopment of the 11+ acre, 327-unit Westpark Apartments public housing development into a mixed-income, mixed use neighborhood of choice. In FY 2024, PHA's Board approved the selection of development partners LMXD and MSquared and overall plan to develop a total of 1,000 mixed-income units, including renovation of three existing tower buildings and development of ground floor commercial spaces. Extensive site reconfiguration and infrastructure improvements will be done. PHA also applied for a competitive CNI Implementation grant for Westpark in FY 2024 which is awaiting HUD action.	PHA will continue to plan for the redevelopment financing and design and anticipates that the first phase of construction may commence in late FY 2025.
Bartram Village	PHA is working with the community and development partner, Pennrose Properties, to implement a Choice Neighborhoods Transformation Plan for Bartram Village, which will replace the existing 500 distressed units with over 600 mixed-income rental and affordable homeownership units on-site and at a nearby off-site parcel. A series of targeted neighborhood improvements, economic development and resident supportive services will be implemented in tandem with the housing development program. In FY 2024, HUD awarded a \$50 million Choice Neighborhoods Implementation to the project, and the Pennsylvania Housing Finance Agency awarded a 9% LIHTC for offsite Phase 1.	PHA anticipates that the first phase of construction at Bartram will commence in FY 2025 and that Phase 2 financing will be finalized.
Harrison Plaza	PHA completed the redevelopment of the existing Harrison Plaza tower into a senior preference building in FY 2024. The building was converted to PBV under the RAD program and has been fully reoccupied. This milestone represents the first phase of a redevelopment plan for the entire Harrison Plaza site. HUD awarded PHA a \$500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development a comprehensive Transformation Plan for Harrison Plaza and the surrounding Yorktown neighborhood.	In FY 2025, PHA will continue the planning process for redevelopment of Harrison Plaza and the surrounding Yorktown neighborhood and identify a development partner. PHA also plans to apply for financing for the first phase of redevelopment.

Site/Program	Description	PHA FY 2025 Planned Activity
Rental Assistance Demonstration	Through RAD, PHA is able to convert public housing assistance to project-based assistance and to expand assistance through Faircloth to RAD. Overall, PHA projects that 2,162 units at existing public housing sites, new transfer of assistance and Faircloth to RAD sites will have closed under the RAD program by the end of FY 2024.	PHA plans to undertake RAD conversion of at least an additional 4,474 public housing units in FY 2025 and future years.
Public Housing Development	Working with partners, PHA continues to support the development of new public housing units. Most or all of these newly developed units will convert to project-based assistance through Faircloth to RAD at the time of completion or later.	PHA will continue to collaborate with partners to develop 12 new public housing developments with a total of 555 units.
Unit Based Vouchers (UBV)	The UBV program provides long-term, project-based rental assistance for low-income households. UBV developments include both new and existing buildings, and many serve special needs populations and provide supportive services.	PHA plans to enter into UBV contracts for an additional 1,380 units, which includes planned RAD conversions and other development initiatives. On an ongoing basis, PHA plans to provide UBV subsidies to approximately 5,243 affordable housing units.
Scattered Sites	PHA's preservation strategy includes the conversion of approximately 3,700 scattered site public housing units to the PBV program in tandem with performing unit repairs and upgrades to improve conditions and ensure long-term viability. The first phase involves approximately 1,200 units in AMPS 901, 902 and 903 for which PHA plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend. Following HUD approval, PHA will transfer ownership to a PHA affiliate; apply for HUD Tenant Protection Vouchers (TPV) as applicable; and, convert to one or more long-term Section 8 Housing Assistance Payments contracts.	PHA plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend for the first phase of scattered sites units in FY 2025, subject to Board approval. Second phase approval(s) will proceed in late FY 2025.

PHA also continues to administer a large Housing Choice Voucher Program with approximately 20,000 units including the Housing Opportunity Program (HOP), which assists voucher participants with securing housing in higher opportunity areas. The overall goal of HOP is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City. Vouchers may be utilized for rental or homeownership housing, based on participant eligibility. Participants are provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas. PHA's adoption of payment standards based on HUD's Small Area Fair Market Rents supports voucher holder housing search efforts by providing higher subsidy levels in opportunity areas.

---

## Actions to encourage public housing residents to become more involved in management and participate in homeownership

PHA will continue to actively support resident engagement in all facets of PHA operations. The elected resident leaders who represent PHA residents meet regularly with PHA staff to review and discuss planned initiatives, identify and resolve issues, and explore new opportunities for collaboration. In addition to having two resident leaders serve as members of PHA's Board of Commissioners, resident leaders meet in advance of every PHA Board meeting to review and discuss proposed Board actions. Resident leaders also generally meet on a monthly timetable with PHA staff for "Resident Roundtable" discussions and presentations.

Some examples of initiatives in which residents held a significant role within the planning process include:

- As a matter of agency policy, PHA involves residents extensively in all development and asset repositioning initiatives including planned conversions under the RAD program for conventional, scattered sites and PAPMC public housing; redevelopment planning for Westpark, Sharswood/Blumberg, North Central/Norris and other sites; and development of the Bartram Village/Kingsessing and Westpark/West Philadelphia Transformation Plans.
- PHA worked with the citywide Resident Advisory Board to develop strategies to respond to the pandemic including expanding access to testing and vaccines; developing new policies and procedures for contactless transaction processing (recertifications, occupancy changes, etc.); modifications and enhancements to building maintenance and community area protocols; and initiatives to expand internet access and virtual programming to facilitate at home learning for youth and other supportive services.
- PHA continues to work with the citywide Resident Advisory Board to link residents to job training and employment opportunities and to operate a new business incubator at the Vaux Community Building. PHA's Section 3 Job Bank initiative helps ensure that contractors have continuous access to a pool of interested residents who are ready and able to take advantage of job opportunities. The Section 3 Job Bank is a popular and productive source of economic opportunity for residents. The Section 3 Resource Center and Section 3 Entrepreneurship Fellowship are two of RPP's most impactful initiatives to better-connect residents with employment/business opportunities with PHA and contractors. Since 2021, the Section 3 Resource Center has operated a PHA Entrepreneurship Fellowship, providing individualized support to twenty residents during a six-month entrepreneurship pathway to starting, creating, building, or sustaining their business model/plan and distributing over \$100,000 each year in start-up funds. .
- The Smoke Free Initiative prohibits smoking at all conventional, Low-Income Housing Tax Credit, and scattered site residential units for all existing and new developments. Procedures for implementation were developed with input from resident leadership and the Board. PHA coordinates the provision of smoking cessation information and/or assistance to all interested residents in conjunction with the Philadelphia Department of Public Health and other partners. In early 2017, Drexel University published its initial findings regarding air quality in

PHA developments. The study found a 50% reduction in airborne nicotine and second-hand smoke exposure as a result of the implementation of this policy.

- The joint PHA-City Assessment of Fair Housing initially conducted in 2017 (and updated in 2022) actively engaged PHA residents in reviewing fair housing data, identifying priorities, and determining long-term goals. PHA residents participated throughout the process, both in citywide stakeholder meetings and in discussions specifically geared to PHA resident concerns. Resident leaders actively supported implementation of a citywide AFH survey and were directly instrumental in ensuring that over 1,100 PHA residents completed the survey

Initiatives that provide residents with homeownership opportunities are:

- PHA continues to implement first-time affordable homeownership initiatives to expand housing choice and increase the number of first time, low-income homebuyers. PHA's Opening Doors to Affordable Homeownership initiative consolidates PHA's existing HUD-approved Section 5h Homeownership Program, Housing Choice Voucher (HCV) Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling support under the management of PHA's Homeownership Unit (a component of the Resident Programs and Partnerships Department). It expands PHA's existing programs to incorporate new types of assistance including lease-purchase and down payment assistance options.
- Under the existing Section 5h program, PHA assists current public housing residents of scattered site units to purchase their own units. Under the existing HCV Homeownership program, current voucher participants may utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a fifteen (15) or thirty (30) year period.
- PHA and partners have also developed affordable homeownership units as part of major redevelopment projects at Sharswood/Blumberg, North Central/Norris, Greater Grays Ferry and other neighborhoods.
- PHA will also actively participate in the "Turn The Key" program, which is part of the City's Neighborhood Preservation Initiative to build more than 1,000 new, energy-efficient, three-bedroom homes on publicly owned land. Residents that are part of PHA's homeownership pipeline will be encouraged to enroll in the program so that they can compete for Turn The Key units. PHA residents will receive first preference for any homeownership units that are built on land which PHA transferred to the City Land Bank and will be eligible for PHA grants up to \$50,000 and City grants up to \$25,000.

---

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

# AP-65 Homeless and Other Special Needs Activities

---

## Introduction

The activities described in this section respond to the Year 51 objective of preventing homelessness by keeping people housed.

Specific sub-populations targeted include individuals and families who are chronically homeless, individuals and families at risk of homelessness, veterans and their families, individuals and families who are experiencing domestic violence, individuals living with HIV/AIDS, and unaccompanied youth ages 18-24.

The Office Homeless Services (OHS) collaborates with nonprofit housing and service providers and municipal, state, and federal government entities to create the City's homelessness response system. Currently, based on the 2024 Housing Inventory Count and data from eSNAPS, the Philadelphia Continuum of Care includes an inventory of: 90 emergency housing facilities for singles and families with a total capacity of 3,784 beds; 22 transitional housing programs with 724 beds; and 109 Permanent Supportive Housing programs that account for 5,368 beds.

OHS provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the city. In Year 51, OHS will continue to provide homelessness prevention and diversion, emergency housing, transitional and rapid rehousing, permanent supportive housing, case management, supportive services, emergency response, service days, food and commodity distribution to contracted emergency housing facilities and soup kitchens.

OHS will continue to utilize a 24-hour per day, 365 days per year centralized housing crisis triage and assessment approach to provide diversion, prevention, and intake to short-term (emergency and transitional) housing to resolve immediate housing crises. In 2018, OHS launched a Coordinated Entry system, known as CEA-BHRS. This system increases efficiency, and ease of access to resources, while standardizing processes and prioritizing resources for those who are in most need of assistance.

OHS will continue to expand its services for youth-focused access point Valley Youth House has been operating since 2018. In addition, in 2019 a Mobile Assessment Team was added to provide participant access to the CEA-BHRS process. It was created with the purpose of expanding capacity of street outreach teams to provide participant access to permanent housing options.

OHS outreach teams will continue to locate and engage individuals living on the streets, and encourage them to accept services, treatment, and housing. Through operation of our Supportive Housing Clearinghouse, we will continue to facilitate access to long-term support housing, which is an evidence-based housing

intervention that combines non-time-limited affordable housing for people with disabilities with wrap-around supportive services.

Designed in 2021, the PEACE (Partners Establishing Accessible & Affordable Housing; Caring for Frail Older Adults Empathetically) Program aims to improve access to stable, supportive housing for frail older people experiencing homelessness and/or with behavioral health disabilities. It is an initiative of the Office of Homeless Services.

OHS will continue providing housing stabilization counseling, rental assistance, security and utility deposits, and/or payments for rent or utility arrearages to enable moves from homelessness into stable housing. With the goal of preventing experiences of homelessness, we will further expand similar services and resources provided to those at risk.

The Office of Homeless Services works in collaboration with the City's housing entities, primarily DHCD and the Philadelphia Housing Authority (PHA), and the other members of the Mayor's Health and Human Services Cabinet, which includes the Department of Behavioral Health and Intellectual Disability Services (DBHIDS), the Department of Human Services (DHS), the Department of Public Health (DPH), and the Mayor's Office of Community Empowerment and Opportunity (CEO).

The Application Programming Interface, API, established between OHS and DBHIDS regarding outreach data has been completed. However, the API did not include all outreach data. In 2023, Law provided guidance to OHS and DBHIDS that all street outreach data contacts collected by DBHIDS should go to OHS/HMIS. Further collaboration is needed to make this happen to ensure all outreach data is exported into HMIS by way of the outreach team.

In January 2024, OHS conducted the Point-in-Time Count (PIT). We did a full count, which included street canvassing, conducting a survey with willing participants and tally sheets. We distributed PPE to ensure the health and safety of all participants based on CDC, HUD, and local guidelines. The results from the 2024 PIT Count were submitted and approved by HUD in Spring 2024.

The City also maintains goals and undertakes activities to serve the housing and supportive service needs of non-homeless populations who require supportive housing. One of the 13 goals identified in the Strategic Plan (SP-45) is to reduce homelessness and expand special needs housing opportunities. Strategies for doing so are found in this section and more specific activities are found in the Projects (AP-35) portion of the Plan.



---

## One-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

### Year 51 Goal:

- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located and provide 1,150 Service Actions.

Philadelphia coordinates street outreach to individuals experiencing homelessness through the Outreach Coordination Center, in collaboration with providers such as Project HOME, Horizon House, Pathways to Housing PA Inc., and other local nonprofit organizations. DBHIDS funds and oversees Philadelphia's Street Outreach activities. Quarterly, a collaborative outreach committee brings together all outreach teams, including those for youth, with key stakeholders such as the Center City District and the Philadelphia Police Department to coordinate efforts.

In addition to quarterly street counts, citywide street outreach efforts include 24-hour, 365-day hotline and dispatch to ensure outreach presence on the streets and walk-in services. Street outreach teams locate and engage individuals, encouraging them to accept services, treatment, and housing.

Outreach teams regularly coordinate with and link individuals to shelter, mental health crisis systems, the courts, medical care, and the U.S. Department of Veterans Affairs (VA), as needed. In collaboration with DBHIDS, the Department of Public Health, and law enforcement, the Office of Homeless Services is streamlining the City's approach to outreach and engagement. The goal of this approach is to increase uniformity in response across agencies, focus on housing placements and increase visibility in "hot spots," areas with large populations of people experiencing homelessness. OHS also increased outreach in the geographic area hardest hit by the opioid crisis.

Outreach has access to a van that accommodates wheelchairs and access to the City's "language line" translation system for those who are not English Language proficient. Additionally, the outreach van is used to provide emergency services and connect people experiencing homelessness to shelters during extreme low-temperature weather conditions as part of Philadelphia's "Code Blue" protocol.

---

## Addressing the emergency shelter and transitional housing needs of homeless persons.

### Year 51 Goals:

- Reduce the length of stay in emergency and transitional housing to 80 days.
- Increase the percentage of exits from emergency and transitional housing to permanent housing to 30%.



In 2025-26, the City of Philadelphia will provide short-term housing (emergency and transitional) for vulnerable people to resolve an immediate housing crisis. Case management assistance will assist the household with obtaining appropriate permanent housing. The City will utilize funds from the Emergency Solutions Grant, City General Funds, and the state Homeless Assistance Program to support emergency shelter activities. The State Homeless Assistance Program and Continuum of Care (CoC) Program funds will support transitional housing activities.

The Philadelphia CoC's emergency and transitional housing system is structured to accept all subpopulations of people that are experiencing homelessness, in addition, there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance use disorder, young adults ages 18-24, and Veteran households. Emergency housing provides short-term accommodation for individuals and families to resolve an immediate housing crisis, assess level of need, and provide case management assistance in obtaining appropriate housing. Transitional housing helps households move toward self-sufficiency by providing supported semi-independent living for a period of up to 24 months. Veterans also have the option to stay in targeted emergency and transitional housing funded through the VA Grant and Per Diem program.

---

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

**Year 51 Goals:**

- Move 150 households experiencing homelessness into permanent housing.

In 2025-26, funding sources including CoC Program, ESG, Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (HUD-VASH), RHY, PATH, and others will assist individuals and families experiencing homelessness in transitioning to permanent housing and independent living.

Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Based on the 2024 Housing Inventory Count, Philadelphia had 5,368 permanent housing beds, with 1,656 dedicated to chronically homeless individuals. This includes both permanent supportive and rapid re-housing beds. All households receiving rapid re-housing assistance are encouraged to pay up to 30% of their income towards their rent and utilities.

---

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

**Year 51 Goal:**

- Prevent 250 very low-income households from experiencing homelessness.

The Office of Homeless Services helps extremely low-income individuals and families avoid becoming homeless in a variety of ways, including:

- 1) working with the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Philadelphia Department of Corrections' Office of Reentry, DHS, and the Philadelphia Department of Public Health (PDPH) to improve coordination between systems and assist in the identification of need and creation of housing models for target populations;
- 2) administering employment programs such as day wage and temporary employment programs in partnership with the City's Office of Children and Families and the Office of Workforce Development; and
- 3) partnering with non-profits specializing in youth, education, and employment needs to help participants achieve housing stability.

In Year 51, Philadelphia will continue to work with extremely low-income individuals and families to help them avoid homelessness. This includes those exiting public institutions, corrections, and systems of care, as well as those receiving assistance from public or private agencies. The Office of Homeless Service's Emergency Assistance and Response Unit (EARU) prevents eviction through rental or security deposit assistance, funded through the Community Services Block Grant. OHS has also expanded funding and programming to provide diversion and prevention services to Philadelphia households and will use General Funds, Emergency Solutions Grant (ESG), HOME, and local Housing Trust Fund dollars to remove financial barriers to sustaining housing thereby preventing shelter entry.

In Year 51, the City of Philadelphia, in conjunction with DBHIDS, will continue its implementation of policies affecting those exiting mental health facilities. Currently, all discharges from the Targeted Case Management Unit (TCM) must seek approval contingent upon documentation of a stable housing plan. For discharges from DBHIDS residential programs, the City requires a written request explaining why supports are no longer necessary and that the person secured alternative living arrangements.

The Federal Fostering Connections to Success Act requires that young people exiting the foster care system have a transition plan at least 90 days before they discharge from care—whether that is when they are 18 or older. In Pennsylvania, youth can remain in foster care until they are 21 if they meet certain eligibility

requirements. In addition, Pennsylvania law allows youth to petition to re-enter care up to age 21 if they exited foster care after their 18th birthday. The Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 14 years old, at a minimum of six months prior to discharge. Multiple state and local government agencies and nonprofit organizations collaborate to ensure that people exiting a system of care are not routinely exiting into homelessness.

While many young adults make private arrangements to obtain safe and sustainable housing, the City offers several resources for youth to assist them as they transition to adulthood to ensure stability. DHS's Achieving Independence Center is a one-stop shop for youth ages 14-21 currently or formerly in care. The center provides independent living skills programming and services. This includes connection to housing resources including several programs designated for youth who have exited DHS care and are facing housing instability as well as referrals to aftercare case management resources for youth who have exited DHS care.

As the Collaborative Applicant for the Philadelphia Continuum of Care, OHS was awarded funding through the Youth Homelessness Demonstration Program (YHDP) to develop and implement a coordinated, community-wide approach to preventing and ending homelessness among youth and young adults. This funding is eligible for renewal. In FFY24, YHDP funded 30 permanent housing units, 97 rapid rehousing units (including 37 units through transitional housing/rapid rehousing joint projects), and 8 transitional units. In addition, YHDP funding established two youth and young adult access points, which are safe spaces for young people to complete housing assessments and be connected to appropriate housing resources. The access points also employ mobile housing assessors to meet young adults where they are and still allow for a housing assessment to be completed.

## AP-70 HOPWA Goals

One Year Goals for the Number of Households to be Provided Housing Through the Use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	26
Tenant-based rental assistance	720
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	28
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>774</b>

# AP-75 Barriers to Affordable Housing

---

## Introduction

The *Consolidated Plan* addresses barriers to affordable housing in Sections MA-40 and SP-55. No existing local policies have been identified as having a significant negative impact on affordable housing. However, other barriers to affordable housing have been identified. Those barriers include:

- Displacement of residents due to economic pressures
- Lack of public investment in specific neighborhoods, including services and amenities
- Deteriorated vacant structures and land
- Location and type of affordable housing
- Inability to access existing housing and other resources
- Location and access to proficient schools
- Lack of income
- Availability of affordable units in a range of sizes
- Lack of communication between government and residents
- Residential foreclosures
- Residential evictions
- Age and condition of housing
- Lack of local private fair housing outreach and enforcement

---

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As discussed in the first narrative, the City has not identified any local policies as having a significant negative impact on affordable housing. Goals and strategies have been developed to address barriers to affordable housing. The City and PHA worked with a diverse team of stakeholders in 2016 to identify *Assessment of Fair Housing (AFH)* goals to address barriers to affordable housing and access to opportunity. The *draft 2022 AFH* offers targeted recommendations for the City and its partners to incorporate into policies and programs based on a new cycle of community engagement, data analysis, and needs assessment. The City has developed goals and strategies that build upon the 2016 AFH, incorporate the recommendations of the *draft 2022 AFH*, and affirm the need to strengthen successful strategies while fostering innovative approaches to addressing barriers to affordable housing. In the next year, the City will work to implement these goals.

## AP-85 Other Actions

---

### Introduction

Philadelphia’s housing and community economic development needs do not exist in a vacuum. In a city with a 21.7% poverty rate, underserved communities, and an aging housing stock (much of it still containing lead paint), and with an array of public, nonprofit, and private actors seeking to improve these conditions – strategic, coordinated actions are a must.

When the City, as part of its Assessment of Fair Housing, identified its goals and priorities, it also identified program partners. Those program partners include other city agencies, regional and state agencies, fair housing advocates, housing developers, service providers, lenders, funders, and investors. Working with these partners, the City will implement strategies to meet underserved needs, foster and maintain affordable housing, and reduce lead-based paint hazards.

---

### Actions planned to address obstacles to meeting underserved needs

The City faces several obstacles to meeting the needs of underserved populations. Obstacles are listed below, along with a description of the actions planned to address them:

High rates of eviction destabilize communities, overburden homelessness prevention programs and hinder residents’ ability to find stable housing: To address these impacts, the City will continue to implement and improve eviction prevention programs, including the Eviction Diversion Program and the Philadelphia Eviction Prevention Project. Through local ordinance, landlords are required to participate in the Eviction Diversion Program for 30 days prior to filing against their tenant in court. Diverting these cases into this program offers an alternative resolution to landlord and tenant disputes, utilizing tools like housing counseling for tenants, mediation, and Targeted Financial Assistance payments to clear a tenant’s rent arrears. All aspects of the Eviction Diversion Program contribute to lower eviction filing rates and the promotion of housing stability. In 2024 the filing rate for Landlord-Tenant cases was down almost 40% from pre-pandemic levels, with Targeted Financial Assistance stabilizing over 11,000 landlord and tenant pairs with an average payment of about \$4,500.

Right to Counsel (RTC) legislation was passed in 2019, guaranteeing a right to legal representation in matters of eviction and housing risk for eligible tenants. Since February 2022, the City and its partners have expanded this right to eight zip codes, three of which were added in FY25. These zip codes include 19121, 19124, 19132, 19134, 19139, 19141, 19144, and 19154. Right to Counsel has demonstrated positive impacts, including higher rates of case outcomes where tenants stay in their homes longer and negotiate mutually agreeable resolutions. The City plans to continue assessing for need in FY26 and expand RTC to additional zip codes.

The high burden of proof for residents establishing income eligibility to qualify for programs: The City is seeking approval from HUD and exploring ways to use proxies for income verification. Currently, households eligible for multiple services delivered by different publicly funded organizations are required to complete income certification for each program. This is a time-consuming process for the household as well as the program administrators. Using one source record for certifying income to establish eligibility across multiple programs should reduce the number of households denied and reduce the time from application to service delivery. Further, this will allow the City to allocate more funding to programs rather than to the administration of those programs.

The need for more investment in small businesses and neighborhood amenities: Commercial activity and neighborhood amenities like libraries, parks and recreation centers help to strengthen communities. However, they can be negatively affected by factors such as rising costs, deferred maintenance, and extreme weather events. The City will continue to invest in small businesses and neighborhood amenities to help them become resilient and thriving. Commerce Department programs like the Taking Care of Business Program, the Storefront Improvement Program, the Targeted Corridor Revitalization Program, and Neighborhood Economic Development Grants help retail corridors combat blight and provide needed employment opportunities. Rebuild Philadelphia will continue to make investments in neighborhood parks, libraries, and recreation centers.

---

### **Actions planned to foster and maintain affordable housing**

The City implements a series of programs and strategies to foster and maintain affordable housing. To maintain the existing stock of housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs, including the Basic Systems Repair Program; Heater Hotline; Restore, Repair Renew; and the Rental Improvement Fund. Launched in FY 23, the Rental Improvement Fund offers a suite of loan products to small landlords to repair their rental properties. Loans are eligible for full forgiveness or a preferable 0% interest rate if landlords meet program affordability requirements during the loan term.

DHCD supports other programs to help low-income households maintain housing stability, including programs to resolve tangled title issues, and Neighborhood Energy Centers to help households reduce energy costs. Finally, DHCD has long supported housing counseling to prevent foreclosure, to prepare potential low- and moderate-income homeowners for homeownership, and to address the specialized affordable housing needs of tenants, people with disabilities, and senior citizens.

To foster affordable housing opportunities for people with disabilities the City supports the Adaptive Modifications Program, which makes existing homes more accessible for its occupants. DHCD's project selection criteria also include requirements for accessible and visitable units.

The City takes actions to foster new affordable rental and homeownership housing opportunities. DHCD issues an RFP annually for new rental and special needs housing. It supports housing counseling, a necessary



step to receive closing cost assistance to help residents purchase a home. The City leverages private sector investment through density bonuses to create affordable housing in high-opportunity neighborhoods. Turn The Key utilizes publicly-owned land to build new affordable housing units for first-time homebuyers with income up to 100% AMI.

In FY 2025, DHCD issued an RFP to finance the rehabilitation or development of rental and special needs housing using Low Income Housing Tax Credits. In FY 2026, DHCD plans to issue a similar RFP. Additionally, the Department anticipates releasing an RFP to finance the rehabilitation or development of rental and special needs housing that will not seek Low Income Housing Tax Credits in the near future.

---

### Actions planned to develop institutional structure:

In 2017, the City of Philadelphia reorganized its planning, zoning, and housing institutional structure. This was initiated by a change in Philadelphia's City Charter approved by voters in November 2015. The charter change, effective July 1, 2017, created the Department of Planning and Development (DPD). DPD includes the Division of Housing and Community Development, the Art Commission, the City Planning Commission, the Division of Development Services, and the Historical Commission. It also closely coordinated work with partner agencies the Philadelphia Land Bank, Philadelphia Housing Development Corporation (PHDC), and the Philadelphia Redevelopment Authority (PRA). In 2019, the staff and vision for PHDC, PRA, and the Philadelphia Land Bank were consolidated under the PHDC umbrella. Although the agencies still have individual boards and powers to execute specific functions, this consolidation enabled increased transparency and efficiency. The Mayor also created the Health and Human Services Cabinet to better coordinate anti-poverty, health, and social services efforts. Lastly, city departments addressing housing issues meet on a monthly basis to ensure the City's housing strategies are well coordinated. These changes have been successful in City-wide efforts to increase access to housing and community resources.

To that end, in 2018, the City completed an intensive strategic planning process to create a comprehensive 10-year housing action plan, Housing for Equity: An Action Plan for Philadelphia. This process brought together several plans that had been developed in the City such as the Assessment of Fair Housing; the Philadelphia 2035 Comprehensive Plan and the District Plans created by the City Planning Commission; and the Homelessness Housing Plan. Integrating these plans into one living, actionable, and accountable strategy enables the City to better prioritize activities, allocate resources, and deliver and facilitate enough housing to house all Philadelphians.

In 2019, the Philadelphia Housing Development Corporation (PHDC) and the Philadelphia Redevelopment Authority (PRA) took additional steps to streamline housing-related programs and processes by combining under the PHDC umbrella. Employees of PRA became PHDC employees and the operations of the two agencies began to take place under PHDC. PRA will continue to exist to perform specific statutory functions, as will the Philadelphia Land Bank, whose employees were moved to PHDC in 2018.

Late in FY 2023, the management and operations of the Philadelphia Eviction Prevention Project (PEPP) were transferred from the Managing Director's Office to the Division of Housing and Community Development. This institutional change consolidated eviction prevention programs under one umbrella and ensured that their operations are consistent and coordinated with the operations of other housing and community development programs.

HUD's 2022 allocation of Community Development Block Grant (CDBG-DR) funding for recovery from Hurricane Ida to the City also caused a development in institutional structure. A new unit was created within the City's Budget Office to help manage the planning and implementation of the grant. The CDBG-DR unit is uniquely positioned to convene stakeholders to discuss recovery efforts in housing, economic revitalization, and infrastructure improvements while working closely with DHCD on administering the grant.

In February of 2025, Mayor Cherelle L. Parker signed the Housing Opportunities Made Easy "H.O.M.E." Initiative Executive Order (No. 3-25) during a press conference. The executive order and new initiative are the second phase of the Parker Administration's plan to create and preserve 30,000 units of new and existing housing. The H.O.M.E. Initiative is overseen by a newly created administrative appointment – the Chief Housing and Urban Development Officer.

Although the City did not identify any gaps in the institutional structure in its *2022-2026 Consolidated Plan*, the City will continue to adapt its institutional structure and service delivery systems as circumstances and resources change. The City will continue to evaluate the changing composition of its population and expand existing affordable housing resources and develop new ones to meet the needs of its residents where funding allows. A long history of collaboration between city agencies means that will continue delivering services and addressing priority needs.

---

## **Actions planned to reduce lead-based paint hazards**

Lead poisoning is the number one environmental health problem among young children. Lead poisoning can impair the way a child develops, pays attention, and learns; and can cause severe brain damage, seizures and, in rare cases, even death. The successful prevention of this disease depends upon: the elimination of the sources of lead, the education of the population on how to protect children, the screening of children up to age 6 for lead, the inspection of homes for lead hazards, and the elimination of the lead hazards in homes. The Lead and Healthy Homes Program combines all of these strategies to work towards the elimination of childhood lead poisoning in Philadelphia.

Our program goal is to decrease, and eventually eliminate, the number of children who are poisoned by lead in the City of Philadelphia. In order to educate Philadelphia residents, our staff will conduct approximately 200 educational outreach presentations in homes. We will provide lead prevention education and resource information at OB/GYN clinics and other venues to parents of young children.

We will encourage parents to have their children screened for lead poisoning through continued community education and outreach. We will remind health care providers to screen children because of the regulations concerning universal screening in the City of Philadelphia. The LHHP will work with managed care organizations to identify and respond to gaps in lead screening.

Our Environmental Health Inspectors conduct environmental inspections in a timely manner for all homes of children with confirmed elevated blood lead levels. We provide case management services to all families with children with elevated blood lead levels, ensuring that the family receives: lead poisoning prevention education, home lead risk assessment, superclean referral, assistance with lead hazard control (if needed), and assurance that the child receives the appropriate medical follow-up.

---

## Actions planned to reduce the number of poverty-level families

According to U.S. Census data, in 2022, close to 330,000 Philadelphians had incomes below the federal poverty line, which in 2022 was \$27,750 for a family of four. At 21.7%, Philadelphia's poverty rate remains the highest among the nation's ten largest cities. The poverty rate for children under the age of 18 is 28.8%

Philadelphia's poverty rate declined by 4 percentage points since 2017, with approximately 66,250 fewer residents living below the poverty level in 2022. Mayor Cherelle Parker's administration will continue to support the investments in education, workforce development, family supports, and economic inclusion that have shown recent success, while also prioritizing collaborative, cross-departmental approaches to fostering greater economic mobility. The Parker administration is also committed to ensuring that all Philadelphians are able to enjoy clean, safe streets, and to addressing the disparities in quality-of-life measures that can accelerate decline and despair in under-resourced neighborhoods. A summary of the actions that are being taken to reduce the number of households living in conditions of poverty are outlined below.

---

### Education

---

To ensure future prosperity for all of its residents, the City of Philadelphia will strive to a world-class education for students of all ages and socio-economic backgrounds. To accomplish this goal, the Parker Administration will rely on innovation, strategic investments, and new approaches to address long-standing challenges, such as the chronic underfunding of public schools, the deteriorated state of many of the city's K-12 school facilities, and the need for more year-round enrichment and career supports.

- **Modernization of Public-School Facilities:** The Mayor's Office of Education will convene a cross-section of leaders from the School District of Philadelphia, City Council, state elected officials, education advocates, parents, teachers, unions, and private sector partners to craft an actionable plan for school building modernization, including identifying a sustainable funding source and a reliable, effective delivery system.

- **Full-Day/Year-Round School Initiative:** The City will provide support for a new full-day/year-round school initiative, enabling students to receive educational enrichment through the year and reduce the risk of “summer slide,” with schedules that work for working families. The initiative, which will be overseen by the Mayor’s Office of Education, will launch in 20 pilot schools in fall 2024 and will be coordinated with existing City initiatives, such as PHLpreK, Philadelphia Out-Of-School Time, and Head Start.
- **Strengthening Partnerships with Community College of Philadelphia (CCP):** The Octavius Catto Scholarship, which is open to income-eligible CCP students, combines last-dollar tuition with a financial aid award of up to \$1,500 per semester, per student for basic needs supports such as food, books, and transportation. The Parker Administration is proposing an additional \$10 million allocation to CCP, building on the significant increase in financial support under the prior Administration, to ensure that low-income students can attend CCP for free and receive the critical wraparound supports to help them succeed. The added funding will also support the creation of a pipeline from CCP to City employment and quality jobs. The curriculum for this new workforce initiative will be informed by the skills and capacities needed for high-priority roles in City government, and will enable CCP students to gain real-world experience while preparing them for future employment in the public sector.

---

## Affordable Housing

---

Philadelphia’s investment in affordable housing development and in initiatives to improve housing stability provide the foundation for building the kind of safe and healthy living environment needed for families and individuals to successfully begin their journey out of poverty. The COVID-19 pandemic created an urgent need for rental assistance, especially for extremely low-income families and workers employed in highly impacted occupations such as retail, sales, food service, and construction. In May 2020 DHCD and PHDC launched the PHL Rent Assist program, which provided emergency rental assistance to eligible households that fell behind in their rent payments. Throughout the multi-phased program, 46,500 households have received approximately \$299 million in emergency rental assistance. DHCD, in partnership with several public and private nonprofit agencies, also administers the City’s nationally recognized Eviction Diversion Program, which seeks to reduce the number of eviction filings and involuntary displacements by resolving disputes between landlords and tenants through professional mediation and housing counseling support. Since the program got underway in September 2020, over 6,000 cases have received mediation, with agreements reached in more than 60% of cases.

Through the Philadelphia Eviction Prevention Project (PEPP), the City invests in legal counsel and other supports to keep low-income tenants in their homes. PEPP partners provided legal services to 3,694 tenants in FY24 through several programs. The Citywide Tenant Representation program connects tenants with legal services ahead of their court hearing, Lawyer of the Day program offers same-day legal services to tenants, and Right to Counsel provides guaranteed legal representation to income eligible tenants living in

designated zip codes who are facing housing risk. In addition to these direct legal services, PEPP supports a Tenant Hotline, fielding over 13,000 calls annually. Eligible tenants also receive financial counseling and have access to trainings and community educational opportunities.

---

## Benefits Access and Financial Counseling

---

Philadelphia's BenePhilly program, operated in partnership with 6 community organizations including Clarifi, Utility Emergency Services Fund (UESF), Nueva Esperanza, Catholic Social Services, Impact Services Corporation, and Philadelphia FIGHT, with funding support from the Office of Community Empowerment and Opportunity (CEO), helps families to bolster and stabilize their household resources by providing streamlined eligibility screening and application assistance for more than 24 public benefits programs, including Medical Assistance, Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), and the Low Income Home Energy Assistance Program

(LIHEAP) and more. In the last calendar year the BenePhilly Centers and CEO's Benefits Access Mobile Unit helped individuals complete more than 5,700 applications for public benefits. CEO also partners with Clarifi to operate seven Financial Empowerment Centers, which offer free one-on-one financial counseling. In 2024, the FECs have completed 885 sessions for 1,567 unique individuals, and helped participants reduce their debt by \$306,000 and increase their savings by \$216,000.

The Earned Income Tax Credit (EITC) and Child Tax Credit (CTC) effective anti-poverty programs. in the nation. CEO and the Mayor's Policy Office are working with partners such as Campaign for Working Families and Ceiba to help more eligible Philadelphians claim both the EITC and the Child Tax Credit (CTC). In 2024, these and other partners filed 14,006 tax returns supported by CEO's funding, generating more than \$19 million in tax refunds and/or credits for Philadelphia residents.

---

## Adult Education and Workforce Development:

---

The City's approach to workforce development recognizes that young people and adults need access to not just a job, but rather a family-sustaining career. The task of connecting career seekers to job opportunities is carried out across several programs that address the specific needs of different segments of the labor force;

- **Low-Barrier Employment:** CEO's Same Day Work and Pay (SDWP) program provides a community of practice for several programs that offer similar low-barrier employment opportunities. participating agencies in 2024 include the Mural Arts Program, the Philadelphia Horticultural Society, Uplift Solutions, First Step Staffing, Opportunities Industrialization Center, and the City's Community Life Improvement Program (CLIP). SDWP participants, many of whom are homeless, formerly incarcerated, or lacking a high school education, are offered support services and an on-ramp to potential employment opportunities. They work a daily

shift of about 3.5 hours and get paid between \$50 and \$100. In 2023, SDWP engaged 883 unique participants who completed 6,329 daily jobs.

- **Fair Chance Hiring Initiative:** The Fair Chance Hiring Initiative (FCHI), administered by the City’s Commerce Department, supports local businesses and justice-involved Philadelphia residents by providing financial incentives through wage reimbursements and employment retention grants. FCHI disbursed over \$171,500 in FY23 and placed 40 individuals into employment. The Commerce Department has also seen a reduction in turnover at FCHI participating businesses: between FY21 and FY23, the employee retention rate increased by 19 percentage points — from 48% to 67%.
- **Through Commerce’s Workforce Solutions Grants program,** the City invests in organizations that pursue evidence-informed approaches to workforce development. In 2022, three organizations were awarded program funding, resulting in 81 Philadelphians completing training, and 73 being offered employment at an average wage of \$17.70 per hour. Three new organizations were selected for the program in January 2023, representing growing industries such as information technology, human resources, and the life sciences.

CEO’s 2016 and 2024 Community Needs Assessments identified transportation as a major barrier to employment, particularly for residents below the poverty line, and individuals who have been on TANF for five years or more. To address this barrier and advance transportation equity, Philadelphia launched the Zero Fare program, a two-year pilot that provides free SEPTA passes for up to 25,000 Philadelphia residents living near or below the poverty-line. Ninety percent of eligible participants are selected by lottery and auto enrolled, so that no application is needed. They received text messages and phone calls to increase awareness of their enrollment and use of the cards. To enroll the other 10% of participants, the City partnered with community-based organizations to distribute the SEPTA passes.

---

### City Council’s Poverty Action Plan

---

On March 3, 2020, Philadelphia City Council, in cooperation with the Mayor’s Office and non-profit partners, released the Philadelphia Poverty Action Plan. The Action Plan includes a core goal to raise 100,000 residents out of poverty through a series of people-focused innovations across the domains of housing, employment, education, and the social safety-net. In 2021, the City invested \$10 million to create the Philadelphia Poverty Action Fund. The Fund, which is administered by the United Way of Greater Philadelphia and Southern New Jersey, provides funding support to “scalable community-based strategies to reduce the number of Philadelphians living below the poverty line.” The Promise is the public-private partnership made up of City, government, the United Way and non-profit stakeholders, that is working together to identify and implement evidence based anti-poverty strategies. Through the Promise’s Family Stability Challenge, four coalitions representing 32 organizations helped families across the city secure an estimated \$104.8 million in combined tax refunds and public benefits serving an estimated 92,100 individual clients. In 2022, the Promise started the Jobs and Opportunities Challenge, which is helping to remove barriers to employment through legal services and expungement of criminal records for justice-involved job seekers. Since 2022,

program partners held 45 record clearing clinics and resource fairs, resulting in approximately 1,500 successful record sealings, expungements and/or pardons.

By making poverty alleviation a top priority across City departments, the City of Philadelphia will continue to seek opportunities to coordinate the work of these and other programs that share an underlying goal of extending resources and opportunity to help struggling households gain economic stability and ultimately achieve their longer term financial and career goals.

---

### **Actions planned to enhance coordination between public and private housing and social service agencies**

---

The Philadelphia agencies – both public and private – that develop, fund, and implement the City’s Annual Action Plan and the housing and community development programs within it have a long history of collaboration.

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

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

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

The City leads the processes that result in these collaborative efforts through ongoing structured processes such as the development of the *Annual Action Plan*, the Continuum of Care, the HIV Housing



Planning Committee and other standing committees, and through the willingness to explore and pilot new collaborations such as in home repair, vacant land, and returning citizen initiatives.

# AP-90 Program Specific Requirements

## Introduction

Projects planned with all funds expected to be available during the year are identified in the Projects Table (AP-35) and Projects Summary Table (AP-38).

## Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table (AP-35). The following identifies program income that is available for use that is included in projects to be carried out as of the release of this *Plan*. Note that CFY 2026 program income will not be known until after the fiscal year ends (June 30th, 2026).

**Table 13: Program Income Available Included in Projects**

Source	Amount
Program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$4,419,000
Proceeds from Section 108 Loan Guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
Surplus funds from urban renewal settlements	\$0
Grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
Income from float-funded activities	\$0
<b>Total Program Income</b>	<b>\$4,419,000</b>
<b>Other CDBG Requirements</b>	
Amount of urgent need activities	\$0
Estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit: A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income.	95%

## HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

### ■ HOME Investment Partnership Program (HOME)

#### ➤ CHDO set aside

Typically, DHCD's Policy and Programs Unit tracks the expenditure of HOME funds to ensure that a minimum of 15% is set aside for qualified Community Housing Development Organizations (CHDO). The reservation of funds is made within 24 months after HUD notifies the City of the execution of the HOME Investment Partnership Agreement, as required by regulation. The City commits funds to specific projects as projects are ready to go to financial closing. The law requires that CHDOs need to have paid employees on staff (part-time is acceptable)..

### Other forms of investment being used beyond those identified in Section 92.205

The proposed HOME activities do not include other forms of investment as described by 92.205(b).

### Guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

If the property is offered for resale during the period of affordability, DHCD will impose one of several options to assure compliance with the HOME requirements.

#### ■ Option 1

The Resale Option will apply when the HOME assistance is used to provide a subsidy to a developer to cover the difference between the cost to develop the housing and the market price of the housing ("Development Subsidy"). This Option ensures that the house remains affordable throughout the affordability period. The requirements of the Resale Options are as follows:

- a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50% to 80% of the median income for the Philadelphia area as determined by the Department of Housing and Urban Development or as otherwise approved.
- b) The purchase price of the property by the buyer cannot exceed an "affordable price."  
An affordable price is the lower of:
  - 1) The purchase price paid by the buyer to acquire the property, which price may be increased annually by an amount equal to 10% (10%) of the buyer's original purchase price; or
  - 2) The amount of \$180,000 increased annually at a rate of 2%.

- c) The seller of the property will be entitled to receive a “fair return” on his/her investment, which will consist of the seller’s equity (down payment paid by seller at the time of his/her purchase, principal payments made on any loan used to acquire the property, the cost of any capital improvements) and a share of the net proceeds from the sale (sale price less seller’s equity) to be determined by the City on a project-by-project basis. The above conditions and restrictions will be incorporated in a mortgage securing repayment of the Development Subsidy. The mortgage will remain in full force and effect for the period of affordability from the date of its execution.

■ Option 2.

Under the Resale Option, based upon a market analysis of the neighborhood, the City may elect to presume that certain housing projects meet the resale restrictions during the period of affordability without the imposition of any enforcement mechanism against the subsidized housing. In accordance with HOME program regulations, the City will document the affordability of the neighborhood to satisfy the HOME resale requirements.

■ Option 3

The Recapture Option will apply when the HOME assistance is used to provide a subsidy to a low-income homebuyer (“Direct Subsidy”) to reduce the purchase price of the property from fair-market value to an affordable price. This option allows the City to recapture all or part of the Direct Subsidy if the HOME recipient sells the property to any buyer within the affordability period. The amount of Direct Subsidy that is recaptured will be reduced on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the required affordability period. The recapture amount will not exceed the net proceeds available to the homebuyer from the sale.

---

**Guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**

---

Properties must remain affordable for five to 15 years, depending on the amount of HOME assistance provided per unit. Rehabilitated properties receiving less than \$15,000 per unit must remain affordable for a minimum of five years. Rehabilitated properties receiving \$15,000 to \$40,000 per unit must remain affordable for a minimum of 10 years. Rehabilitated properties receiving more than \$40,000 in HOME assistance must remain affordable for at least 15 years.

---

**Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

---

The City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

---

**If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

---

In FY 2024 the City will continue to utilize a preference for its HOME TBRA program in serving homeless and special needs populations.

---

**If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

---

The City may provide HOME-funded TBRA to very low- and low-income persons with behavioral health disabilities receiving supportive services through the City of Philadelphia's Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) Supportive Independent Living (SIL) Program. Responding to the opioid epidemic and its aftereffects, several Philadelphia leadership tables are working to ensure that persons managing substance abuse disorders can access the housing and services they need to thrive. Inpatient detoxification and rehabilitation, outpatient treatment and long-term residential treatment are available through the DBHIDS. Depending on client need and funding availability, these programs are coupled with rental subsidies to provide permanent supportive housing that can buttress system users' efforts to maintain their sobriety. Philadelphia has ranked first nationally among large cities as both the poorest and having the highest percentage of disabled residents. The correlation between disability and poverty is well documented. These factors, coupled with Philadelphia's extreme shortage of affordable housing, warrant a need to aid these disadvantaged populations.

---

**If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

---

Special-Needs Developments are targeted towards projects that provide permanent supportive housing for those individuals and families that meet the Department of Housing & Urban Development's (HUD) definition of homeless (see Appendix). Depending on HUD funding constraints, preference may be given to those projects seeking to serve a specific subpopulation – generally this refers to households that meet the HUD definition of chronically homeless. Developers are encouraged to implement a Housing First approach and provide or arrange for supportive services for all participants necessary to maintain their housing and live independently.

---

## Emergency Solutions Grant (ESG) ) – Reference 91.220(I)(4)

---

### Written standards for providing ESG

---

#### ■ Emergency Shelter

Homeless Services has Emergency Housing Standards that all contracted providers must meet. The guiding principles ensure that all people living in emergency housing receive:

- a safe environment;
- treatment with dignity and respect; and
- provision of housing and related services without regard to race, ethnicity, age, gender, disability, or sexual orientation.

Emergency housing programs provide:

- Safe, temporary emergency shelter;
- Housing-focused, person-centered, strengths-based case management services;
- Assistance with obtaining– housing;
- Referrals to supportive services for special populations; and
- A savings program to enable clients to save income toward housing.

HUD’s definition of homelessness determines eligibility for shelter. When possible, centralized intake staff divert households to resources for securing housing options other than shelter placement. The Vulnerability Index — Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment is used to make appropriate referrals through the City’s coordinated entry system.

Intake interviews at facility entry must include reviewing of client rights, assessment information in HMIS, and program expectations. Within five to ten days, case managers must begin collaborative and interactive service planning that includes client input about goals, accounts for client strengths and capabilities, and address challenges to obtaining and sustaining housing, including income sources. Clients must have biweekly case management meetings and regularly scheduled progress reviews by teams including case management, behavioral health, and emergency housing staff. In turn, case managers must prepare clients for planned termination from the program and complete exit interviews and HUD exit assessments in HMIS. When behavior threatens safety, the provider may restrict or end program participation. Clients have a right to appeal these decisions. Both electronic (HMIS) and hard copy records are required for all households in emergency housing.

#### ■ Rapid Re-housing and Prevention

Sharing the goal of providing resources and services to secure stable, permanent housing and prevent a return to housing crisis, rapid re-housing services focus on people currently in emergency housing

programs. This population meets the HUD definition of “literally homeless.” Conversely, prevention services focus on people “at risk” of homelessness. HUD’s definition of “at risk” includes annual household income below 30% of area median and a lack of sufficient resources or support networks to prevent literal homelessness.

Staff may provide prevention services to families with children and unaccompanied children and youth who are defined as homeless under federal statutes but not under the ESG definition.

After a household contributes 30% of its monthly income to rent, rapid re-housing may provide rental assistance for up to 12 months for the remaining balance. Providers may also cover back rent to six months or offer financial assistance with security deposits, utilities, or moving costs, making all payments to third parties. Households receive assistance with locating, securing, and stabilizing in affordable housing. Staff must track intake and service information in HMIS. Each household may receive rapid re-housing assistance for up to 24 months over any three-year period. Homeless prevention assistance will only be provided once within a 12-month period.

---

## Continuum of Care Coordinated Assessment System

---

Philadelphia’s Coordinated Entry Process, locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), is a process designed to coordinate program participant access, assessment, and referrals to homeless assistance services and housing. The CoC Board approved the CEA-BHRS Policies and Procedures Manual on January 11, 2018, and CEA-BHRS is being implemented to meet all requirements outlined in 24 CFR 576.400(d), 24 CFR 578.7(a)(8), and Notice CPD-17-11. The Office of Homeless Services is responsible for the day-to-day operations and oversight of CEA-BHRS.

There are multiple physical locations where households who are at risk of or are currently experiencing homelessness can present for assistance. In addition, Mobile Assessors connect those living in an unsheltered location who typically don’t, or won’t, access the system to ensure access to CEA-BHRS using the same standardized process as those who access CEA-BHRS through site-based access points. CEA-BHRS utilizes standardized assessment tools and applies a consistent assessment process. Philadelphia uses a phased assessment approach and each phase only includes questions needed to refer a household at that point. This allows for stabilization in emergency housing or safe haven before a more intensive assessment of housing needs and eligibility is conducted. The Phase I Screening and Triage assessment occurs at Access Points and collects basic demographic information to create an HMIS record, a safety screening, a prevention/diversion screening, and if a household cannot be prevented/diverted, a crisis services intake assessment collects the information necessary to place a household in an emergency shelter. The Phase II assessment occurs once a household is stabilized in a safe haven or emergency shelter and includes the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), a project eligibility screening, and information on housing needs and preferences.



Prioritization factors for transitional housing, rapid re-housing, and permanent supportive housing include the following: severity of service needs (VI-SPDAT score), verified chronic homeless status, length of time homeless, and if the household is currently living in an unsheltered situation. The prioritization order is managed using a Prioritized By-Name-List, which is generated by HMIS during the prioritization process and serves as the basis of the CEA-BHRS referral process. The Office of Homeless Services' Supportive Housing Clearinghouse serves as the CEA-BHRS Centralized Referral Entity and manages the process of referring households to available transitional Housing, rapid re-housing, and permanent supportive housing programs. All projects receiving funding from the CoC Program, ESG Program, or the City of Philadelphia Office of Homeless Services are required to participate in CEA-BHRS and use the CEA-BHRS referral process as the only source from which to fill vacancies.

Eligible households are not limited in the number of referrals they can refuse; but receiving programs may only deny a referral made by the Clearinghouse for limited reasons. Those reasons consist of the following: being unable to contact the household; household being ineligible for the program; the household being a no-show for two interview appointments; or if the household cannot be safely accommodated or cannot meet participant requirements with the supports provided. In the rare instances of referral denial, the Receiving Program must document the reason for the decision and communicate to the household the reason for the denial, along with instructions for appealing the decision. All projects participating in CEA-BHRS are required to have project-level appeal procedures in place.

HMIS manages all data related to CEA-BHRS and electronic referrals are made through HMIS. This ensures privacy protections of all participant information. Quality and effectiveness of CEA-BHRS is monitored by the Performance Management and Housing Units via reports, data analysis, case conferences, feedback from providers and CoC board committees. Additionally, it is evaluated through feedback from participating projects and households. This is done through an annual assessment by a third-party contractor. This feedback is used to make necessary updates to policies and procedures.

---

### **Process for Making Sub-Awards and ESG Allocation Available to Private Nonprofit Organizations (Including Community and Faith-Based Organizations)**

---

In 2025-2026 DHCD will continue to assign the administration of ESG funds to the City's Office of Homeless Services under a Memorandum of Understanding. Homeless Services in turn awards all of these funds to private nonprofit subrecipient organizations through contracts for the provision of services. To identify ESG funding sub-recipients, Homeless Services issues competitive requests for proposals (RFPs) to nonprofit housing assistance providers.

Although funding allocations are not made on a geographic basis, Homeless Services ensures that residents citywide can access all services. In the case of emergency shelter, Homeless Services manages the centralized access points, where staff assess individuals seeking shelter, assessing, diverting or preventing them from becoming homeless if possible, and, as a last resort, referring them to an emergency shelter bed, space permitting. With regard to rapid re-housing and prevention activities, subrecipients must serve individuals throughout the city.

## **Outreach to and Consultation with Homeless or Formerly Homeless Individuals in Considering Policies and Funding Decisions Regarding Facilities and Services Funded under ESG**

The Office of Homeless Services meets the homeless participation requirement for this reporting period.

---

### **Performance Standards for Evaluating ESG**

---

Homeless Services will continue to use the six HUD System Performance Measures to evaluate the progress of the Philadelphia Continuum of Care in its efforts to make homelessness rare, brief, and non-recurring.

Homeless Services will continue to solicit feedback from community stakeholders within the Philadelphia Continuum of Care regarding local performance targets. In addition, they will continue to assess needs and gaps based on benchmarks and goals approved by the CoC board.

#### **■ Emergency Shelter**

To evaluate Emergency Housing activities funded by ESG, Homeless Services tracks the following performance standards:

- Average length of stay (Benchmark = 120 days)
- Percentage of persons who exit to permanent housing (Benchmark = 48%)

#### **■ Rapid Re-housing**

To evaluate Rapid Re-housing activities funded by ESG, Homeless Services tracks the following performance standards:

- Percent of persons who exit to permanent housing (Benchmark = 79%)
- Timeliness of HMIS data entry and quality of HMIS data (Benchmark = Entry Timeliness = 90%, Exit Timeliness = 90%, Data Quality = 90%)

#### **■ Homelessness Prevention**

To evaluate homelessness prevention activities funded by ESG, Homeless Services tracks the following performance standard:

- Number /percentage of participants who did not enter the homeless system as a result of homeless prevention activities and support (Benchmark = 1400)
- Average length of financial assistance (Benchmark = 90 days)

## HOPWA

HOPWA funding is used to support rental assistance in the form of rent subsidies to those who can live independently, as well as emergency grants to prevent homelessness, and for supportive services associated with housing and housing operating costs. DHCD housing sponsors remain the same as in the previous year. DHCD considers that as long as housing sponsors are performing satisfactorily, it would be detrimental to participants receiving rental assistance and other housing/supportive services to have service disrupted. If new HOPWA funds are made available to the region, the City would ensure that a fair sponsor selection process would be put into place. In the Bensalem Township area, the following Family Service organizations provide HOPWA rental assistance, supportive services, and permanent housing placement to residents with HIV/AIDS as funding allows: Family Services of Chester County; Family Service Association of Bucks County; Family Services (of Montgomery County). The following details HOPWA spending for HUD Year 51:

**Table 14: HOPWA Budget Detail: CDBG Year 51 (CFY2026)**

HOPWA Eligibility Category	TBRA/Perm Housing Placement	Perm. Housing Facilities/ Leasing	STRMU Costs	Supportive Services	Sub-Total Program Costs	Admin Costs	FY 26 Contract
Action Wellness	\$280,000			\$53,000	\$333,000	\$23,310	\$356,310
Action Wellness, The Pathways Program		\$225,000		\$80,000	\$305,000	\$21,350	\$326,350
Catholic Social Services				\$425,421	\$425,421	\$29,779	\$455,200
Congreso de Latinos Unidos	\$978,878			\$90,000	\$1,068,878	\$74,822	\$1,143,700
Delaware County	\$560,000			\$70,000	\$630,000	\$44,100	\$674,100
Gaudenzia, Inc.		\$125,000			\$125,000	\$8,750	\$133,750
Mazzoni Center	\$1,488,415			\$200,000	\$1,688,415	\$118,189	\$1,806,604
Tenants Union Representative Network	\$2,900,000			\$350,000	\$3,250,000	\$227,500	\$3,477,500
Public Health Management Corporation			\$200,000		\$200,000	\$14,000	\$214,000
Family Services, Montgomery County	\$197,000			\$30,000	\$227,000	\$17,000	\$244,000
Family Services Association Bucks County	\$334,000			\$48,000	\$382,000	\$26,740	\$408,740
Family Services, Chester County	\$515,600			\$51,000	\$566,600	\$25,400	\$592,000
Grantee Administration (3% Philadelphia + Bensalem)						\$286,000	\$286,000
<b>Total</b>	<b>\$7,253,893</b>	<b>\$350,000</b>	<b>\$200,000</b>	<b>\$1,397,421</b>	<b>\$9,201,314</b>	<b>\$875,941</b>	<b>\$10,077,255</b>
TBRA = Tenant-Based Rental Assistance STRMU = Short Term Rent, Mortgage and Utility Assistance							

HOPWA Year 51 Philadelphia Allocation FY-26	\$9,559,541
TOTAL Year 51 Philadelphia EMA Allocation FY-26	\$10,077,255
Prior Year HOPWA Underspending	\$610,919

## Appendix

---



**Table Appendix 1: 2025 Income Limits**

Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	100%	115%	Middle 120%
1	\$20,900	\$25,100	\$41,800	\$50,160	\$66,850	\$83,600	\$96,150	\$100,300
2	\$23,900	\$28,650	\$47,800	\$57,360	\$76,400	\$95,550	\$109,850	\$114,650
3	\$26,900	\$32,250	\$53,750	\$64,500	\$85,950	\$107,500	\$123,600	\$129,000
4	\$29,850	\$35,800	\$59,700	\$71,640	\$95,500	\$119,400	\$137,350	\$143,300
5	\$32,250	\$38,700	\$64,500	\$77,400	\$103,150	\$129,000	\$148,300	\$154,750
6	\$34,650	\$43,150	\$69,300	\$83,160	\$110,800	\$138,550	\$159,300	\$166,250
7	\$37,050	\$48,650	\$74,050	\$88,860	\$118,450	\$148,100	\$170,300	\$177,700
8	\$39,450	\$54,150	\$78,850	\$94,260	\$126,100	\$157,650	\$181,250	\$189,150
For families/households with more than 8 persons, add for each additional person:								
	\$2,400	\$5,500	\$4,800	\$5,760	\$7,650	\$9,550	\$11,000	\$11,500

These figures are based on the Section 8 annual income limits for low- and moderate-income households set by the U.S. Department of Housing and Urban Development (HUD), effective April 1, 2025. HUD defines 50% of area median income as “very-low income” and 80% as “low income.” The definition of very low-, low- and moderate-income in this table are based on City Ordinance 1029AA which defines 50% of Area Median Income as “low income” and 80% as “moderate income.”

**Table Appendix 2: Poverty Guidelines**

Emergency Heater Hotline and Emergency Repair Hotline (150%), and Weatherization (200%)

Household Size	150% of Poverty	200% of Poverty
1	\$23,475	\$31,300
2	\$31,725	\$42,300
3	\$39,975	\$53,300
4	\$48,225	\$64,300
5	\$56,475	\$75,300
6	\$64,725	\$86,300
7	\$72,975	\$97,300
8	\$81,225	\$108,300
For families/households with more than 8 persons, add for each additional person:		
	\$8,250	\$11,000

These figures are based on the annual Poverty Guidelines set by the U.S. Department of Health and Human Services, effective January 17, 2025

## Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2001</b>				
YouthBuild	Eighteenth St. Dev. Corp.	H	2	1523 S. Hicks St.
Partnership Homes II	PEC CDC	H	9	5018 Walnut St.
APM Townhouses	APM	H	8	2147 N. 7th St.
Poplar Nehemiah II-B	Poplar Enterprise Development Corp.	H	57	1222 Ogden St.
Francisville VI	Community Ventures/Francisville CDC	H	8	808 Uber St.
Villa III	Nueva Esperanza	H	7	1322 N. Hancock St.
YouthBuild	GGHDC	H	4	5378 Chew St.
Cecil B. Moore -- Beechwood	PHDC/Beech	H	14	1625 N. 19th St.
Belmont Homes	Friends Rehab Corp.	H	10	4018 Parrish St.
Homestart Mantua	PHDC	H	1	3816 Fairmount Ave.
Homestart SW Phila.	PHDC	H	4	6064 Allman St.
Homestart Stawberry Mansion	PHDC	H	1	1968 N. Napa St.
Homestart Southwest Center City	PHDC	H	1	1010 S. 18th St.
Wilmot Meadows	Frankford CDC	H	15	1821 Wilmot St.
Homeownership Rehabilitation Program	Various	H	40	Various
Village Homes	Village of Arts of and Humanities	H	6	2549 N. 11th St.
New Kensington Rehab	NKCDC	H	10	2081 E. Haggert St.
Kings Highway II	KAN/KARP	R	31	2927 Frankford Ave.
Sharswood Apts.	Michaels Development	R	71	2122 Sharswood St.
Courts at Riverview	NEF	R	470	1019 S. 5th St.
Mt Sinai	Michaels Development	R	37	431 Reed St.
Norris Square Senior	Norris Square Civic Association	R	35	2121 N. Howard St.
St. Anthony's	Ingerman/SOSNA	R	54	2317 Carpenter St.
Chatham	Ingerman	R	40	242 S. 49th St.
Rose Gardens	North Phila. Community Help/TCB	R	43	2701 N. 11th St.
Druding Apartments	Drueding Rainbow	SN	10	1348 N. 4th St.
Ralph Moses House	Fam. & Com. Ser. Of Delaware Co.	SN	12	
Center West	1260 Housing Development Corp.	SN	17	4101 Chestnut St.
Rowan Homes II	Project HOME	SN	32	1900 Judson St.
<b>Subtotal 1,049</b>				
<b>Projects Completed FY ending 6/30/2002</b>				
Homestart WP EZ	PHDC	H	2	4527 Parrish St.
Homestart WP EZ	PHDC	H	3	5214 W. Thompson St.
Homestart West Phila. (duplex)	PHDC	H	2	5623 Wyalusing St.
Homeownership Rehabilitation Program	Various	H	44	Various
Ludlow IV	PHDC	H	25	1601 N. Franklin St.

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use



### Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Homestart Lower Tioga	PHDC	H	4	3636 N. Percy St.
Homestart Susquehanna	PHDC	H	7	2225 Carlisle St.
Cecil B. Moore HoZo Phase 1A	PHDC	H	30	1514 N. 18th St.
Francisville IV-B	Community Ventures	H	11	813 Cameron St.
Devon Manor	Regis Group	H	14	1415 Clearview St.
Vineyard Place	Regis Group	H	14	1717 Ridge Ave.
Doctor's Row II	Gary Reuben	H	10	1613 Christian St.
210 Clapier St.	RHD	H	1	210 Clapier St.
Lillia Crippen II	WCRP	R	20	1800 N. 6th St.
Francisville Elderly	Community Ventures/Francisville CDC	R	42	1731 Edwin St.
Holmes School	Neighborhood Restorations, Inc.	R	42	5429 Chestnut St.
Belmont Gardens (Sarah Allen V)	Friends Rehab	R	27	750 N. 41st St.
Commons at Point Breeze	UCH	R	53	1620 Federal St.
16th and Reed Elderly	Presbyterian Homes	R	85	1401 S. 16th St.
Ralston/Mercy Douglass House 202	Ralston-Mercy Douglas	R	55	3817 Market St.
4200 Mitchell St. 202	Friends Rehab	R	65	4200 Mitchell St.
Dignity Enhanced Service Project	Dignity Housing	SN	2	1941 S. Ithan St.
Dignity Enhanced Service Project	Dignity Housing	SN	7	1646 W. Nedro St.
Potter's House	Potter's House Mission	SN	14	524 S. 52nd St.
Families First	PEC CDC	SN	0	3939 Warren St.
Horizon House II	Horizon House	SN	18	6015 Limekiln Pike
Rowan Homes I	Project HOME	SN	8	2721 W. Diamond St.
Project Hope	Raise of Hope/Hope Partners	SN	1	5122 N. Carlisle St.
Project Hope	Raise of Hope/Hope Partners	SN	1	6818 N. 17th St.
Veteran Shared Housing	Impact Services	SN	7	124 E. Indiana Ave.
Sheila Brown Women's Center	Sheila Brown/UCH	SN	9	2004 Ellsworth St.
Rudolph-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd
<b>Subtotal</b>				<b>658</b>
<b>Projects Completed FY ending 6/30/2003</b>				
Pradera Homes	APM	H	50	701 W. Berks St.
Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
Partnership Homeownership (incl 1 duplex)	The Partnership CDC	H	8	5031 Irving St.
Park Ave.	PHDC	H	4	2242 N. Park Ave.
Sears St. II	PHDC	H	1	2731 Sears St.

## Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Homeownership Rehabilitation Program	Various	H	30	Various
Homestart WPEZ	PHDC	H	3	1463 N. 53rd St.
Homestart Southwest Center City	PHDC	H	3	1914 Carpenter St.
Spring Garden Rental	Spring Garden CDC	R	97	1902 Mount Vernon St.
Belmont III	Harold Thomas	R	46	1023 Belmont Ave.
Elkins Residence	Einstein	SN	73	5501 N. 11th St.
Melville Way	Traveler's Aid	SN	8	4520 Walnut St.
Imani Homes II	PEC	SN	7	4009 Green St.
Veteran's Shared Housing	Impact Services	SN	10	124 E. Indiana St.
Interim House West	PHMC	SN	20	4108 Parkside Ave.
Avondale Housing (3rd district portion)	PCAH	SN	9	6212 Locust St.
Avondale Housing (4th district portion)	PCAH	SN	9	5637 Appletree St.
<b>Subtotal</b>				<b>434</b>
<b>Projects Completed FY ending 6/30/2004</b>				
Greenwich-Whitman II	Community Ventures	H	13	2413 S. American St.
Jefferson Square Rehabs	Jefferson Square CDC	H	6	1211 S. 4th St.
31st and Berks	Friends Rehab	H	10	3104 W. Berks St.
LaTorre	Norris Square Civic Association	H	10	104 W. Norris St.
Chinatown North	Phila. Chinatown Dev. Corp.	H	10	318 N. 9th St.
CBM Homeownership Zone Ph II-B	PHDC	H	43	1717 N. Bouvier St.
CBM Homeownership Zone Historic	PHDC	H	6	1739 N. 18th St.
Homeownership Rehabilitation Program	Various	H	24	Various
Homestart	PHDC	H	4	2618 Seybert St.
Center in the Park	Pennrose	R	70	25 W. Rittenhouse St.
Elders Place 202	GGHDC	R	40	80 Collum St.
Belmont Affordable IV	Harold Thomas	R	11	922 Belmont Ave.
St. Ignatius Seniors	St. Ignatius Nursing Home	R	67	4402 Fairmount Ave.
FOP Seniors	FOP	R	106	730 Byberry Road
Mend II	Various	R	8	Various
Inglis Accessible	1260 Housing Development Corp.	SN	11	11901 Academy Road
Imani III	PEC CDC	SN	5	4036 Green St.
Calcutta III	Calcutta House	SN	9	12211 N. 19th St.
Dignity III	Dignity Housing	SN	8	5141 Pulaski St.
Ruby Housing	ACHIEVEability (PCAH)	SN	11	5936 Summer St.
Visitation Transitional	Catholic Charities	SN	18	2640 Kensington Ave.
Project Advantage	RHD	SN	12	4702 Roosevelt Blvd
<b>Subtotal</b>				<b>502</b>

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2005</b>				
Commons at Point Breeze	UCH	H	18	1508 Federal St.
Jefferson Square	Jefferson Square CDC	H	24	433 Wharton St.
Homeownership Rehabilitation Program	Various	H	37	Various
Greenway Presbyterian	Presbyterian Homes	R	68	2050 S. 58th St.
Presbyterian Homes	Presbyterian Homes	R	67	501 Jackson St.
YouthBuild	UCH	R	4	2120 Cross St.
Caribe Towers	HACE	R	57	3231 N. 2nd St.
New Covenant Sr.	New Covenant	R	56	7500 Germantown Ave.
4901 Spruce St.	Pennrose	R	33	4901 Spruce St.
Kate's Place	Project HOME	R	144	1929 Sansom St.
Anthony Wayne Senior	Altman Group	R	39	1701 S. 28th St.
Belmont V	Harold Thomas	R	24	918 N. 42nd St.
Woodcrest Housing	PCAH	SN	11	103 N. 57th St.
Monument Mews	1260 Housing Development Corp.	SN	60	4300 Monument Ave.
Casa Nueva Vida	ActionAIDS	SN	12	2629 N. 6th St.
Karen Donnally Townhouses	WCRP	SN	32	318 Diamond St.
			<b>Subtotal</b>	<b>686</b>
<b>Projects Completed FY ending 6/30/2006</b>				
Brewerytown Homestart	PHDC	H	11	1728 N. 28th St.
Brewerytown Homestart	PHDC	H	4	1343 N. 28th St.
Carroll Park Rehab	PNHS	H	7	1342 N. 59th St.
Home in Belmont	Friends Rehab Program	H	9	4031 Ogden St.
Homeownership Rehabilitation Program	Various	H	29	Various
Parkside I	Community Ventures/Parkside Assn.	H	19	5152 Parkside Ave.
Parkside II	Community Ventures/Parkside Assn.	H	7	5230 Jefferson St.
Mole St. (HRP)	UCH/YouthBuild	H	4	1145 Mole St.
South Lehigh Homestart	PHDC	H	10	2302 W. Cumberland St.
Southwest Renewal (HRP)	PHDC	H	9	2129 S. Cecil St.
Center Park III	Jewish Federation	R	39	1901 Red Lion Road
Coral St. Arts House	NKCDC	R	27	2444 Coral St.
Neumann North Senior	Dale Corp.	R	67	1729 Frankford Ave.
Neumann Senior Housing	NCC Neumann Senior Corp.	R	70	1741 Frankford Ave.
New Courtland 202	Germantown Homes Corp.	R	60	6950 Germantown Ave.
Simpson Senior Housing	Simpson Senior Services, Inc.	R	40	1011 Green St.
Vernon House	Pennrose Properties	R	68	1719 N. 33rd St.
Gaudenzia-Tioga Arms	Gaudenzia House	SN	30	1828 W. Tioga St.
Imani Homes IV	PEC CDC	SN	8	4009 Green St.

## Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Iris Nydia Brown Townhouses	WCRP	SN	12	2742 Mascher St.
Respite II	CATCH, Inc.	SN	16	1208 S. 15th St.
<b>Subtotal</b>				<b>546</b>
<b>Projects Completed FY ending 6/30/2007</b>				
Montana St.	Mt. Airy USA	H	11	251 E. Montana St.
Reinhard St.	RHD	H	15	4702 Reinhard St.
Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
New Kensington Homeownership	NKCDC	H	8	2045 Dauphin St.
Homeownership Rehabilitation Program	Various	H	53	Various
Pradera II	APM	H	53	1726 N. 7th St.
Commons at Point Breeze	UCH	R	55	1621 Ellsworth St.
Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna
Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
Inglis Gardens 811	Inglis House	SN	15	1200 E. Washington Lane
Mantua 811	1260 Housing Development Corp.	SN	10	3613 Fairmount Ave.
Keystone House repairs	Keystone Hospice	SN	repairs	
Cecil Housing	ACHIEVEability	SN	11	5936 Summer St.
Powelton Heights	1260 Housing Development Corp.	SN	48	4113 Warrant St.
<b>Subtotal</b>				<b>639</b>
<b>Projects Completed FY ending 6/30/2008</b>				
Cross-Greenwich Homeownership	UCH	H	9	2312 Cross St.
Dewey Housing	ACHIEVEability	H	10	217 N. Peach St.
Homeownership Rehabilitation Program	Various	H	14	Various
Brewerytown Homestart	PHDC	H	5	3018 Redner St.
St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
Ludlow VI	PHA	H	54	1504 N. 8th St.
St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
Casa Farnese Repairs	Casa Farnese	R	288	1300 Lombard St.
Angela Court II	St. Ignatius	R	54	4,400 Fairmount Ave.
Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
Fresh Start	Methodist Services	SN	11	4200 Monument Road

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Inglis Gardens at Germantown	Inglis House	SN	15	332 E. Walnut Lane
Melon SIL	1260 Housing Development Corp.	SN	10	3616 Melon St.
Inglis Apartments at Elmwood	Inglis House	SN	40	6100 Elmwood Ave.
<b>Subtotal</b>				<b>616</b>
<b>Projects Completed FY ending 6/30/2009</b>				
Pradera III/Ludlow V	APM	H	25	1507 N. 8th St.
Norris Square Town Homes	Norris Square Civic Association	H	46	2331 N. Howard St.
Twins at Powder Mill	Frankford CDC	H	50	4401 Castor Ave.
Homeownership Rehabilitation Program	Various	H	30	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
<b>Subtotal</b>				<b>541</b>
<b>Projects Completed FY ending 6/30/2010</b>				
Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
Haverford Avenue	PEC CDC	H	1	4000 blk Haverford Ave.
Cecil B. Moore Homeownership Zone III-2	HERB	H	54	1704 N. Uber St.
Norris Street Development	PHDC	H	8	1601 W. Norris St.
Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
Homeownership Rehabilitation Program	Various	H	26	Various
Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
Pensdale II	Intercommunity Action Inc.	R	38	4200 Mitchell St.
Spring Garden Community Revitalization	Spring Garden CDC/Michaels Development	R	58	1612 Mount Vernon St.
Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
Temple I Preservation	1260 Housing Development Corp.	R	58	1702 N. 16th St.
Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
<b>Subtotal</b>				<b>494</b>

## Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2011</b>				
Cecil B. Moore Homeownership Zone III-3	HERB	H	33	1920 W. Jefferson Ave.
Homeownership Rehabilitation Program	Various	H	8	Various
HELP Philadelphia	HELP	R	63	6100 Eastwick Ave.
Osun Village	UCH/Odunde	R	16	2308 Grays Ferry Ave.
Diamond Street Preservation	Pennrose Properties	R	44	3125 W. Diamond St.
Hancock Manor preservation	Impact Services	R	45	164 W. Allegheny Ave.
Evelyn Sanders II	WCRP	R	31	3000 N. Percy St.
Presser Sr. Apartments	Philadelphia Preservation Group	R	45	101 W. Johnson St.
Pensdale II	Intercommunity Action Inc.	Rent subsidyexisting		4200 Mitchell St.
Connelly House	Project HOME	SN	79	1211 Clover St.
My Place Germantown	Community Ventures	SN	11	209 E. Price St.
32nd and Cecil B. Moore Homeownership	Community Ventures	H	11	3123 Cecil B. Moore Ave.
Lawrence Court	HACE	H	50	3301 N. Lawrence St.
Francisville East	Community Ventures	R	44	1525 W. Poplar St.
Casa Farnese Preservation Project	PRD Management Inc	R-Pres	288	1300 Lombard St.
Rights of Passage	Covenant House	SN	18	2613 Kensington Ave.
<b>Subtotal</b>			<b>786</b>	
<b>Projects Completed FY ending 6/30/2012</b>				
Sheridan Street Green Building	APM	H	13	1801 Sheridan St.
Strawberry Mansion Phase I	Friends Rehab	H	26	1919 N. 31st St.
17th and Federal	Community Ventures	H	11	1700 blk Federal St.
Point Breeze Homeownership	Cashel	H	5	1200 blk S. 27th St.
4200 Stiles Street	Habitat for Humanity	H	2	4200 blk Stiles St.
Latona Street Project	Habitat for Humanity	H	4	2200 blk Latona St.
Homeownership Rehabilitation Program	Various	H	9	Various
WPRES II	WPRES	R	40	611 N. 39th St.
Apartments at Cliveden	New Courtland	R	62	319 W. Johnson St.
Nicetown Court	Nicetown Court Associates	R	37	4330 Germantown Ave.
Burholme Senior Residences	Pilgrim Gardens Senior	R	62	7023 Rising Sun Ave.
Lehigh Park II Repairs	Lehigh Park	R	28	2622-46 N. Lawrence St.
Jannie's Place	PEC CDC	SN	26	640 N. 40th St.
Ogden Gardens	Autism Living and Working	SN	4	4033 Ogden St.
419 Chandler Supported Independent Living	1260 Housing Development Corp.	SN	6	419 Chandler St.
James Widener Ray - 2101 Venango	Project HOME	SN	53	2101 W. Venango St.
Patriot House	CATCH, Inc.	SN	15	1221-25 S. 15th St.
Shelton Court	Gaudenzia	SN	20	6433 N. Broad St.
Belfield Avenue Townhomes	Raise of Hope	SN	3	1700 blk Belfield Ave.
<b>Subtotal</b>			<b>426</b>	

Type: H=Homeownership, R=Rental, SN=Special Needs, MU=Mixed Use

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2013</b>				
Forgotten Blocks III	Allegheny West Foundation	H	5	2838 N. Opal St.
North Star - Point Breeze	North Star	H	6	1400 & 1500 blks S. 20th St.
Community Ventures - Point Breeze Scattered	Community Ventures	H	8	S. 16th, S. 18th, & Manton Sts.
Homeownership Rehabilitation Program	Various	H		Various
WPRE III	WPRE	R	60	37th, 38th, 50th, 58th Melon, Walton Streets
Roxborough Redevelopment Phase 1	Octavia Hill	R	6	300 Dupont St.
Cedars Village	Ingerman	R	64	921-31 Ellsworth St.
Eli Apartments	Iron Stone Strategic Partners	R	35	1418 Conlyn St.
3909 Haverford Ave.	People's Emergency Center CDC	R	6	3909 Haverford Ave.
Thompson Street Apartments	Gaudenzia Foundation	R	6	1815-19 Thompson St.
Carol Ann Campbell Residences	Liberty Housing Development Corp.	SN	13	5526-48 Vine St.
Sojourner House	Women Against Abuse	SN	15	
<b>Subtotal</b>				<b>224</b>
<b>Projects Completed FY ending 6/30/2014</b>				
Beaumont Accessible Homes	Beaumont Initiative	H	2	5015-19 Beaumont St.
North Philly Complete Blocks - Gratz	Habitat for Humanity	H	1	1815 Gratz St.
North Philly Complete Blocks - Morse	Habitat for Humanity	H	1	1900-02 Morse St.
North Philly Complete Blocks-Wilt	Habitat for Humanity	H	2	1905-13 Wilt St.
Queen and McKean Infill Project	Habitat for Humanity	H	4	5234-38 McKean
Adolfina Villanueva	WCRP	R	54	700 Somerset St.
Anthony Wayne Senior Housing II	Elon/Altman	R	46	1701 S. 28th St.
John C. Anderson Apartments	Pennrose	R	56	249-57 S. 13th St.
Johnnie Tillmon	WCRP	R	23	400 W. Master St.
Lehigh Park I - Preservation	HACE	R	48	2622-46 N. Lawrence St.
Mt. Vernon Manor	Mt. Vernon Manor	R	75	3313-17 Haverford Ave.
Nicetown Court II	Nicetown CDC	R	50	4400 Germantown Ave.
Nugent Senior Apartments	Nolen Properties	R	57	101 W. Johnson St.
Paseo Verde	APM with Jonathan Rose	R	67	900 N. 9th St.
Sartain Apartments	New Courtland Elder Services	R	35	3017 W. Oxford
Walnut Park Plaza	MCAP	R	224	6250 Walnut St.
Fattah Homes II	PEC	SN	6	3811-13 Haverford Ave.
Hope Haven Preservation	Project HOME	SN	76	1515 Fairmount Ave.
JB Soul Homes	Project HOME	SN	55	1415 Fairmount Ave.
Kairos House Preservation	Project HOME	SN	36	1440 North Broad
Liberty at Disston	Liberty Housing Development Corp.	SN	2	4800-04 Disston St.
Liberty at Welsh Road	Liberty Housing Development Corp.	SN	2	2628 Welsh Rd.
Merrick Hall	Northern Children Services	SN	4	5301 Ridge Ave.
<b>Subtotal</b>				<b>926</b>



## Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2015</b>				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action, Inc.	R	40	6761-63 Ridge Ave.
HELP Philadelphia IV	HELP USA	R	60	7200 Grovers Ave.
Wynnefield Place	Presby Inspired Life	R	48	1717-25 N. 54th St.
Bigham Leatherberry Wise Place	PEC CDC	SN	11	4226-30 Powelton Ave.
			<b>Subtotal</b>	<b>175</b>
<b>Projects Completed FY ending 6/30/2016</b>				
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Wingohocking Street Development	Nicetown CDC	H	2	2006-2008 Wingohocking St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	R	3	6513, 6514-24 Germantown Ave.
NewCourtland Apartments at Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed Residences	Arab American CDC	R	45	252-266 W. Oxford St.
St. Raymond's House	Depaul USA, Philadelphia	SN	27	7901 Forrest Ave.
			<b>Subtotal</b>	<b>208</b>
<b>Projects Completed FY ending 6/30/2017</b>				
Blumberg Phase 1	Philadelphia Housing Authority	R	57	2400 Jefferson St.
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
Mt. Vernon Manor Phase II	Mt. Vernon Manor II, LP	R	50	3202 Mantua Ave., 620 N. 34th St.
NewCourtland Apartments at Allegheny Phase 2	NewCourtland Elder Services	R	45	1900 W. Allegheny Ave.
Orinoka Civic House	New Kensington CDC	R	51	2771-77 Ruth St.
Wynne Senior Residences	Pennrose Development, LLC	R	50	2001-11 N. 54th St.
			<b>Subtotal</b>	<b>301</b>
<b>Projects Completed FY ending 6/30/2018</b>				
The Lofts at 2601	Volunteers of America Delaware Valley, Inc.	SN	56	2601 N. Broad St.
Ruth Williams House	Project HOME	SN	88	2415 N. Broad St.
Anthony Wayne III	Elon Group	R	45	1701 S. 28th St.
APM Preservation	APM	P	80	2008-28/2032-44 N. 6th St.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave,
			<b>Subtotal</b>	<b>321</b>
<b>Projects Completed FY ending 6/30/2019</b>				
Gloria Casarez Residences	Project HOME	SN	30	1315 N. 8th St.
Ann Thomas Presbyterian	Presby Inspired Life	R	75	2000 S. 58th St.
Cantrell Place	Presby Inspired Life	R	61	400 & 500 Blk Cantrell St.
Roberto Clemente Homes	Nueva Esperanza, Inc.	MU	38	3921-3961 N. 5th St.
			<b>Subtotal</b>	<b>204</b>

Type: H=Homeownership, R=Rental, P=Preservation, SN=Special Needs, MU=Mixed Use

### Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2020</b>				
Center City Affordability Initiative	Mission First Housing Group	SN	29	1237 Belmont Ave.
Henry Ave Senior Campus I	NewCourtland Elder Services	R	49	3232 Henry Ave.
Hogar de Esperanza Phase II	APM	R	20	2203 Germantown Ave.
North Central Neighborhood II	Philadelphia Housing Authority	R	89	Berks to Diamond, Marshall to 9th Streets
North Central Neighborhood III	Philadelphia Housing Authority	R	50	Norris to Diamond, Marvine to 11th Streets
Northeast Affordability Initiative	Mission First Housing Group	R	38	7900 Castor Ave., 6727-37 Bustleton Ave., 1327-37 Crease St., 1647 Dyre St., 419 Chandler St.
Villas del Caribe	HACE	SN	81	161-171 W. Allegheny Ave., 3231-65 N. Hancock St.
			<b>Subtotal</b>	<b>356</b>
<b>Projects Completed FY ending 6/30/2021</b>				
Casa Indiana	HACE	R	50	2935-65 N. 2nd St.
Francis House	Francis House on Fairmount	R	60	46th and Fairmount
GALA-Golden Age Living Accommodations	Conifer Realty	R	50	2022-34 Haines St., 6845-49 Limekiln Pike
Liberty 52: Stephen F. Gold Residences	Liberty Housing Development Corp	SN	24	5208-28 Poplar St., 616-36 N. 52nd St.
Maguire-Willard	Project HOME	SN	42	1920 E. Orleans St.
Susquehanna Square	Community Ventures	R	37	1601 Diamond St., 2137-61 N. 15th St., 2116-24 N. 16th St.
			<b>Subtotal</b>	<b>263</b>
<b>Projects completed FY ending 6/30/2022</b>				
Apartments at New Market West	Mission First Housing Group	R	41	13-27 N Salford St.
Fitzwater Homes	Holy Trinity Baptist Church	R	22	1827 Fitzwater St.
HELP Philadelphia VI	HELP Development Corp	SN	55	2300-52 Jefferson St.
Inglis Apartments at Elmwood	Inglis Housing Corporation	SN	40	6200 Eastwick Ave.
Lillia Crippen Townhomes Preservation	WCRP	SN	46	1826-1846 N 6th St.
Nicole Hines Townhouses	WCRP	R	35	417-31 E. Wister St.
Norris Homes Phase V	Jonathan Rose Companies	R	133	Various addresses in North Central
Parkside Neighborhood Preservation	Mission First Housing Group	SN	82	4104 Parkside Ave., 1237-43 Belmont Ave., 4201 Girard Ave.
Peg's Place	Project HOME	SN	40	1301 N. 8th St.
Rowan Judson Diamond	Project HOME	SN	39	1901-27 Judson St.
St. Rita Place	Catholic Housing and Community Services	R	46	1148-54 S. Broad St.

## Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Susquehanna Housing	Susquehanna Net Zero Housing, LP	R	80	2201 N. 27th St.
Hogar de Esperanza Phase III	APM	R/SN	20	2203 Germantown Ave.
<i>Subtotal</i>			679	
<b>Projects Completed FY ending 6/30/2023</b>				
Sharswood Phase I	Hunt Development Group	R	60	2000-2026 Seybert St.
Karen Donnally/Iris Nydia Brown Townhomes Preservation	Women's Community Revitalization Project	R	44	312-321 Diamond St, 2038-2131 N 4th, 2052-2054 & 2108-2138 N Orianna St, 2744-2762 N Mascher St
Camino de Oro (8th and Berks Senior Living)	APM	R	44	1821-61 N. 8th St., 1814-42 N. Franklin
Rafael Porrata-Doria Place	HACE	R	30	2739-2747 N. 5th St., 2746-54 N. Orkney St.
Monument Village	Mission First Housing Group	R + SN	60	4101 Edgely Ave.
School of Nursing	Project HOME	R	50	115 East Huntingdon St.
Carl Mackley Apartments	Winn Development	R	184	1401 E. Bristol St.
Mamie Nichols Townhomes	WCRP	SN	33	1400 Taylor, 2025 Reed, 1300 Capitol Street
The Allegheny West	SAA-EVI	R	45	2221-2231 W. Venango Street
Gaudenzia West Mill Place	Gaudenzia Foundation, Inc.	R + SN	30	916-936 N. 51st Street
		<i>Subtotal</i>	580	
<b>Projects completed FY ending 6/30/2024</b>				
Frankford House	Wasserman Properties	R	42	1611-441 Ruan Street
Mill Development @ A & Indiana	Impact Services	R + SN	48	124 East Indiana St.
Sharswood Phase 2	Hunt Development Group, LLC	R	59	2401-55 & 2408 Stewart St., 2409 & 2446 Sharswood, 1431-33 N 25th St., 2401-2435, 2441, 2406-14, 2422-32, 2436-28 Harlan St., 2501 Jefferson St
Parkside Neighborhood Preserv	Mission First Housing Group	SN	82	4104, 4106, 4202, 4208, 4210, 4216, 4218, 4222, 4238, 4240, 4244 Parkside Avenue; 1237-1243 Belmont Avenue; 4201 Girard Avenue
Be A Gem Crossing	North10 Philadelphia	R	41	3226-3258 Germantown Ave
Yorktown Arms	Yorktown CDC	R	56	1400 N 13th St.
		<i>Subtotal</i>	328	
<b>Grand Total Projects Completed FY 2001-FY2024</b>			<b>11,342</b>	

### Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
<b>Projects Under Construction in FY 2025</b>				
Village Square on Haverford - Phase II	3600 Haverford Avenue Associates	R + MU	32	3600 Haverford Ave
Dauphin House	Maze Group Development	R	52	1412-26 W. Dauphin & 2258-60 N. Carlisle
Kate's Place	Project HOME	R + MU	144	1929 Sansom Street
MidCity Y Apartments	Mission First Housing Development Corp.	R + SN	53	2025-29 Chestnut St
Inglis Apartments at Belmont I & II	Inglis Housing Corp.	R + SN	80	2560 & 2564 Belmont Ave.
Harlan and Sharswood Pres Dev	Michaels Organization	R	111	2100 blocks of Sharswood, Harlan, Master, Stewart
Father Augustus Tolton Place Senior Housing	Catholic Housing and Comm Serv	R	45	2604 Island Ave.
Janney Apartments	HumanGood East	R	47	2855 Janney St.
NewCourtland Apts. at St Bartholomew Place 2	NewCourtland Elder Services	R + SN	48	5364 Jackson St.
Arlene Thorpe Townhomes	WCRP	R + SN	27	1210, 1212 & 1214 S 27th St.
Sharswood Phase III	Pennrose PHL, LLC	R + MU	59	2000-22 Ridge Ave, 2008, 2041-49/2240-50 Master St, 2400-48 W Oxford, 1527-31 N 25th St, 2401-39 & 2400-34 Redner St, 1503-25 N 25th St, 2401-39 & 2400-38 Bolton St, 2401-39/2406-52 Nassau St., 2441-49 Jefferson St, 1322-24 & 1330-N 22nd St, 2211-21, 2253-55 & 2227-33 Ingersoll St, 1409-13 N 21st St
Old First House	Community Ventures	R + SN + MU	34	322-40 Race St/145-149 N. 4th St.
Rights of Passage II	Covenant House Pennsylvania	R	12	5603-05 Germantown Ave
Mary Field Senior Apartments	HumanGood East	R	168	2100 S 58th St., 2050 S 59th St.
Triangle Senior Housing Phase 1	Elon Development Company, Inc.	R	40	3701-43 Brown St., 3700-06 Mantua Ave.
801 Residence	Hudson Valley Property Group, LLC	MU	175	801 Locust St.
Abigail Pankey Apartments	Women's Community Revitalization Project	R	32	777-87 N 38th St, 770-74 Dekalb St & 3716-26 Brown St
CATCH-Anna's House	CATCH/Stone Sherick	R	12	1208 S 15th St
Cloisters III	Pennrose PHL, LLC	R	50	3900 Haverford Ave
Compassion Senior Living	Community of Compassion Inc	R	38	6223-27 Catherine St
FOP Senior	Pennrose PHL, LLC	R	106	730 Byberry Rd
Good Shepherd Senior	Pennrose PHL, LLC	R	55	6439 Lansdowne Ave
Hancock Manor	HACE	SN	45	164-74 W Allegheny Ave, 175-77 Wishart St
HELP Philadelphia I & II Refinancing	HELP PA Development Corp.	R + SN	90	4910 Wyalusing Ave
Liberty 53: Estelle B Richman Place	Liberty Housing Development Corp	R + SN	31	607, 325, 633, 635-37 N 53rd St
Maple Village	Human Good	R	64	22 W Rittenhouse St
Regent Terrace	Pennrose PHL, LLC	R	44	5117 Regent St
Ruth Street Civic House	New Kensington CDC	R	44	2721-69 Ruth St
Susquehanna Village Preservation	Community Ventures	R + MU	53	1421 W Susquehanna & 2201-15, 2204, 2210-14, 2201--19, 2220-22, 2201-19, 2223-33, 2232-44, 2237, 2239, 2245-51, 2258 N 15th St
<b>Total Under Construction</b>			<b>1,791</b>	

## Appendix Table 4: Targeted Neighborhood Commercial Areas (TNCAs)

Corridor	Designated Blocks
22nd Street & Allegheny Avenue	2700-3100 N. 22nd, 1900-2300 Allegheny
29th Street	2300 N. 29th
34th Street	N. 34th, Powelton to Mantua
40th Street & Girard Avenue	3800-4100 Girard, 1100 N. 40th & 41st
40th Street & Market Street	100 N.-200 S. 40th, 4000 Market
45th Street & Walnut Street	4400-4600 Walnut, 100-300 S. 45th
48th & Spruce Street	4700-4800 Spruce, 300 S. 48th
52nd & Market Street	100 N.-300 S. 52nd
52nd Street	600-1700 N. 52nd
54th Street	1800-2000 N. 54th
5th Street	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th, 400-500 W. Lehigh
5th Street	5300-5700 N. 5th
5th Street	4800-5200 N. 5th
60th Street	100 N.-300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Streets	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th, 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore, 1400-1600 N. Broad
Broad Street & Germantown Avenue	3400-4000 Germantown, 3600-3800 N. Broad
Broad Street, Olney Avenue & Old York Road	5500-5900 N. Broad, 1300 Olney, 5700-5900 Old York Road
Broad Street, Ridge Avenue & Fairmount Avenue	700-800 N. Broad, 1400-1800 Ridge, 1400-1900 Fairmount
Broad Street, Snyder Avenue & W. Passyunk Avenue	1900-2100 S. Broad, 600-1700 Snyder, 1200-1700 W. Passyunk
Broad Street & Susquehanna Avenue	2200 N. Broad, 1400-1500 Susquehanna
Castor Avenue	5800-8200 Castor
Chester Avenue	5400-5800 Chester
Chew & Cheltenham Avenues	5600-5700 Chew, 700-800 East Cheltenham
Chew Avenue	6300-6800 Chew
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue	1200-3100 Frankford
Frankford Avenue	4000-5300 Frankford

Corridor	Designated Blocks
Frankford Avenue	6200-7200 Frankford
Frankford Avenue	7300-8500 Frankford
Front Street & Kensington Avenue	1700-2300 N. Front, 2400-2600 Kensington
Germantown Avenue	2500-2900 Germantown
Germantown & Cheltenham Avenues	5400-6200 Germantown, Maplewood Mall, 100-300 E. Cheltenham, 100-300 W. Cheltenham
Germantown Avenue	4100-4400 Germantown
Germantown Avenue	4900-5300 Germantown
Germantown Avenue	6300 Germantown
Girard Avenue & Broad Street	1000-1800 W. Girard, 900-1300 N. Broad
Girard Avenue	000-800 E. Girard
Girard Avenue	2500-2900 W. Girard
Girard Avenue & Marshall Street	000-900 W. Girard, 900-1100 N. Marshall
Kensington & Allegheny Avenues	2800-3600 Kensington, 800-1800 E. Allegheny
Lancaster Avenue	5300-5800 Lancaster
Lancaster Avenue	4400-5200 Lancaster
Lancaster Avenue	5900-6200 Lancaster
Lancaster Avenue	3800-4300 Lancaster
Lancaster Avenue	3400-3700 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 N. Broad, 4700-5100 Old York Road, 4700-4900 N. 11th, 1200-1600 Loudon
Market Street,	4600-6300 Market
Ogontz Avenue, Cheltenham Avenue & Washington Lane	6800-8000 Ogontz, 1800-1900 Cheltenham, 1900 Washington
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
East Passyunk Avenue	1200-1900 E. Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	2300-2700 E. Allegheny, 3100 Richmond
Ridge & Cecil B. Moore Avenues	1900-2400 Ridge, 1900-2300 Cecil B. Moore
Rising Sun Avenue	5700-7700 Rising Sun
Stenton Avenue,	6100-6400 Stenton
Torresdale Avenue	5200-7200 Torresdale
Wayne Avenue	4700-5000 Wayne
Woodland Avenue	4600-4800 Woodland
Woodland Avenue	5800-6600 Woodland

## Appendix Table 5: Active Interim Construction Assistance Loans

Fiscal Year Loan made	Project	FY 21 Remaining Loan Balance
2009-10	Sheridan Street	\$26,321

# Selection Criteria for Rental and Special-Needs Projects

Neighborhood-Based Rental production activities are designed to respond to the housing affordability crisis by producing more affordable housing units through rehabilitation and new construction. The Division of Housing and Community Development (DHCD) believes that the creation and maintenance of viable residential neighborhoods involve a combination of homeownership, rental, and special-needs units.

DHCD's investment in affordable rental and special needs housing is intended to create strong, sustainable communities with a mix of housing at varied price points that serve households with differing needs. The criteria in this section are designed to maximize private financing, support neighborhood strategic planning, and minimize public subsidies.

DHCD reserves the right to select the source of funds for each rental project. DHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations, policy, and funding levels. At a minimum, DHCD will review and, if needed, revise the criteria annually.

## A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
  - Facilitating economic growth by encouraging and leveraging investment;
  - Reversing decline by directing resources to strong but threatened blocks and weakening neighborhoods that show signs of decline;
  - Investing in struggling communities and preserving affordability in appreciating markets; and
  - Promoting equity by providing affordable, accessible housing to low-income, elderly, and special-needs citizens.
2. The following are the total subsidy limits administered by DHCD (CDBG, HOME, HTF and NPI):
  - \$3 million 9% Low Income Housing Tax Credit (LIHTC) projects
  - \$3 million 4% LIHTC Preservation and New Construction/Rehabilitation projects
  - \$2 million or \$75,000/unit non-LIHTC Preservation and Production Projects

Proposals with requests higher than the amounts listed above from DHCD will not be considered  
 Note: the maximum subsidy limits above are subject to change.

3. Priority will be given to Projects that request less than the maximum subsidy limits above and those that leverage other financing resources.
4. Project costs must meet at least one of the following guidelines (Cost Containment Policy):
  - a. A maximum of \$225 per square foot (replacement cost plus developer's fee); or

- b. A per unit replacement cost not to exceed 120% of HUD Section 234 condominium housing mortgage limits for elevator-type projects multiplied by the highest percentage for Philadelphia. Notwithstanding the forgoing, (i) developers who meet the Passive House Requirements for energy efficiency can exceed the Cost Containment Policy by 10% unless it results in non-compliance with any laws or regulations; and (ii) for housing developments where the replacement costs exceed the Cost Containment Policy, the developer must utilize a competitive bidding process to procure and select a general contractor (a waiver of this requirement is not permitted).

The 120% of Section 234 condominium housing mortgage limits for elevator-type projects is:

	Efficiency	1 Bed	2 Bed	3 Bed	4+ Bed
Non-Elevator/Elevator	\$233,565	\$267,747	\$325,588	\$421,206	\$462,351

*The above maximum mortgage limits are subject to change.*

5. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by DHCD and/or PHDC.
6. While environmental abatement costs associated with site clean-up will be considered separately, developers must submit a Phase 1 environmental survey with all requests for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.
7. All affordable rental housing projects must meet the following Set-Aside Requirements:
  - Physical disability 10%
  - Hearing and Vision Disability 4%
  - Homeless and Special Needs 10%. Rental Projects exceeding the 10% requirement will be given priority.

All referrals for Homeless and Special Needs units are required to be filled via referrals from the Supportive Housing Clearinghouse. In many cases, individuals referred from the Supportive Housing Clearinghouse will come with a behavioral health service package.

The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.

8. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website



(www.newsontap.org) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

9. Some developments successfully receive LIHTCs from PHFA without a commitment of financial support from the City. Those developments are not eligible for funding provided through City RFPs.

## B. Criteria for Special Needs Projects Only

Special-Needs Developments are targeted towards projects that provide permanent supportive housing for those individuals and families that meet the Department of Housing & Urban Development's (HUD) definition of homeless (see Appendix page 183). Depending on HUD funding constraints, preference may be given to those projects seeking to serve a specific subpopulation – generally this refers to households that meet the HUD definition of chronically homeless. Developers are encouraged to implement a Housing First approach (see Appendix page 189) and provide or arrange for supportive services for all participants necessary to maintain their housing and live independently.

## C. Financial Analysis

1. The developer's fee, which is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget.
  - Developer Fee for non-LIHTC new production and preservation projects is limited to 10% of replacement costs (less acquisition costs). Developers may apply for and receive a developer's fee up to 15%, however, developer's fees earned in excess of the maximum allowed by the City must be reinvested in project reserves such as operating deficit, rent subsidy and social services.
  - DHCD will allow the developer fee for 4% and 9% LIHTC projects to be consistent with the allowable amount approved by the Pennsylvania Housing Finance Agency.
  - For all projects, DHCD will not consider request for additional funding unless 50% of the developer fee is reinvested in the project.
  - DHCD reserves the right to require a larger than 50% reinvested developer fee, in cases when projects are under construction or are substantially complete and the developer requests additional funding from the City.
2. Project must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.
3. Architect, engineering and legal fees shall be governed by the cost limits for those items included in the most recent Pennsylvania Housing Finance Agency Underwriting Application Cost Limits.
4. Rent-up costs incurred should be limited to pre-operational expenses incurred during the 120 day period prior to initial occupancy and shall not exceed \$1,200 per unit, or \$600 per unit for Preservation projects.

5. Furniture and Equipment will be limited in total development cost to \$1,000 per unit unless the development has significant community space.
6. Construction contingency must be 5% for new-construction projects and is not to exceed 10% for rehabilitation and preservation projects. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by PHDC. When there is no general contractor, construction management costs may not exceed 5% of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
7. Developers requesting exceptions to the above criteria must provide written justification to PHDC. PHDC will review the request and forward comments to DHCD. DHCD may approve or deny the waiver request.

#### **D. Cost Efficiency**

Projects that leverage a larger percentage of private and non-DHCD resources will be given priority in the evaluation process. Priority will be given to those projects that can be designed and constructed for less total dollars, as well as less City subsidy dollars. In addition, financing requests that can reduce costs below the stated maxima will be given a priority.

#### **E. Developer Profile**

A developer will submit a written summary of completed and current development activity. DHCD/PHDC will examine the developer's past performance in completing DHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. A developer's past performance with wage and MBE/WBE compliance be heavily weighted.

DHCD/PHDC will deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial capacity to complete projects. Prior to making any funding commitment, DHCD/PHDC will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to submitting a proposal to DHCD. Developers must be tax compliant prior to project closing.

#### **F. Neighborhood and Community Impact**

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or provide affordable housing in appreciating or strong markets.
3. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. DHCD/PHDC will consider community support in evaluating projects.

4. Projects must be consistent with approved Neighborhood Strategic Plans or Philadelphia City Planning Commission District Plans if applicable.
5. The developer must submit an affirmative marketing plan to PHDC for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

---

## Development Process

Neighborhood-Based Rental activities are administered by the PHDC in accordance with DHCD policy. PHDC reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by PHDC's Housing staff and approval by the PHDC or Philadelphia Redevelopment Authority (PRA) Board of Directors.

1. DHCD will issue Request For Proposals for projects seeking gap financing for affordable rental and special needs projects. Proposals will be reviewed by an interagency group comprised of representatives of DHCD, PHDC, the Commerce Department, the Philadelphia Housing Authority (PHA), the Office of Homeless Services, and the Philadelphia City Planning Commission. Developers selected for funding will receive a funding commitment letter from DHCD. The letter will also remind developers that they must meet all underwriting requirements and secure any additional funding commitments in order to receive financing. The DHCD funding commitment is contingent upon receipt of tax credit financing. Failure to receive tax credit and other required financing will render the DHCD invalid.
2. The developer and development team will meet with PHDC within 60 days from the date that developer secures other financing, if required. In addition, PHDC will request the Philadelphia City Planning Commission to begin the Environmental Review process.
3. During the design development phase of the project, project costs will be reviewed and evaluated by PHDC. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost effectiveness of the project. PHDC may recommend design, financing and budget changes to ensure the cost-effectiveness of the project.
4. Projects anticipating PHDC/PRA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by PHDC and the developer at the initial development team meeting:

---

## A. Required for Underwriting (prior to board approval)

---

- Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc.
- A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
- Neighborhood Strategic Plan;
- Organizational Documents for Developer/Sponsor, General Partner/Managing Member, and Limited Partnership/Limited Liability Company (as applicable);
- Utility Allowance Schedule;
- PHFA Application (if applicable);
- 80-100-percent complete plans and specifications;
- Developer Profile that includes previous affordable-housing projects developed by the sponsor/developer, location of developments, number and type of units built and owned, etc.;
- If bidding in accordance with PHDC/PRA Cost Containment Policy (CC Policy): Sample bid package (before project bid); Bid Solicitation Minutes & Bids, Evidence all general contractors on CC Policy Solicitated & Developer Affidavit (after bidding);
- Sponsor/Developer Financial Statements that must be prepared by a CPA/IPA and must be for the last two years. Signed federal tax returns may be substituted when no CPA/IPA audits are available;
- Owner Financial Statements (required only if the owner owns other real estate);
- Tax Credit Subscription Agreement (if applicable);
- Management Plan and Agreement; Tenant Selection Plan, and Sample Lease
- List of Project Development Team, including names, addresses, telephone numbers and experience;
- Relocation Plan (if applicable);
- Commitment Letters from all financing sources
- A Tax Status Certification Form must be submitted by the owner, sponsor/lead developer, and general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from DHCD/PHDC financing;
- Proof of Site Control – (Appraisal required if acquisition cost is included in development budget)
- Photograph of Development Site (front & rear);
- Architect's Agreement and PRA/PHDC Addendum (executed and dated)
- General Contractor's Contract (Draft);
- Affirmative Fair Housing Marketing Plan - Multifamily Housing
- Capital needs assessment (for rehabilitation projects of 26 units or more);
- Construction Cost Breakdown (per PHDC form);
- Contract and/or Agreement for Legal Services (development and tax counsel);
- Special-Needs Plan;

- Equal Opportunity Plan Policy (EOP) and EOP Acknowledgement Form;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan (if applicable);
- Letter from accounting firm for cost certification;
- Development Budget/Development Budget Narrative and Operating Budget/Operating Budget Narrative including all sources and uses, not just those on PHFA Form 1. Operating budgets are to be projected for 20 years;
- Schedule of all Project Financing, including source, rate and term if applicable;
- Board of Directors List (if applicable);
- Environmental Review Approval (must submit all environmental reports and contracts);
- Submission of Campaign Contribution Disclosure Forms
- Conflict of Interest Form Developer.
- Management Plan, Tenant Selection Plan, and Sample Lease
- Any other documents or information which DHCD or PHDC may request.

---

## B. Required for Settlement

---

- Resolution Authorizing Transaction.
- Bylaws or Partnership/Operating Agreement (as applicable);
- Site survey, Surveyor's Report and Title Report;
- Disbursement Draw Schedule;
- General Contractors Contract and PRA/PHDC Addendum (executed and dated);
- Architect Contract and PRA/PHDC Addendum (executed and dated);
- Tax Clearance Certification for the owner, sponsor/developer, and general contractor;
- Closing documents for all funding necessary to complete construction of project;
- Building Permits;
- Evidence that the owner and any entity receiving federal funds from DHCD is not debarred or suspended;
- Approved insurance for owner, general contractor, architect and any other development team member required by PHDC;
- L & I approved plans and specifications; and
- Any other documents or information which DHCD or PHDC may request.

In addition to all the previous documentation, nonprofit sponsors/developers are required to submit the following documentation, if applicable:

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws or Partnership/Operating Agreement (as applicable);
- Articles of Incorporation, Certificate of Formation, or other entity documents; and
- CHDO/CBDO Designation Letter from DHCD

---

## Special-Needs Definitions

---

### ■ Homeless person

Persons assisted with permanent supportive housing must be homeless and come from:

1. places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
2. an emergency shelter and/or Safe Haven;
3. transitional housing for homeless persons and who originally came from the streets or emergency shelter.

If a person is in one of the three categories above, but most recently spent 90 days or less in a jail or institution, he/she qualifies as coming from one of these three categories.

### ■ Disabled Persons

Either the head of household or a person (could be a child) in the household must be disabled based on the following definition:

1. A disability as defined in Section 223 of the Social Security Act;
2. Having a physical, mental, or emotional impairment that (a) is expected to be of long-continuing and indefinite duration, (b) substantially impedes an individual's ability to live independently, and (c) is of such a nature that such ability could be improved by more suitable housing conditions;
3. A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; or,
4. The disease of acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiological agent for AIDS or
5. A diagnosable substance abuse disorder.

A disability may be physical or mental, including developmental, or an emotional impairment, including impairment solely due to alcohol or drug abuse. Persons living with HIV/AIDS are considered disabled for the purposes of this program.

### ■ Chronically Homeless Individuals/Families – HUD Definition

Chronically homeless means:

1. A "homeless individual with a disability," as defined in the Act\*, who:
  - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
  - Has been homeless (as described above) continuously for at least 12 months or on at least four separate occasions in the last three years where the combined occasions must total at least 12 months. (Occasions separated by a break of at least seven nights and stays in institution of fewer than 90 days do not constitute a break.)

---

\* Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH)

2. An individual who has been residing in an institutional care facility for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
3. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraphs (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

### ■ **Housing First**

Housing First is a model of housing assistance that is offered without preconditions (such as sobriety or a minimum income threshold) or service participation requirements, and rapid placement and stabilization in permanent housing are primary goals.

### ■ **Permanent Supportive Housing**

Permanent Supportive Housing for Persons with Disabilities is long-term, community-based housing and has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. In this type of housing, no more than 16 persons may be housed in one structure – or an explanation is required as to how local market conditions necessitate a program of the proposed size, and how “neighborhood integration” can be achieved for the program participants.



## 2016 Assessment of Fair Housing

The federal Fair Housing Act prohibits housing-related discrimination because of race, color, religion, sex, familial status, national origin or disability. The U. S. Department of Housing and Urban Development (HUD) and the agencies that receive HUD funding to implement its programs – such as the City of Philadelphia and the Philadelphia Housing Authority (PHA) – must not discriminate, and must also use those programs to affirmatively further fair housing. To implement that charge, HUD adopted an Affirmatively Furthering Fair Housing (AFFH) rule on July 16, 2015 and issued a Rule Guidebook on December 31, 2015. The AFFH rule requires fair housing planning, the first step of which is completing an Assessment of Fair Housing (AFH).

The City and PHA’s 2016 Assessment of Fair Housing was the result of significant research and data analysis, as well as a robust community engagement process, and the goals were informed by public input. An outline of the goals and a list of stakeholders who participated in the 2016 AFH process are included below.”

---

### Table 6 Fair Housing Goals and Priorities

---

The following tables describe the strategies, issues, contributing factors, metrics and milestones, time frame and program partners of the 52 goals.

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
1	Enhance and expand mobility for voucher holders	Implement Small Area Fair Market Rents (SAFMR), including local modifications utilizing Moving to Work (MTW) flexibility <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines impacts of SAFMRs on current and future voucher holders  PHA proposes MTW modifications and enhancements to SAFMR rule to minimize tenant displacement and other negative tenant impacts  PHA incorporates SAFMR info into voucher briefing materials  PHA implements local SAFMRs	1 year	PHA (Lead)
2	Enhance and expand mobility for voucher holders	Expand PHA's Housing Choice Voucher (HCV) Mobility program including strategies that support participants at all stages — pre-moving; moving; post-move support -- to promote access to high opportunity areas in Philadelphia and the region <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines current mobility program; identify areas in need of increased support, including LEP residents and HH with children, and recommend improvements to program  PHA works with partners to secure funding to implement enhancements.  PHA implements enhancements to Voucher Mobility Program incl. marketing program.	1-year  2 year  3-5 years	PHA (Lead) regional Housing Authorities, service providers, funders
3	Enhance and expand mobility for voucher holders	Enhance PHA's Housing Choice Voucher (HCV) Mobility program to promote increased landlord participation that expands access including high opportunity areas in Philadelphia and the region <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines policies & procedures to increase Landlord participation and retention incl. high opportunity areas.  PHA works with partners to secure funding to implement changes to Landlord recruitment.  PHA implements enhanced Landlord marketing & education program	1 year  2-5 years  2-5 years	PHA (Lead) regional Housing Authorities, service providers, funders
4	Preserve existing affordable rental housing	Support preservation of existing subsidized rental units in projects nearing or at 15 -30 years compliance period and projects requiring capital investment to preserve affordable units <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing; Displacement Due to Economic Pressures	City, PHA issues individual and/or joint RFPs for preservation projects — promote leverage of state/local/fed resources  City, PHA analyze and compile list expiring & aging subsidized affordable rental projects.  Preservation RFP issued annually contingent upon available funding.	<1 year  1 year  2-5 years	City (Lead), DHCD, PHA, PHFA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
5	Preserve existing affordable rental housing	Protect long-term affordability in areas with rapidly appreciating values, a high Displacement Risk Rating (DRR) and gentrified areas to ensure all Philadelphians have access to high quality housing and access to opportunities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing; Displacement Due to Economic Pressures	City to partner with entities that have resources to complete more detailed gentrification analysis with connection to eviction rates, housing quality; increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement ie resident education, targeted housing counseling and preservation programs. Address results of analysis through Consolidated and Annual Action Plans	1-2 years  2-5 years	City (Lead), P & D, TRF, Fair Housing stakeholders, DHCD, Housing Counseling Agencies
6	Develop new affordable rental housing	Acquire land in R/E CAPs, high opportunity or rapidly appreciating areas and allocate public funds for affordable housing development through site specific RFP <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	City, Landbank work to streamline process to transfer publicly-held land City, PHA, Landbank, and partners to identify and assemble sites for affordable housing development coordinated with existing neighborhood plans when possible Issue 1-3 site-specific RFPs for affordable housing developments.	1-2 Years 1-2 years 2-5 years	City (Lead), P & D, DHCD, LandBank, PHA
7	Develop new affordable rental housing	Expand affordable rental units transfer of assistance provisions of the Rental Assistance Demonstration program to increase housing opportunities and promote diversity of tenants <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Estimated up to 1,000 new units under long-term RAD project based contracts PHA reports on RAD transactions annually to DHCD and on PHA website	1-5 years 1-5 years	PHA (Lead), DHCD, nonprofit developers, PHFA, equity investors
8	Preserve existing affordable rental housing	Preserve existing public housing units through Rental Assistance Demonstration program <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type of Affordable Housing, Displacement Due to Economic Pressures	PHA ensures compliance with applicable HUD regulations for RAD conversions PHA implements changes as needed to oversight policy to ensure developers are compliant with new RAD fair housing guidelines and long-term affordability	1 year	PHA, (Lead) PHADC, PHFA, equity investors
9	Preserve existing affordable rental housing	Promote healthy living conditions for tenants. <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing;	Partners develop pilot program for landlords to make homes healthy — lead safe and mold free If pilot successful, expand to reach more units Identify and measure specific metrics for Healthy Homes	1 years 2-5 years 2-5 years	City (Lead), Housing stakeholders, DHCD, TRF, L I, Dept. Health, PHA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
10	Develop new affordable rental housing	Leverage available PHA resources to expand number of affordable multi-family rental housing developments to expand access to underserved communities and populations <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Location/Type Affordable Housing; Displacement Due to Economic Pressures	PHA provides Project Based subsidies to support neighborhood revitalization efforts including support for new units to serve underserved populations PHA provides required oversight of project-based waiting lists to promote regulatory and fair housing compliance	1-5 years	PHA(Lead) PHADC, Third Party Development partners
11	Develop new affordable rental housing	Ensure existing City codes (zoning/building) and practices promote development of affordable housing throughout the City. <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement Due to Economic Pressures Location/Type of Affordable Housing	Complete analysis of zoning and building codes and practices to identify any barriers to affordable housing. If barriers identified, recommend/implement changes to remove those barriers	1 -2 years 2-5 years	City (Lead) P & D
12	Develop new affordable rental housing	Promote new rental units in high opportunity areas through private sector investment <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement Due to Economic Pressures Location/Type of Affordable Housing	Review zoning code and best practices for further incentives to promote mixed-income and affordable housing ie Inclusionary Affordable Housing policy in Housing Code, Title7, 7-100; impact fees, reverse TIFs etc.	1-2 years	City (Lead) P & D, TRF, Federal Reserve
13	Develop new affordable rental housing	Encourage mixed-income/ mixed-use developments in low opportunity & R/ECAP areas <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Priority points in City/ PHA RFPs for 4% and 9% and mixed-use tax-credit projects – RFPs issued in annually in coordination with PHFA Developers work with City's Developers Services to secure necessary approvals in timely manner	1-5 Years 1-5 years	City (Lead), P & D, DHCD, PHA, developers, Developer Services
14	Develop new affordable rental housing	Promote affordable housing development in high opportunity or rapidly appreciating market areas <b>Priority: Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Work with stakeholders to develop and formalize criteria for high opportunity areas. Utilize tools such as TRF's DRR tool to identify areas of rapidly appreciating markets – Priority points in City/PHA RFP for tax credit projects – RFPs issued annually in coordination with PHFA	1 year 2-5 years	City (Lead), P & D, DHCD, PHA, TRF

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
15	Preserve existing affordable homeownership housing	Create new funding opportunities to expand affordable homeowner preservation programs and include to cover improvements to make homes healthy <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Age of Housing Stock, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	Stakeholders to assist in identifying other home improvement programs to add to DHCD resource guide Complete feasibility of loan program for HH — to include funding to make homes healthy and to reach HH up to 115% AMI Implement loan program and set goals and performance metrics for number of homes treated and other outcomes Minimum of 1,200 HH served under Basic Systems Repair Program (BSRP) annually and other home improvement programs to keep residents in their homes and in accordance with all Fair Housing and Civil Rights laws and regulation.	1 year 1 year 1-5 years 1-5 years	City (Lead), DHCD, PHDC, Fair Housing Stakeholders, CBOs, financial institutions, Dept. of Public Health
16	Preserve existing affordable homeownership housing	Provide Foreclosure Prevention Counseling and outreach activities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lending Disparities, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	1,200 Homes saved annually from mortgage foreclosure, Reverse Mortgage and Tax Foreclosure	1-5 years	City (Lead), DHCD, Housing Counseling Agencies, Nonprofit legal services agencies, PCA, NACs
17	Expand affordable homeownership housing	Provide Settlement Assistance Grants, Pre- purchase counseling and tangled-title legal services <b>Priority: Medium-</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lending Disparities, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	Provide homeownership housing counseling / financial assistance programs. Approximately 2,000 residents counseled annually.	1-5 years	City (Lead), DHCD, Housing Counseling Agencies, Non-profit legal services agencies,
18	Expand affordable homeownership housing	Implementation of PHA Public Housing Homeownership programs <b>Priority: Low-</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type of Affordable Housing	Public housing tenants to purchase their own homes (estimate of 25 units)	1-5 years	PHA (Lead), City, Housing Counseling Agencies, Mortgage Lenders

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
19	Expand affordable homeownership housing	Enhance PHA HCV Homeownership program with housing search assistance including in high opportunity areas <b>Priority: Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type of Affordable Housing	PHA works with partners to identify additional funding to support housing search assistance HCV voucher holders utilize housing search assistance to locate homeownership units	1-5 years	PHA (Lead) City, Housing Counseling Agencies, Mortgage Lenders
20	Expand accessible and affordable housing for persons with disabilities	Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Provide adaptations for rental and homeowner housing units—100 HH annually	1-5 years	City (Lead), PHDC
21	Expand accessible and affordable housing for persons with disabilities	DHCD to continue 10% requirement for accessible unit and visitable units for City- supported projects -- exceeds HUD requirements <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities Disproportionate Housing Need	Lack of Accessible Housing	Increase the number of accessible housing units created	1-5 years	City, (Lead), DHCD, housing developers
22	Expand accessible and affordable housing for persons with disabilities	Ensure Homeless Services accessible for all persons with disabilities <b>Priority: Medium-Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities Disproportionate Housing Need	Lack of Accessible Housing	Improve access to Apple Tree, the intake site for families and single women by repairing and re-paving the street to the entrance. Ensure new access points into the homeless system comply with the ADA; the Fair Housing Act; and Section 504 of the Rehabilitation Act of 1973. Continue to utilize the assistance of the Deaf Hearing Communications Centre and Language Line for interpretation services.	1-2 years 1-5 years 1-5 years	City (Lead), Office of Homeless Services, Fair Housing Stakeholders
23	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to move homeless into stable permanent housing <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Increase the number of Permanent Supportive Housing Units through a range of projects and programs such as: 1) PHA's participation in the City's Blueprint program - 500 housing opportunities provided each year. 2) City's Rapid Re-Housing program -- 700 placements each year, including veterans.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHHS, Homeless Services, Fair Housing Stakeholders, VA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
24	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to promote stable permanent housing for survivors of domestic violence, stalking, and sexual assault <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Enforce compliance with City's Domestic violence ordinance PHA complies with HUD VAWA rules Secure funding to support development of units for individuals experiencing domestic violence Establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities Establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHHS, Fair Housing Stakeholders, CBOs, non-profit legal partners
25	Expand permanent housing for homeless and specials needs individuals	Expand housing programs for families at risk of child welfare involvement due to homelessness, unaffordable or unsafe housing or ready for reunification <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable and Housing Options Age and Condition of Affordable Housing; Disproportionate Housing Needs Displacement due to economic pressures	Secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; & 3) housing for families ready for reunification	1-3 years	City (Lead), DHS, Homeless Services, DBHHS, PHA, Fair Housing Stakeholders, housing providers



#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
26	Expand permanent housing for homeless and specials needs individuals	Prevent homelessness for youth exiting the child welfare and juvenile justice systems. <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Work with partners to strengthen transition planning Identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth- facilitated outreach and drop-in services, and shared housing; Pilot a Coordinated Entry and Assessment Based Housing Referral System using Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter, Strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Homeless Services, Child Welfare and Juvenile justice system
27	Ensure open access to all housing resources and programs	Fully implement Language Access Plans (LAP) and practices for Limited English Proficiency (LEP) individuals and ASL users <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and Other Services	City and PHA work with partners and stakeholders as needed to update and implement LAP limited literacy materials, documents/outreach accessible to LEP residents. Work with LEP, housing network, other stakeholders to complete annual training for staff on LAP requirements PHA assesses options for strengthening fair housing compliance through additional training and testing City and PHA provide annual LAP performance compliance reports Increase opportunities for face-to-face engagement with LEP persons	1-5 years	City and PHA (Leads), DHCD, community partners, Office of Immigration Affairs (OIA),
28	Ensure open access to all housing resources and programs	DHCD and PHA assist their service providers as needed to develop model LEP and ASL policy and procedures <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and other Services	DHCD and PHA work with AFFH stakeholder and housing counseling and LEP providers to create model LEP policy and procedures for partners. Utilize Office of Immigrant Affairs to assist in this effort	1-5 years	City and PHA (Leads), DHCD, service providers, OIA, Fair Housing Stakeholders

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
29	Ensure open access to all housing resources and programs	PHA reviews and enhances admissions and wait list policies as needed to support fair housing compliance <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA reviews best practices and options for admissions and wait list administration to promote diversity consistent with applicable fair housing statutes and regulations, consulting as needed with local partners. PHA implements wait list policy modifications if identified in review, subject to PHA Board approval.	1 year 2-5 years	PHA (Lead), PHA residents, service providers, CLS, Fair Housing Stakeholders
30	Ensure open access to all housing resources and programs	PHA reviews and enhances policies as needed as relates to admission of those with criminal records and formerly incarcerated citizens <b>Priority: High</b>	Segregation R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA periodically reviews and updates policies as needed to comply with HUD regulations on criminal records screening. PHA continues implementation of Second Chance Pilot initiative to provide housing opportunities to formerly incarcerated citizens in partnership with federal and state court systems.	1-5 years	PHA (Lead), City, PHA residents, CLS, Fair Housing Stakeholders, PhillyRise
31	Expand fair housing outreach, education and enforcement activities	Support Tenant Rights Workshops to educate low-income renters about Fair Housing rights. <b>Priority: High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Public and Private Discrimination	Tenant rights providers/housing counseling agencies, including LEP counselors/CBOs, conduct monthly educational workshops serving 1,200 tenants annually	1-5 years	City (Lead), PCHR, TURN, CLS, LEP CBO, Tenant rights orgs, housing counseling agencies, Fair Housing Rights Center (FHRC)
32	Expand fair housing outreach, education and enforcement activities	Support increased representation for low-income tenants in landlord-tenant court — current representation is less than ten percent. <b>Priority: High</b>	Segregation Disproportionate Housing Needs; R/ECAP	Public and Private Discrimination Displacement due to economic pressure	City, PHA, stakeholders/partners collaborate to identify resources/strategies to support Tenant representation in tenant/landlord disputes. More tenants are represented in court	1-2 years 2-5 years	City (Lead), PCHR, FHRC TURN, CLS, LEP, CBO partners and other tenant rights/legal aid groups.
33	Expand fair housing outreach, education and enforcement activities	Support outreach and housing counseling to help residents avoid predatory loans and to counsel clients with credit-repair; budgeting <b>Priority: High</b>	Segregation, Disproportionate Housing Needs; R/ECAP,	Lending Disparities	Counseling agencies to provide Anti Predatory, pre-purchase and financial literacy housing counseling — 2,000 individuals counseled annually	1-5 years	City (Lead), Housing counseling agencies, NACs, LEP and CBO partners, Fair Housing Stakeholder Network

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
34	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities to increase housing options and access to opportunities for the protected classes <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Lending Disparities, Lack communication between public agencies and residents	City and PHA to coordinate with fair housing agencies to conduct fair housing trainings to city agency and PHA staff and trainings for PHA and City sub-recipients. New employees and refresher trainings as needed	1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center
35	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities for Landlords to reduce unlawful evictions and promote open access to affordable housing <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs;	Public and Private Discrimination	City and PHA to work with non-profit legal aid providers, fair housing organizations, LEP, CBO partners to design workshops for Landlords to promote compliance w/ all Fair Housing laws and HUD guidance including criminal background checks Identify funding for workshop content and marketing campaign to reach Landlords including LEP. Update content as needed. Conduct 1-2 educational workshops a year contingent upon funding	1 year 1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center, City, CLS, TURN, PA Law Center, LEP CBO partners, Police Dept.
36	Expand fair housing outreach, education and enforcement activities	Support increased code enforcement of violations related to housing quality and health/safety issues <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	P & D to work with L & I on coordinated/targeted code enforcement efforts and policies to promote increased housing quality. Code enforcement process contains clear and explicit steps to achieve compliance.	1-2 years 2-5 years	City (Lead), P&D, L&I, Dept. of Health, tenant rights/legal aid groups, CBOs, LEP, Fair Housing Stakeholder Network
37	Expand fair housing outreach, education and enforcement activities	PHA and City to establish Fair Housing Stakeholder group in partnership with local/ regional Fair Housing agencies, Advocacy groups, Housing Authorities, and Municipalities to ensure coordinated approach <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility,	Create Fair Housing Stakeholder Group Stakeholders meet in coordination with the (E)quality meetings to assess Fair Housing policy and progress with AFH goals/strategies— minimum twice annually	< 1 year 1-5 years	PCHR (Lead), DHCD, FHRC, PHA, Fair Housing groups, DVRPC, regional housing authorities, City agencies
38	Expand fair housing outreach, education and enforcement activities	Explore best practices and policies to promote long-term affordability options <b>Priority: Low-Medium</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	City reviews best practices for long-term affordability options such as tenant's right of first refusal and extended compliance periods. Explore feasibility for implementation in Philadelphia Implement feasible measures	1 year 2-3 years 3-5 years	City (Lead), DHCD, PHA, Fair Housing Stakeholder network, Fair Housing Stakeholder Network

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
39	Expand fair housing outreach, education and enforcement activities	Identify new funding opportunities to support Fair Housing education and testing to ensure compliance with federal, state and local fair housing laws <b>Priority: Low-Medium</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Lack of Resources	Work with Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status	1-2 years	City (Lead), PCHR, FHRC
40	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Continue to support existing Placed-based strategies — Sharswood & Norris Choice, Promise Zone <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities	Norris — complete 257 new housing units and 1-2 commercial/retail projects and 4-5 neighborhood improvement projects. Sharswood housing units; PHA HQ: supermarket— PHA to submit Choice Implementation grant application to HUD	1-5 years 1-2 years	City/PHA (Leads), DHCD, HUD, PHFA, third party developers, PHS, Commerce, nonprofits, banks, foundations
41	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Create new Place-based Community Investment Strategy to leverage a range of public/private investments to strengthen communities and increase access to opportunities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities due to Economic Pressures.	P & D will map and analyze investments, fixed assets, opportunities and needs in neighborhoods across the City. P & D will categorize areas based on strength/need and will create an investment plan to leverage current and proposed investments across a range of neighborhoods. P & D will work with partners to implement coordinated investment strategy for a range of neighborhoods.	1 year 2-5 years	DHCD, PHA, HUD, PHFA, Private sector & nonprofit partners, MDO including Community Services partners, SDP, Commerce, PHS, Mayor's Office of Education, SDP, PCPC, Land Bank, OIA
42	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Promote Place-base Strategy to leverage public/private investments including housing in immigrant communities to increase access to housing and other opportunities <b>Priority: Medium-High</b>	Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities due to Economic Pressures	Identify immigrant communities in need of affordable housing and other opportunities. Work with partners to implement coordinated housing and other investment strategy.	1 year 2-5 years	City (Lead), DHCD, PHA, HUD, PHFA, private sector partners, Commerce, non-profits, banks, foundations, OIA, Land Bank

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
43	Expand educational attainment, economic development and self-sufficiency efforts	Encourage comprehensive connections between programs and services to alleviate poverty among low-income households — such as Earned Income Tax Credit (EITC), by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	Providers will convey information and offer direction to connect residents to benefits beyond the ones they are currently accessing, using LEP-targeted materials as appropriate — 1,500 residents will receive counseling to secure EITC.	1-5 years	City (Lead), Service providers, CEO, DHCD, PHA, MOIA, housing counseling agencies, DHS
44	Expand educational attainment, economic development and self-sufficiency efforts	Promote technical assistance and training to small businesses to create and retain jobs — coordinate and align with other investments such as housing and commercial corridor activities to promote increased access to opportunity <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	TA provided to 800 Small businesses and 250 jobs are created or retained annually	1-5 years	City (Lead), Commerce, DHCD, PIDC, TA providers, LEP and CDBD groups, Fair Housing Stakeholders
45	Expand educational attainment, economic development and self-sufficiency efforts	Return vacant and blighted properties back into productive use. <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	Coordinate and align with goals and strategies of Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments	1-5 years	City (Lead) DHCD, LandBank, CBO partners
46	Expand educational attainment, economic development and self-sufficiency efforts	Support coordination of services and educational supports through the City's Communities in Schools <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Community Schools Initiative in and around high poverty areas in Philadelphia. Nine initial sites selected and total of 16 additional sites over the next 3 years	< 1 year — 3 years	City ((Lead), SDP, Mayor's Office of Education
47	Expand educational attainment, economic development and self-sufficiency efforts	Ensure a Philadelphia youth ages 3 to 4 enter kindergarten ready to learn <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Pre-K Initiative creating 2,000 new pre-K slots in year 1 with minimum of 1,000 additional sites over 3 years	< 1 year — 3 years	City (Lead) Mayors Office of Education, Service Providers

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
48	Expand educational attainment, economic development and self-sufficiency efforts	Ensure youth 16-24 graduate high school and/or are job ready <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to opportunities	Young adults participate in job training program such as YouthBuild and PowerCorPHL serve year	1-5 years	City (Lead), YouthBuild, CEO, PowerCorPHL
49	Expand educational attainment, economic development and self-sufficiency efforts	Promote increased access public transportation access for disabled and LEP residents <b>Priority: Medium-High</b>	Disparities in Access to Opportunities	Lack of Access to opportunities Lack of Income	Mayors Commission on Persons with Disabilities (MCPWD) meet with SEPTA to assess progress to improve access for LEP and disabled individuals Explore potential for SEPTA to provide reduced fares for low-income residents	1-5 years 1-2 years	Mayors Commission on Persons with Disabilities (MCPWD) (Lead), Fair Housing Stakeholders, SEPTA, Fair Housing Advocates
50	Expand educational attainment, economic development and self-sufficiency efforts	Implement economic self-sufficiency and jobs skills workshops to assist PHA-residents to obtain and retain jobs <b>Priority: Medium-High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	Residents served annually through PHA Community Partners and economic self-sufficiency programs (estimate 100 annually) Coordinate and leverage with existing non-profit, community based programs, including LEP programs	1-5 years 1-5 years	PHA (Lead), PHA residents, community partners. LEP partners
51	Expand educational attainment, economic development and self-sufficiency efforts	Promote immigrant hubs to address language barrier for LEP access to opportunities in high opportunities areas. <b>Priority: Low-Medium</b>	Disparities in access to opportunities	Lack of Access to Opportunities	City, PHA and AFFH stakeholder network to work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities	1-5 years	City (Lead), DHCD, PHA, LEP, CDBD, MOIA, housing counseling, NACs and other public agencies
52	Expand educational attainment, economic development and self-sufficiency efforts	Promote improved health outcomes <b>Priority: Low-Medium</b>	Disparities in Access to Opportunities	Lack of access to opportunities	AFFH Stakeholders to convene range of health organizations/networks such as COACH to create strategy for improved access to range of health services Coordinate sustainable and greening programs in areas with low air quality	1-2 years 1-2 years	Fair Housing Stakeholders (Lead), City, non-profit/for-profit health provider network PWD, MDO, Clean Air Council, PHS

## 2016 AFH Stakeholders

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

**Appendix Table 7: AFH Participating Stakeholders**

Stakeholders
Action Wellness
Building Industry Association (BIA)
Ceiba
Community Empowerment and Opportunity
Community Legal Services
Department of Behavioral Health (DBH)
Department of Community and Economic Development (DCED)
ECAD
Elon Development Co.
Fair Housing Rights Center in Southeastern Pennsylvania
Federal Reserve Bank Philadelphia
Habitat for Humanity Philadelphia
HACE
Housing Equality Center of PA
Hunting Park NAC
Impact Services
Innova
JEVS
Korean Community Development Services Center
Liberty Resources
LISC
Lutheran Settlement House
Mayor's Commission on People with Disabilities
Michaels Development Company
Office of Homeless Services
Office of Immigrant Affairs
People's Emergency Center (PEC)



Pennrose Properties, LLC
Pew Charitable Trust
Philadelphia Chinatown Development Corp.
Philadelphia Commission on Human Relations
Philadelphia Corporation for Aging (PCA)
Philadelphia Housing Authority (PHA)
Philadelphia VIP
PNC Bank
Project HOME
Public Citizens for Children and Youth (PCCY)
Public Interest Law Center
Rebuilding Together Philadelphia
SeniorLAW Center
SEPTA
Temple University
The Reinvestment Fund
TURN
Women's Community Revitalization Project (WCRP)

# Written Standards for Providing ESG Assistance

## Emergency Shelter

Homeless Services requires all contracted emergency housing providers, including those receiving ESG funds, to comply with its Emergency Housing Standards. The Emergency Housing Standards were created to provide City contracted agencies with a clear set of guidelines and requirements for the operation of emergency housing facilities in Philadelphia. Homeless Services is currently in the process of revising these standards, but the guiding principles will remain ensuring individuals and families living in emergency housing

- a safe environment
- treatment with dignity and respect
- provision of housing and related services without regard to race, ethnicity, age, gender, disability, or sexual orientation.

The Office of Homeless Services and its contracted emergency housing agencies provide the following services to facilitate self-sufficiency and independence:

- Safe, temporary emergency shelter;
- Housing-focused, person-centered, strengths-based case management services;
- Assistance with obtaining housing;
- Referrals to supportive services for special populations such as children, clients with disabilities, clients with behavioral health needs, veterans, etc.; and
- A savings program to enable clients to save income toward housing.

Homeless Services intake provides a centralized access point for households experiencing homelessness and in need of emergency housing services. Short-term accommodation is based on an assessment of needs for vulnerable individuals and families to resolve an immediate housing crisis. When possible, households are diverted to other suitable resources, either within Homeless Services or within the community, for the purpose of exploring housing options other than shelter placement. A Homeless Services social worker will explore housing options and alternatives with the client such as the feasibility of staying with relatives or friends. After assessing the client's situation, a determination is made to refer to either a contracted emergency housing program or other appropriate resources that meet the household's needs. Households must meet HUD's definition of homelessness for placement into emergency housing. By 2018, intake staff a Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment will enable appropriate referrals through the City's coordinated entry system (details above).

Emergency housing staff must conduct an intake interview with all clients at entry to the facility or within 24 hours after the referral of the client to the facility. The intake interview must be conducted in a private area and must include a review of Client Rights and a review and update of client entry assessment information in HMIS. Clients admitted during the weekend must receive an intake interview the next business day.

Emergency housing staff must provide all clients with an orientation to the program that includes a review of emergency housing participation requirements and expectations.

A case manager must initiate contact with clients within 3 to 5 days after referral to the assigned facility and/or assignment of the case and must conduct an initial interview with the client within 5 to 10 days of initial contact. This interview includes an initial assessment of the client's needs, to obtain information regarding the client and the client's situation. It also includes beginning to develop a service plan with the client that takes into account client strengths and capabilities. Service planning aims to address any challenges which impair/inhibit the client from obtaining and sustaining housing. The service planning process must be collaborative, interactive, and must include input from the client regarding goals.

The case manager must meet face to face with each assigned client on a biweekly basis to monitor the client's achievement of goals established in the service plan, making adjustments, additions, or deletions when necessary.

All providers are to establish a schedule for Client Progress Reviews (CPR). The CPR review team participants should include the client, case management staff, behavioral health staff, Department of Human Services staff, if appropriate, and emergency housing staff.

When a client plans to move on from emergency shelter, the case manager engages in a planned termination process to review with the client progress toward meeting housing goals and other service plan goals, to discuss the new responsibilities and challenges that accompany a new housing arrangement, and to assist the client with obtaining any resources needed to support the new housing arrangement. The case manager must conduct an exit interview and complete a HUD exit assessment in HMIS when the client exits the program.

There may be instances during the course of service provision, in which a client demonstrates behavior that threatens the safety of the client or others in the facility and that may present the need to restrict or terminate program participation. These prohibited behaviors include:

- Physical violence or threats of violence towards other clients or staff.
- Terroristic threats towards other clients or staff.
- Possession of a weapon.
- Destruction of property.
- Possession, sale, use, or distribution of drugs and alcohol.
- Persistent verbal abuse.
- Refusing reasonable mandatory searches conducted by staff and/or security.
- Illegal activity on site (Examples: Theft, rape, stealing).

The client has right to appeal the provider's decision to restrict/terminate them from services due to inappropriate/prohibited behavior.

Both an electronic record in the Homeless Management Information System (HMIS) and a hard copy record are required for all households in emergency housing.

## Rapid Re-housing and Prevention

Rapid rehousing services target families and individuals who are currently residents of emergency housing programs. Prevention services target families and individuals at risk of homelessness. The goal of both is to allow households to secure stable permanent housing, either market rate or subsidized, by identifying housing options or working with existing subsidized housing providers and providing the household with the rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

Households may receive short- or medium-term rental assistance for up to 12 months and financial assistance with security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. All intake and service information must be tracked in HMIS.

Each household is limited to a maximum of 24 total months of rapid rehousing assistance over the course of any three-year period. If arrearage assistance is provided, the number of months should be included in the total months of assistance, not to exceed 24 months. Homelessness prevention assistance will only be provided once within a twelve-month period.

### ➤ Eligible Rapid Re-housing Participants/Heads of Households:

1. Must be 18 years of age or older. or provide documentation of legal emancipation.
2. Referred from Emergency Housing, households meet the HUD definition of "literally homeless."

### ➤ Eligible Prevention Participants under ESG regulations:

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area;

AND

- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition;

AND

- (iii) Meets ONE of the following conditions:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance;
- (B) Is living in the home of another because of economic hardship;

- (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals;
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room;
- (F) Is exiting a publicly funded institution or system of care;
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in this *Consolidated Plan*.

OR

An unaccompanied child or youth who does not qualify as homeless under the ESG homeless definition, but qualifies as homeless under another Federal statute.

OR

A child or youth who does not qualify as homeless under the ESG homeless definition but who qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

➤ **ESG Funds for Rapid Re-Housing and Prevention can be used for the following activities:**

1. Rental Assistance, including:
  - a. Rental arrearages up to 6 months
  - b. Short-term (1 to 3 months)
  - c. Medium-term (4 to 24 months)
2. Financial Assistance, including
  - a. Security Deposits
  - b. Utility Assistance
    - i. Arrearages up to 6 months only if the utility bill is a barrier to the household moving into permanent housing
    - ii. Utility deposits (only after all other utility programs for low-income residents have been exhausted)
    - iii. Utility payments (only after all other utility programs for low-income residents have been exhausted)
  - c. Moving Costs
3. Services Costs, including:
  - a. Housing search and placement assistance
  - b. Housing stability case management

➤ **Additional guidelines regarding Rapid Re-Housing rental and financial assistance:**

1. Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) for the same month would be considered one month of assistance.
2. Rental assistance covers the portion of the rent remaining after the household contributes 30% of its monthly income.
3. All payments must be made to third parties, such as landlords or utility companies.
4. All packages of assistance must be approved by a Provider Agency supervisor or program manager.
5. ESG funds cannot be used for the following activities:
  - a. Mortgage assistance
  - b. Food
  - c. Transportation
  - d. Furniture
  - e. Other consumer debt

# Citizen Participation Plan

---

## Citizen Comment on Citizen Participation Plan

The Division of Housing and Community Development (DHCD) believes that citizen participation and planning are central to the success of neighborhood revitalization efforts. Because of limited resources, government's direct impact on a neighborhood will always fall short of its needs. A neighborhood revives when its residents are confident that it can improve. Residents then contribute their time, energy and finances to the process. Such confidence will grow from direct involvement in revitalization programs sponsored by government and the private sector. Accordingly, DHCD adopts the following Citizen Participation Plan as part of its *Consolidated Plan* and *Annual Action Plan* and sets forth the City's policies and procedures for citizen participation.

---

## Encouragement of Citizen Participation

DHCD encourages citizen participation in its housing and community development program – including the development of the *Consolidated Plan* and *Annual Action Plan*, substantial amendments to the *Consolidated Plan* and *Annual Action Plan*, and the *Consolidated Annual Performance and Evaluation Report* – in a variety of ways. (In the context of this plan, “citizen” refers to any member of the public wishing to provide input to DHCD.) As required, DHCD takes appropriate actions to encourage the participation of all residents, including low- and moderate-income persons, particularly those living in revitalization areas, slums and blighted areas and in areas where CDBG funds are proposed to be used, minorities, non- English speaking persons, persons with disabilities and residents in general of predominantly low- and moderate- income neighborhoods.

DHCD also encourages the participation of local and regional institutions, Continuums of Care, and other organizations, including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the *Consolidated Plan* and the *Annual Action Plan*.

DHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages the participation of residents of public and assisted-housing developments, including any resident advisory boards, resident councils and resident management corporations in the process of developing and implementing the *Consolidated Plan* and the *Annual Action Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. DHCD provides information to PHA about the *Consolidated Plan* and *Annual Action Plan* activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required for the PHA Plan.



To encourage citizen participation, DHCD funds a network of Neighborhood Advisory Committees (NACs) to serve residents of low- and moderate- income areas by coordinating City services, conducting block surveys, promoting CDBG-funded programs, preparing neighborhood plans, and commenting on proposed housing and community development projects. NAC service areas by and large track those areas with minority concentration and low- and moderate-income concentration. Similarly, the Commerce Department funds neighborhood-based business associations located in key target areas for investment.

DHCD further promotes citizen involvement in its program by producing press releases, blog posts and social media posts, as well as encouraging citizens to sign up for a mailing list that as of April 2021 had approximately 2,000 persons on it. In addition, public hearings are held as described below and a Proposed *Consolidated Plan* and/or Proposed *Annual Action Plan* is published in order to elicit public input and comment. Those hearings and those Plans are publicized through ads in a newspaper of general circulation, e-mails to the mailing list, the DHCD website and social media.

---

## Language Access Needs

---

In 2015 the citizens of Philadelphia voted to approve an amendment to the Philadelphia Home Rule Charter requiring City agencies to develop and implement a Language Access Plan. In May 2016 Mayor Jim Kenney issued an executive order launching Language Access Philly, a city-wide program designed to bridge the access gap by making it easier for residents with Limited English Proficiency (LEP) to obtain essential public information and services. The executive order also identified the Office of Immigrant Affairs, formerly known as the Mayor's Office of Immigrant and Multicultural Affairs, as the lead agency for the development and implementation of Language Access Plans. Under the guidance and direction of the Office of Immigrant Affairs, and by analyzing Limited English Proficiency data provided by HUD, DHCD assessed the language needs of non-English-speaking residents in Philadelphia, developed its Language Access Plan, and has identified and is implementing reasonable steps to provide language assistance, including translation of notices and other vital documents, to ensure meaningful access and participation.

---

## Development of *Consolidated Plan* and *Annual Action Plan*

DHCD follows a public engagement process that provides the public with multiple opportunities to review and comment during the development of the *Consolidated Plan* and *Annual Action Plan* prior to submission to HUD.

---

## Needs Assessment

---

Prior to developing its *Consolidated Plan* or *Annual Action Plan* DHCD holds a hearing to solicit comment on the previous year's performance and the housing and community development needs in Philadelphia. This hearing will be advertised in a newspaper of general circulation and publicized on DHCD's website, via an email to DHCD's electronic mailing list and through social media. The ad in the newspaper will note

the availability of the *Consolidated Annual Performance and Evaluation Report*, or *CAPER*, which outlines the previous year's performance.

---

### Proposed Consolidated Plan or Annual Action Plan

---

DHCD makes available every five years a *Consolidated Plan* and each year a *Proposed Annual Action Plan* for review and comment by residents, public agencies and other interested parties. The *Annual Action Plan* includes the amount of assistance that the City expects to receive (including grant funds and other income), the range of activities that the City proposes to undertake, including the estimated amount that will benefit persons of low and moderate income. The City's Relocation Plan, which sets forth the City's plan to minimize the displacement of persons and to assist any persons displaced, even if the City expects no displacement to occur, is also included. This information is made available prior to a public hearing (see below) on the DHCD website and in other locations (see below).

The contents of the *Proposed Consolidated Plan* and/or *Proposed Annual Action Plan* are briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies are made available to citizens on the DHCD website. In addition to the newspaper ad, the availability of the *Proposed Consolidated Plan* and/or *Proposed Annual Action Plan* is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media.

DHCD provides a period for public comment of not less than 30 calendar days for the *Annual Action Plan* following the publication of the *Proposed Plan(s)*. During this period Philadelphia City Council holds a public hearing to obtain citizen input into the Consolidated Planning process and as part of the process to pass the ordinance – to which the *Consolidated Plan* or *Annual Action Plan* is an attachment – authorizing the City to apply to HUD for CDBG, HOME and other funding.

Public notice is provided consistent with City Council's own rules regarding public notice for public hearings. Comments offered during the comment period and at this hearing are incorporated into the *Final Consolidated Plan* and/or *Final Annual Action Plan*.

---

### Final Consolidated Plan or Final Annual Action Plan

---

Prior to preparing a *Final Consolidated Plan* or *Final Annual Action Plan*, DHCD will consider any comments or views of residents of the community received in writing or orally at the public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why will be included in the *Final Consolidated Plan* or *Final Annual Action Plan*.

---

## Amendment Policy

Under federal regulations, the Citizen Participation Plan must specify the criteria the City will use for determining what changes in the City's planned or actual activities constitute a substantial amendment to the *Annual Action Plan*. The City realizes these requirements ensure that the public is informed of decisions that would affect them and give citizens adequate opportunities for review and comment.

---

## Annual Action Plan Substantial Amendment Guidelines

---

In compliance with federal requirements, the criteria for a substantial amendment to the *Annual Action Plan* are when:

- the City decides not to carry out an activity<sup>1</sup> originally described in the *Annual Action Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Annual Action Plan*;
- there is a substantial change in the purpose of an activity, that is, a change in the type of activity or its ultimate objective. For example, an amendment would be required if a construction project originally designed to be residential is ultimately proposed to be commercial;
- there is a substantial change in proposed beneficiaries, such as a change in income, area benefit or limited clientele;
- there is a change in the use of CDBG funds from one eligible activity to another;
- there is a reduction of greater than 25% of total activity category funding.

Other situations could also arise that involve a substantial change to a proposed activity. In such cases, the City will amend its *Annual Action Plan* to ensure that citizens are informed of proposed changes and to allow for public input.

Whenever an amendment to the *Annual Action Plan* or the Citizen Participation Plan is proposed, the City will provide notice of the proposed amendment to the individuals and organizations on DHCD's electronic mailing list, publish notice of the proposed amendment in a newspaper of general circulation, guidance as to where it may be reviewed, and a means of submitting written comments. A minimum of five calendar days will be provided for the public to comment in writing for an amendment to *Annual Action Plans 2019-2020* and *2020-2021* and a minimum of 30 calendar days for subsequent *Annual Action Plans* and the Citizen Participation Plan. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice will also state that the public may receive a copy of the finalized amendment upon request.

---

<sup>1</sup> For purposes of local regulations, "activity" is defined here as a program, such as Basic Systems Repair Program, or a budget category, such as Interim Construction Assistance, if there is no program identified under the budget category.

If comments or views are received, they will be considered before adopting the amendment. If the City deems appropriate, it will modify the proposed amendment. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the substantial amendment.

The City will submit a description of the adopted amendments to HUD. If comments have been received, the City will publish notification of the availability of the finalized amendment in a newspaper of general circulation. This notification will state that the public may receive a copy of the adopted amendment upon request.

Local regulations additionally require that the CDBG Plan (now part of the Annual Action Plan) must be amended when a revenue line item is proposed to change by at least 10% and at least \$500,00 based on new revenues or revenues either falling short of or exceeding projections for that fiscal year. In this situation, the City will follow the notification and comment process outlined above.

City Council will schedule a public hearing to allow for citizen participation. Notice of public hearings held by City Council will be in accordance with Council's public notice requirements. If the City is unable to hold open public hearings in person, the City will be allowed to hold virtual public hearings at which the public will be able to comment.

If the amendment is approved by City Council as submitted, it will be adopted after the hearing. If the hearing results in a revision that is ultimately adopted by City Council, the City will publish notification of the availability of the revised amendment in a newspaper of general circulation. This notification will state that the public may receive a copy of the finalized amendment upon request.

The City will submit a description of the adopted changes to HUD.

---

### **Cancellation of a Proposed Amendment**

---

If the City decides not to finalize a proposed amendment, it will advertise its intention to cancel the proposed amendment in a newspaper of general circulation.

---

### ***Consolidated Annual Performance and Evaluation Report***

DHCD publishes annually a *Consolidated Annual Performance and Evaluation Report (CAPER)*, and makes a draft of the report available for citizen review and comment. The contents of the draft *CAPER* are briefly summarized and its availability advertised in a newspaper of general circulation, as required by regulation. Copies of the *CAPER* are made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the *CAPER* is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. DHCD provides a period of public comment of not less than 15 calendar days following the publication of the draft *CAPER*. DHCD considers any comments received in writing, or orally at public hearings, in preparing the *CAPER*. A summary of comments received or views is attached to the *CAPER*.

---

## Public Hearings

DHCD and/or City Council holds at least two public hearings a year, each at a different stage of the program year, to obtain residents' views and to respond to proposals and questions. At least one hearing is held prior to publishing the Proposed *Consolidated Plan* or Proposed *Annual Action Plan* to obtain the views of residents on housing and community development needs and to review past program performance. At least one hearing to consider the development of proposed activities and proposed strategies is held in City Council after the publishing of the Proposed *Consolidated Plan* or Proposed *Annual Action Plan* and the submission of the Plan(s) to City Council. This hearing is held as part of City Council's adoption of the ordinance that authorizes the City to apply for funding.

Each hearing is advertised in a newspaper of general circulation, as required by regulation. In addition to the newspaper ad, notice of the hearing is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. Hearings are held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, DHCD provides translators for its public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

DHCD and City Council hearings may be held in a virtual format. Instructions as to how the public may comment will be provided.

---

## Access to Local Meetings

DHCD will provide at least two weeks' notice of DHCD-sponsored public hearings and public meetings that are part of the Consolidated Planning process. Notice of hearings held by City Council will be in accordance with Council's public notice requirements. At least one of any series of hearings or meetings will be held at a location that is accessible to physically disabled persons.

---

## Availability to the Public and Access to Information

DHCD is committed to providing citizens, community organizations, public agencies and other interested parties with the opportunity to review information and records relating to the *Consolidated Plan* and *Annual Action Plan* and DHCD's use of assistance under the programs. Copies of the *Consolidated Plan* and *Annual Action Plan* as adopted, and the Consolidated Annual Performance and Evaluation Report are placed in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia and are available online at [www.phila.gov/dhcd](http://www.phila.gov/dhcd). Copies of revisions to the *Annual Action Plan* substantial amendments are available from DHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

---

## Access to Records

---

DHCD provides residents of the community, public agencies and other interested parties with reasonable and timely access to information and records relating to the *Consolidated Plan* and the *Annual Action Plan* and to the use of assistance under the programs covered by the Plan for the preceding five years.

---

## Technical Assistance

---

DHCD participates in a structured program of technical assistance to help neighborhood-based organizations and other groups representative of persons of low- and moderate-income participate in housing and community development programs. This program of technical assistance may include information about commenting on and in developing proposals for funding assistance under any of the programs covered by the *Annual Action Plan*. In addition, DHCD funds citizen participation in income-eligible areas of the City through the NACs and similar community-based nonprofit organizations.

---

## Citizen Complaints

---

DHCD considers all resident complaints on the *Consolidated Plan*, *Annual Action Plan*, any amendment, any revisions and the annual performance report. Where practicable, DHCD will provide a written answer to written complaints within 15 working days. If not practicable, DHCD and its delegate agencies will respond within 15 working days, stating the reasons for the delay.

---

## Emergency Citizen Participation Plan

When a Declaration of an Emergency has been declared by the President of the United States, the Governor of Pennsylvania, or when restrictions and/or guidelines are issued by the City of Philadelphia, DHCD will follow the following process for public hearings and public display of plans.

- If DHCD is unable to hold open public hearings in person, DHCD will be allowed to hold virtual public hearings through conference calls or an online video conference platform as long as the public is able to provide public comments during the virtual public hearing.
- If DHCD is unable to publicly display materials at the locations referenced in the Citizen Participation Plan, they will be made available online at [www.phila.gov/dhcd](http://www.phila.gov/dhcd) and DHCD will provide copies of the plan via email upon request.
- If the City Council is unable to conduct an open public forum meeting, the City then can approve the plans at a City Council meeting through an on-line virtual City Council meeting.