

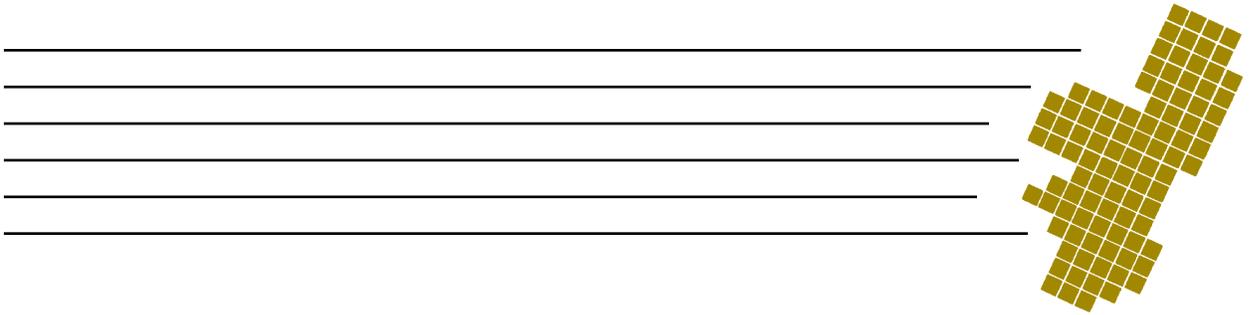
Consolidated Annual Performance and Evaluation Report 2010

City of Philadelphia
Office of Housing and Community Development
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Assessment of Three-To-Five Year Goals and Objectives



THE CONSOLIDATED PLAN AND THE CITY'S STRATEGIC PLAN

The administration of Mayor Michael A. Nutter is committed to improving the lives of people in Philadelphia: people who live, work, learn, invent and play here. The City government is guided by the values of respect, service and integrity. It aims to produce a government that works smarter, faster and better.

Four core service areas will be emphasized to produce specific results:

Economic Development and Jobs

Philadelphia grows as a green city. The goals are to create and retain jobs, to prepare the Delaware Waterfront and the Philadelphia International Airport to be centers of economic development, to make Philadelphia a lead center of innovation, to increase high school graduation rates by 50 percent, to double the number of residents with a bachelor's degree, and to add 75,000 people to Philadelphia's population.

Enhancing Public Safety

Philadelphia becomes the safest large city in the country. The goals are to increase the feeling of safety at home, in school, in the neighborhood, at work and at play. A specific goal is to reduce the homicide rate by 50 percent in five years.

Investing in Youth and Protecting the Most Vulnerable

Philadelphia's youth and vulnerable populations have the opportunity to thrive. The goals are to assure that all children are ready to learn, to improve life expectancy and health and safety, to provide housing opportunities for 25,000 households, including mortgage foreclosure prevention, and to provide housing and supportive services for all homeless persons in Philadelphia.

Reforming Government

City government will reform to work better and cost less. The goals are to meet customer service standards for all city services, including redress where standards

are not met, increase positive perceptions of city services and the trustworthiness of government, build a sound fiscal foundation for stable public services now and in the future, and to promote sustainable city services that save money today and avoid costs tomorrow.

The City's annual *Consolidated Plan* outlines the activities that are proposed to be funded in the coming fiscal year from a variety of sources, primarily from the federal Community Development Block Grant (CDBG) and HOME Investment Partnership, the Philadelphia Housing Trust Fund, the Pennsylvania Department of Community and Economic Development and other federal, state and local sources. The *Consolidated Plan* outlines many activities which support the City's core services areas, including:

ECONOMIC DEVELOPMENT AND JOBS

Using CDBG funds, the Commerce Department targets neighborhood commercial corridor revitalization, enhances community-based development projects, and stabilizes and expands the City's employment base. The Office of Housing and Community Development's (OHCD) housing production programs leverage outside resources and create jobs and economic opportunities.

ENHANCING PUBLIC SAFETY

Through the Pennsylvania Horticultural Society and other entities, OHCD supports citywide and targeted greening and blight removal efforts. These activities increase the feeling of safety at home and in the neighborhood.

INVESTING IN YOUTH, PROTECTING THE MOST VULNERABLE

OHCD supports housing preservation activities that invest in existing houses for long-term viability and affordability and prevent homelessness. Investment in housing production provides opportunities for first-time homebuyers and acts as a catalyst for neighborhood revitalization. OHCD-funded housing counseling and foreclosure prevention activities help to prevent vacancy and keep families in their homes.

OHCD supports the most vulnerable Philadelphians by providing affordable rental housing for seniors and families and by providing rental assistance and other housing for persons with AIDS.

REFORMING GOVERNMENT

OHCD expects the highest ethical standards from its employees, delegate agencies and nonprofit subrecipients. OHCD is establishing customer service standards and will provide appropriate customer redress when standards are not met.

YEAR 35 STRATEGIC PLAN

The “Strategic Plan” conveys the City’s proposal to meet specific, identified needs by identifying funding priorities, specific programming objectives and the estimated number of households to be assisted over a five-year period. Also included is a description of the factors taken into consideration in determining relative priority needs and the connection between strategies and market conditions. The contents and arrangement of the “Strategic Plan” section of the *Consolidated Plan* is defined by the U. S. Department of Housing and Urban Development as part of its requirements. The five-year goals for FY 2008-2012 which were part of the *Year 33 Consolidated Plan* have not been revised. Year 35 is the third year of the five-year cycle anticipated in Year 33. Budget and production numbers assumed level funding in FY 2008-2012. With federal funding for the CDBG and HOME programs being reduced from year to year, some production goals and funding listed in Tables 1B, 1C, 2A, 2B and 2C may be unrealistic.

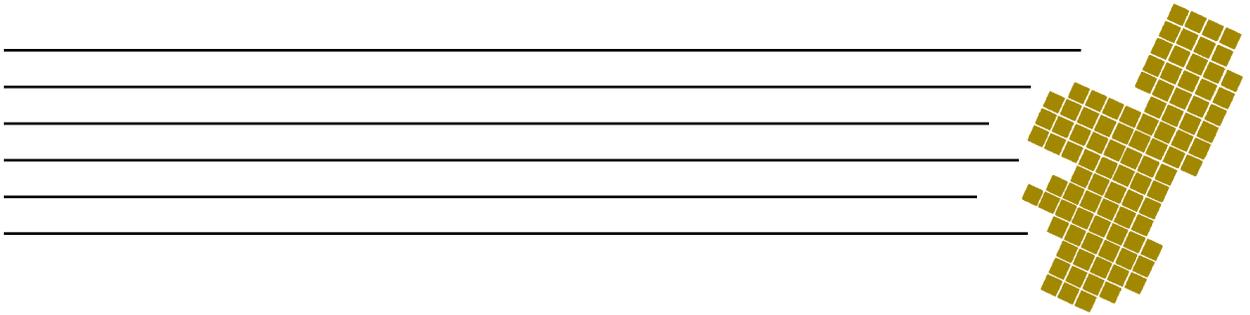
In accordance with HUD regulations for the *Consolidated Plan*, the “Strategic Plan” is divided into four subsections, representing the basic categories of Priority Needs:

- Affordable Housing
- Homelessness
- Non-Homeless Special Needs

- Non-Housing Community Development

Other HUD-mandated sections follow:

- Neighborhood Revitalization Strategy
- Geographic Allocation of Resources
- Strategy for Removing Barriers to Affordable Housing
- Lead-Based Paint Hazard Reduction Strategy
- Anti-Poverty Strategy
- Strategy for Improving the Institutional Structure
- Strategy for Improving Coordination
- Public Housing Resident Initiatives



Affordable Housing



AFFORDABLE HOUSING

BASIS FOR ASSIGNING RELATIVE PRIORITY NEEDS

Within the context of the *Consolidated Plan*, the basis of assigning relative priority is the proposed use of federal CDBG, HOME or HOPWA resources to fund the identified activity/area of need. CDBG-eligible activities for which the City intends to spend CDBG or HOME funds are categorized as *high priority* needs. Housing activities on which the City expects to spend non-federal (usually locally generated revenue, state funds or non-HUD federal funds), or on which the City intends to spend only a minimal amount of federal funds are categorized as *medium priority* items. *Low priority* items are those for which there is a clear need but which will not normally receive City funding.

High Priorities

The City is assigning a *high priority* to the following household types:

- **Extremely Low- and Low-Income Renter Households**, including Elderly Households, Small Households and Large Households with cost burdens, severe cost burdens and substandard conditions.
- **Extremely Low- and Low-Income Owner Households**, including Elderly and Non-Elderly, with substandard housing and cost burdens.
- **Moderate-Income Renter Households and Owner Households** with cost burdens, and other housing problems, including Elderly, Small and Large Renters, and Elderly and Non-Elderly Owners.

Extremely Low- and Low-Income Renter Households and Extremely Low-Income Owner Households in Philadelphia have the most urgent housing needs. Between 70 and 75 percent of these families face either housing costs in excess of 30 percent of income or housing that is deteriorated. Because these are among the most impoverished households

in the city, cost burdens and severe cost burdens are particularly intolerable. The City proposes to continue funding affordable housing activities that will target all household types in these income categories.

Support for homeownership for low-income and moderate-income families is a high priority for the City, due both to the positive neighborhood benefits generated by increased homeownership and the high cost of maintaining aging housing units. Assistance for Elderly and Non-Elderly current and first-time homeowners will continue as a funding priority. Homeownership rehabilitation and sales housing production in moderate-income neighborhoods will also receive support as an effort to promote stable communities and encourage middle-income homeowners to remain within the city.

The housing needs of Moderate-Income Renter Households are assigned a high priority by the City, although the relatively greater needs of extremely low- and low-income families suggest that the bulk of funding go to the lower income groups. The City will continue to fund activities for moderate-income renters as funding permits, particularly programs targeting Elderly and Large Households.

Medium Priorities

The City is assigning a *medium priority* to the following household types:

- **Extremely Low-, Low- and Moderate-Income Owner Households** with overcrowding only;
- **Extremely Low-, Low- and Moderate Income Large Renter Households** with overcrowding only.

Some owner households do face high rates of overcrowding, and that overcrowding may be a particular problem in the Latino community. Large Renter Households were found to have the highest overall incidence of overcrowding. Because these families (both Owners and Large Renters) are also likely to have other problems identified as “high priorities” (such as cost burdens or substandard conditions), most households experiencing overcrowding will fall into other categories of need that will receive funding.

As Low- and Moderate-Income Owner Households and Large Renter Households facing overcrowding alone become evident and as funding permits, the City may allocate resources for their assistance.

Low Priorities

The City is assigning a *low priority* to the following household types:

- **Extremely Low-, Low- and Moderate-Income Elderly Renter Households** with overcrowding;
- **Extremely Low-, Low- and Moderate-Income Small Renter Households** with overcrowding.

Overcrowding presents a housing emergency almost exclusively for Large Renter families in Philadelphia. Affordability and substandard conditions are the most immediate problems for Lower-Income Elderly and Small Renter Households. Elderly Renter Households, by census definition, are limited to one or two persons and are less likely to be found in overcrowded settings. Elderly heads of households with five or more family members would receive a priority for assistance as a Large Renter Household.

Obstacles to serving underserved needs

The primary obstacle to meeting underserved needs of low-income and moderate-income Philadelphians remains the lack of financial resources available to the City from federal, state and other sources. During Year 34, the second year of its operation, the Philadelphia Housing Trust Fund raised \$14 million in earnings. This local resource was committed to affordable housing production, home repair grants, homeless prevention and accessible housing.

Eliminate barriers to affordable housing

In addition to the rising cost of construction and the continued reduction in federal funding for affordable housing, two main local issues can be identified as barriers to affordable housing development:

- 1) the public property acquisition/disposition process, and
- 2) the high cash requirement for first-time homeowners.

In 1993, the administration of public acquisition and disposition activities was centralized at the Redevelopment Authority. Eminent domain through the state's Act 94 and Urban Renewal processes replaced the Sheriff Sale as the primary means of acquiring privately owned, tax-delinquent or blighted properties. Condemnation is a less risky, faster means of acquiring privately owned, tax-delinquent or blighted properties than the Sheriff Sale process. In 2006, as a part of the housing reorganization, administration of the disposition of vacant, surplus City-owned property was moved to OHCD.

Philadelphia's high transfer tax and down-payment requirements for obtaining a mortgage have hindered many low- and moderate families from becoming homeowners. In 1994, the effect of the transfer tax was partially mitigated by an exemption of properties conveyed to low- or moderate-income buyers by nonprofit housing development corporations. In addition, transfers to nonprofit housing development corporations which intended to re-convey to low- or moderate-income buyers were also exempted. The City has provided settlement assistance grants using bond proceeds to help low- or moderate-income first-time homebuyers address the issue of cash required to purchase a home. During Year 34, settlement grants were provided to 674 households. ADDI funds were used to support homeownership developments which began construction in Year 33, including Union Hill, Norris Square Town Homes and the Twins at Powder Mill. ADDI funds were used for 36 households.

A new structure was implemented in January 2008, to overcome gaps in institutional structures and deliver services more efficiently. OHCD, in conjunction with the Deputy Mayor for Planning and Economic Development, is responsible for setting housing and community development policy and implementing the programs to carry out those policies. The Economic Development Cabinet, composed of the leadership of the Licenses & Inspections, Historical Commission, Commerce Department, OHCD, PHDC, RDA, Philadelphia Planning Commission (PCPC), PIDC, and PCDC, meets weekly with the Deputy Mayor

for Planning and Economic Development to share information and coordinate responses to issues of common concern.

STRATEGY AND OBJECTIVES FOR MEETING PRIORITY HOUSING NEEDS

The City's affordable housing strategy responds to the unique features of the Philadelphia housing market. Both rents and home prices in Philadelphia remain lower than in many cities of comparable size across the country. However, affordability remains a problem for households at the lower end of the income distribution. Also, the age and deteriorated condition of the housing stock forces many low- and moderate-income families to live in substandard conditions. Elderly homeowners on fixed incomes have a difficult time keeping up with repairs and thus, vacancy and housing abandonment are at crisis levels in many low-income neighborhoods.

The City's affordable housing strategy addresses these factors, emphasizing housing production to rebuild the deteriorated housing stock; housing preservation, to arrest the process of abandonment and vacancy; homeownership, to enable low- and moderate-income renter households to experience the benefits of homeownership and to encourage private investment in Philadelphia neighborhoods; and resource leveraging to ensure that scarce housing dollars support as much activity as possible, in response to the overwhelming levels of need in the city. Each aspect is described below.

HOUSING PRODUCTION

Rental and Homeownership Production

Rental and homeownership production are key components of Philadelphia's affordable housing strategy. In addition to increasing the net supply of housing units available to lower-income families, new construction is necessary to redevelop the hundreds of vacant lots that blight many Philadelphia neighborhoods. Vacant lots result from the process of housing decay, abandonment and ultimately demolition. Without attention, these areas can quickly become trash-strewn dumping grounds. At the same time, vacant lots present

an opportunity for the development of more spacious dwelling units with private yards or off-street parking. Given the persistent downward trend in population, new construction can provide a means of redeveloping large portions of the low-income housing stock in a manner that incorporates advances in urban design and that provides enhanced accessibility for persons with disabilities.

New construction at a large scale can also rebuild a housing market, leading to the reduction in subsidy required to produce additional housing units.

Rental and Homeownership Rehabilitation

Housing rehabilitation is an important strategy for Philadelphia, given the large numbers of long-term vacant properties (some of which are suitable for rehabilitation) found in low-income communities. Through rehabilitation, rental units that are vacant and uninhabitable can be reoccupied and units occupied by extremely-low and low-income homeowners can receive critically necessary repairs and basic maintenance. Both the declining incomes of Philadelphia's homeowners and the deteriorated condition of the housing stock call for an aggressive policy of housing rehabilitation. Housing rehabilitation should reinforce existing strong blocks or communities.

Public Housing Production

The Philadelphia Housing Authority (PHA) serves the lowest-income persons who are often the neediest. For this reason, supporting the production and management of public housing is an important strategy for meeting the needs of extremely low-income renter households. PHA's large-scale redevelopment activities, notably redevelopment funded through the HOPE VI Program, can transform blighted neighborhoods while producing mixed-income rental and homeownership units that serve persons of very low to moderate income. The City has supported acquisition at large scale in areas such as Mill Creek where HOPE VI activities are taking place. In the past, CDBG or HOME funding supported the redevelopment or replacement of obsolete PHA units at Southwark Plaza (now called

Courtyard Apartments at Riverview), Martin Luther King Plaza and Falls Ridge (formerly Schuylkill Falls).

Housing Production Program Objectives

In advancing this housing production strategy, the City reaffirms its commitment to preserve and revitalize neighborhoods by continuing the development of rental and homeownership units in North Philadelphia and in low-income sections of West Philadelphia, South Philadelphia, Northwest Philadelphia, Frankford and Kensington. Specific programmatic objectives are:

- New construction for sales housing.
- New construction for rental housing.
- Vacant-unit rehabilitation for sales housing.
- Vacant-unit rehabilitation for rental housing.
- Large-scale homeownership development in selected neighborhoods.

PROMOTING HOMEOWNERSHIP AND HOUSING PRESERVATION

To more effectively support economic development and reinvestment in Philadelphia, the City will continue to emphasize homeownership and preservation of the existing occupied housing stock. Homeownership and housing preservation are top priorities in the neighborhood strategic plans developed in coordination with OHCD. The City proposes to sustain housing counseling programs for first-time homebuyers and maintain support for major systems repair programs for current homeowners. These activities encourage first-time homebuyers and also support current homeowners through preservation programs, including mortgage foreclosure prevention.

Homeownership and Housing Preservation Program Objectives

By strengthening housing preservation and homeownership programs, the City will help to prevent further housing abandonment, maintain neighborhood quality of life and assist low- and moderate-income residents in attaining the goal of homeownership. Through housing counseling, the City also works to prevent abandonment and homelessness by providing mortgage foreclosure prevention activities and funding.

These goals will be accomplished by supporting the following objectives:

- Housing counseling.
- Emergency repairs, housing preservation and weatherization.
- Home equity financing and rehabilitation assistance.
- Mortgage foreclosure prevention.

LEVERAGING PRIVATE SECTOR RESOURCES

The City's *Consolidated Plan* can be an effective component of the City's overall economic development strategy if available resources are organized to leverage substantial commitments of private sector funding and long-term investment in Philadelphia. Such activities can include attracting commitments of private debt and equity financing and sustaining private-sector support for Community Development Corporation (CDC) operations through targeted funding commitments made in coordination with private funding sources.

In continuing to develop rental and homeownership units, the City proposes to pursue strategies that will attract private capital into Philadelphia neighborhoods. These strategies maximize the impact of federal housing dollars by increasing the net amount of resources flowing into communities. Over the past several years, OHCD has supported the development of rental housing by providing financing to projects which leverage significant amounts of private funding. OHCD financing to rental projects has generated equity investment through the utilization of the Low Income Housing Tax Credits (LIHTC) by corporations and equity funds such as the National Equity Fund (NEF). Additional private funds have been leveraged through use of the Pennsylvania Housing Finance Agency (PHFA) PennHOMES Program which provides permanent financing for the development of rental projects. The Federal Home Loan Bank's Affordable Housing Program provides critical gap financing to both rental and homeownership developments. In recent years, a portion of the City's Housing

and Redevelopment Assistance funding from the state Department of Community and Economic Development (DCED) has supported large-scale new-construction homeownership development.

Objectives for Leveraging Private Sector

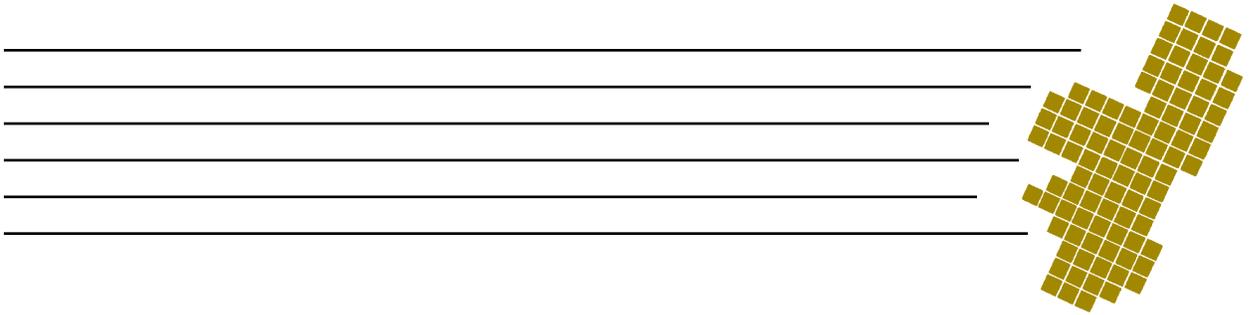
Resources

In order to maximize private-sector investment in low-income subsidized housing, OHCD proposes the continuation of policies that generate or sustain the following private sector funding commitments:

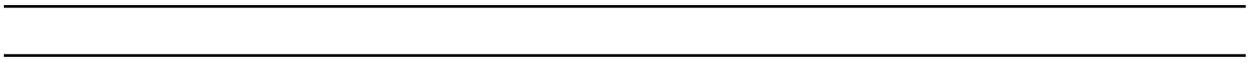
- Equity investment in Low-Income Tax Credit Ventures.
- Private sector support for CDC operations and working capital.
- Mortgages for first-time homebuyers.
- Bank financing for rental rehabilitation.
- Anti-predatory lending products.

AFFIRMATIVE MARKETING PLAN AND ACTIONS DURING THE 2010 PROGRAM YEAR

During Year 35 OHCD worked with a number of CDCs and developers to coordinate job fairs or other outreach activities in an effort to create talent pools of skilled and semi-skilled workers to work on construction projects in their areas. At these job fairs local residents and participants in the PHA Jobs and Skills Bank, YouthBuild, CareerLink, and Philadelphia Workforce Development Corporation attended these events and a list of individuals were forwarded to developers and general contractors in specific zip codes.



Affirmatively Furthering Fair Housing



THE CITY OF PHILADELPHIA'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

EXECUTIVE SUMMARY

Goals

In accordance with 24 CFR 570.601(b), which describes the activities required of Community Development Block Grant entitlement jurisdictions in fulfilling their mandate to affirmatively further fair housing, the City of Philadelphia's Office of Housing and Community Development (OHCD) has completed an Analysis of Impediments to Fair Housing Choice. Conducting an Analysis of Impediments to Fair Housing Choice ("Analysis of Impediments") is required as the first step in a fair housing planning process, which must also include the following: taking appropriate actions to overcome the effects of any impediments identified through that analysis and maintaining records reflecting the analysis and actions taken. An Analysis of Impediments is conducted every three to five years by OHCD in coordination with the release of the *Consolidated Plan*, which offers a comprehensive profile of Philadelphia's housing and community development needs, a market analysis, a three- to five-year strategy for addressing those needs, and specific actions to be taken each year. OHCD is currently preparing a revised Analysis of Impediments.

The Analysis of Impediments was conducted by staff from OHCD, in consultation with the Philadelphia Commission on Human Relations, the city department charged with enforcing fair housing laws and providing education and intervention in all matters pertaining to fair housing. Information was gathered from published reports, agency studies, data from the Bureau of the Census and interviews with various public and private nonprofit agencies. The Analysis of Impediments provides an overview of both the fair housing resources in Greater Philadelphia and the hierarchy of local, state and federal fair housing laws.

The following issues were identified as impediments because of the pervasive and particularly obstructive nature of their effects on fair housing. The intent of identifying these impediments was not to suggest that they are the

only fair housing concerns in Philadelphia, but rather that additional intervention in these areas would make the most difference in improving fair housing options for families. A brief description of each impediment is provided below.

Education

Across the board, fair housing advocates feel that the general public, as well as members of the real estate community (lenders, real estate brokers, landlords, underwriters, appraisers, insurance companies, etc.), are not well-informed on fair housing laws. Almost every person interviewed in conjunction with preparing the Analysis of Impediments felt that a lack of education and understanding of fair housing laws was a major impediment in Philadelphia. Persons who are discriminated against are not always equipped to recognize discrimination. It is common for people to believe they were turned away from an apartment rental or denied a home mortgage through some fault of their own, rather than to attribute the rejection to discrimination. Education can also serve as a preventive measure, discouraging those who either are unaware of the law, or who choose to ignore the law, from discriminating.

Lack of Quality Homeowners' Insurance in Low-Income and Minority Neighborhoods

Homebuyers in low-income and minority neighborhoods in Philadelphia find it difficult if not impossible to obtain quality insurance coverage. Therefore, these households are systematically denied the protection readily available to other households and are forced to bear full responsibility for the risks associated with homeownership. Barriers are evident in insurance industry underwriting practices, which have the effect of redlining low-income and minority areas.

Lack of Accessible Units for Persons with Disabilities

According to the Housing Consortium of Disabled Individuals (HCDI), approximately one in six Philadelphians has a disability of some sort. At the same time, accessible housing makes up approximately one percent of Philadelphia's housing stock. Despite efforts such as the Adaptive Modifications Program, which provides adaptations to a house or apartment enabling persons

with disabilities to live more independently, advocates for persons with disabilities feel strongly that the demand for accessible housing is greater than the resources. Several factors contribute to a lack of affordable and accessible housing in the city, including the nature of the housing stock in Philadelphia (due to the enormous difficulty and expense of modifying a typical rowhouse) non-compliance and lack of understanding regarding requirements under fair housing laws that allow tenants to make “reasonable modifications” to their dwelling units.

Conclusion

Because the impediments identified cover a broad area of fair housing concerns, developing appropriate actions to address them will require innovative thinking as well as time and resources. The City has instituted a process whereby each impediment can be examined further by community and fair housing professionals and appropriate actions developed. These actions include specific goals to be achieved over a three-year period and target dates for projected accomplishments.

FAIR HOUSING ACTIONS IN YEAR 35

OHCD has maintained its commitment to increasing housing accessibility for persons with disabilities through the Adaptive Modifications Program (AMP), which provides assistance to disabled homeowners and renters to make their residences accessible. AMP is funded with more than \$2 million in Commonwealth of Pennsylvania and local Housing Trust Funds, with some program delivery costs supported by CDBG. In Year 35, 80 units were produced.

OHCD continues to require that housing developed with City funds exceed federal accessible housing regulations. All new construction housing must make at least 10 percent of the total dwelling units (but not less than one unit) accessible to persons with a mobility impairment. This standard exceeds the five percent federal requirement. Two percent of the units (but not less than one unit) must be made accessible to persons with a vision or hearing impairment.

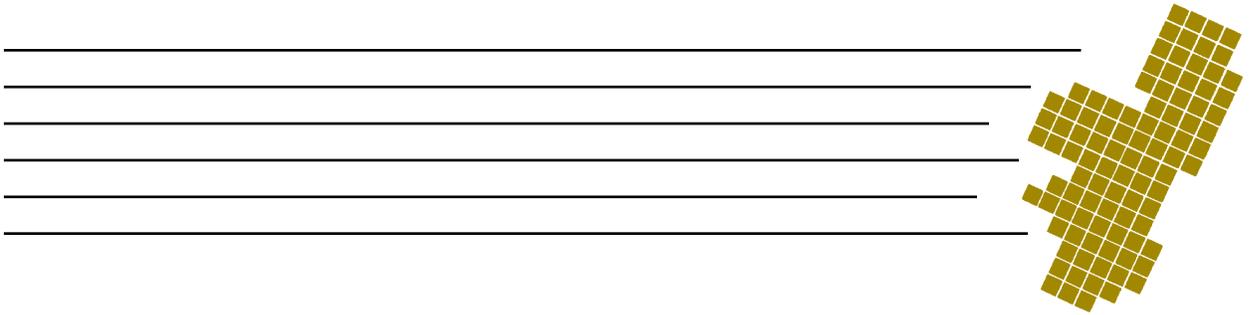
In Year 35, OHCD continued to support the Housing and Disability Technical Assistance Program (TAP) to provide the most up-to-date information on accessible

housing, fair housing laws and regulations, financial and technical resources, model projects and other issues related to housing for people with disabilities in the city of Philadelphia. This includes information on such topics as Universal Design, VisitAbility, proposed legislation, self-determination, and new public and private housing programs and projects. The web-based HomeFinder program allows persons seeking accessible, affordable housing units to locate these units in developments supported by OHCD. Developers are required to post available, accessible units on HomeFinder.

OHCD requires that proposals for new construction housing development make all units VisitAble to persons with a mobility impairment, unless extraordinary site conditions make that impossible. Also known as universal design, these features make homes usable by most people despite their level of ability or disability and goes beyond the minimum requirements and limitations of accessibility law. Examples include no-step entrances, wider room entrances, and an accessible first floor bathroom. In Year 35, OHCD issued three Requests for Proposals for affordable housing development; all required that new construction units be VisitAble.

During Year 35, OHCD continued to support an extensive network of housing counseling agencies to deliver an array of services to income-eligible Philadelphians, including tenant counseling and fair housing information.

The most common fair housing related complaint documented by housing counseling agencies remains affordability. Using non-federal funds, the City continues to support Settlement Grant Assistance in an effort to help close the affordability gap in homeownership housing. Housing counseling is required to access these funds. During Year 35, the City provided 485 settlement assistance grants. The City has used the American Dream Downpayment Initiative (ADDI) (85 grants) to help would-be homeowners buy property, particularly in City-sponsored developments with somewhat higher price points. Often located in appreciating neighborhoods, these developments maintain affordability in these locations.



Other Actions



ANTI-POVERTY STRATEGY

Philadelphia's housing problems will remain intractable as long as a high proportion of its population is economically dependent and lacks access to the skills and resources needed to succeed in today's economy. According to 2000 Census data, approximately 23 percent of Philadelphia's population have incomes at or below the poverty standard. Revised poverty statistics indicate that approximately one in four Philadelphians lives in poverty. The continued departure of jobs from the city as well as the higher educational requirements for occupations in the growing sectors of the economy have made it increasingly difficult for city residents from low-income communities to obtain stable, well-paying jobs. Measures which connect people to the labor force, support the creation of small businesses and encourage entrepreneurship among low-income residents are necessary to improve the economic prospects of city's residents and alleviate poverty. The following initiatives help low-income residents gain access to jobs, skills and capital, and form the core of the City's Anti-Poverty Strategy:

- **The Neighborhood Benefit Strategy** was inaugurated through Mayor's Executive Order 2-95 and requires developers receiving CDBG funding to set a goal of returning 50 percent or more of the economic benefit of the CDBG-funded venture to the immediate and surrounding neighborhood; and
- **The Empowerment Zone Strategy** implemented in designated neighborhoods generated new job opportunities, supported local enterprises and helped revitalize local neighborhood economies.

In addition to these core initiatives, job-training activities are undertaken by a number of local agencies including OHCD, PHA, OSH, the Department of Human Services and Philadelphia Workforce Development Corp. (PWDC). Representatives from these agencies and other service providers meet regularly to coordinate resources and promote economic self-sufficiency programs. OHCD funds job-training initiatives that cannot be funded by PWDC, such as Communities in Schools and ActionAIDS' Positive Action Program.

Several programs serving homeless persons include a self-sufficiency component. For example, Dignity Housing, Project Rainbow and People's Emergency Center provide life-skills training and other services designed to increase economic and social self-sufficiency.

PHA's Family Self-Sufficiency Program provides Housing Choice Voucher rental assistance to program participants who also receive remedial education, counseling, job-training referral and placement.

Education is another primary strategy that can aid in the reduction of poverty. Volunteers from the Mayor's Commission on Literacy help Philadelphians improve their reading skills, and link education with neighborhood-based organizations.

Effects of Welfare Reform

Federal and state welfare reform will continue to have an effect on the city as more residents lose benefits by exceeding their lifetime limit or failing to meet work requirements imposed by the state. Homelessness and the demand on city social services are likely to increase as this happens. For example, the rising number of Philadelphia residents without Medical Assistance/Medicaid has resulted in more visits to city health care centers by uninsured individuals.

Full enforcement of welfare reform and further policy changes produced by the federal and state governments may also have revenue impacts to the city. Philadelphia's Department of Human Services depends heavily on federal support through the Temporary Assistance for Needy Families (TANF) program. Currently, increased City spending on health centers and human services continues in an effort to address the needs of TANF households as their resources are depleted.

The City continues to maintain CDBG and HOME funding for critical housing and community development needs, and does not divert housing or community development funds to specific welfare reform activities. However, beneficiaries of these programs and funding sources do include families currently receiving or transitioning off TANF benefits.

LEAD-BASED PAINT HAZARD REDUCTION IN PHILADELPHIA HOUSING

Starting in 2002, there has been an unprecedented public commitment to reduce the number of housing units with identified lead hazards. Compared to the same period in 2001, the compliance rate between March and November 2002 almost tripled and has remained high since that time. From 1/1/2002 to 9/1/2010, almost 8,500 properties had lead hazards remediated, including over 3,200 HUD-repossessed properties as a primary prevention effort.

The Health Department has lowered its intervention level to two tests $>10(\mu\text{g}/\text{dl})$. Using figures derived from its experience in FY 2010, the Childhood Lead Poisoning Prevention Program (CLPPP) in the Health Department estimates that in FY 2011 more than 300 new cases of “environmental intervention blood lead” (EIBL) will be identified and 325 risk-assessment inspections will be conducted. Of these risk-assessment inspections, five will be in the homes of children with blood lead levels above $45(\mu\text{g}/\text{dl})$ and the remainder in the homes of children with blood lead levels between 10 and $44(\mu\text{g}/\text{dl})$. These estimates mirror those of FY 2010, as prevalence rates have not continued to decrease significantly for the first time in 20 years.

As a result of orders issued by the Health Department (and subsequent enforcement actions through Lead Court), property owners are expected to reduce the lead hazards in the homes of approximately 300 homes in which children with confirmed EIBL levels reside. Health Department crews or private abatement contractors retained by the Health Department will work in the homes of approximately 250 additional EIBL children (for most low-income owner-occupants, the service will be free).

Unless the work is minor and can be completed quickly, families will be relocated while it is performed. Cases of properties without children are not given as high a

priority as child-occupied cases. By December 2007, the backlog of more than 1,400 outstanding violations was eliminated; no cases were added to the backlog.

Primary Prevention

Since FY 2001, there have been substantial new expenditures to reduce lead hazards where lead-poisoned children were not identified, though until recently no new funds were earmarked for that purpose. The requirements of the HUD regulation on lead-based paint hazards in housing receiving federal assistance, known as the “Title X Final Rule,” became mandatory in September 2000. The regulation calls for significant attention to lead-hazard control in virtually all the City’s housing repair, rehabilitation funding or rental assistance per unit. More focused primary prevention activities are provided through the “Lead-Safe Communities” and “Lead-Safe Babies” programs, supported by a continuing grant from the Centers for Disease Control and Prevention. These programs provide counseling and lead-hazard identification in the homes of at least 1,500 children. Families residing in homes with known lead hazards are referred for lead-hazard control services. In FY 2009, 261 of the homes of these families were inspected for lead hazards, and 120 had lead hazards remediated before the baby was ever exposed to lead.

Under its contract with the local HUD office, in FY 2009 the Health Department inspected 205 vacant properties that were to be sold by HUD as a result of FHA mortgage default and made 151 were made lead-safe.

In all of its housing rehabilitation programs which create new housing units, the City requires that properties be made lead-safe. Wipe tests are required. Through the Neighborhood-Based Homeownership, Neighborhood-Based Rental, Large-Scale New Construction, Homestart and Homeownership Rehabilitation Program, approximately 400 new lead-safe or lead-free units are created annually.

The EPA passed the Renovation and Remodeling Law in 2008. This requires contractors to attend training

for certification starting in April 2009 regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize engendered lead dust. Philadelphia's Childhood Lead Poisoning Prevention Program is in the process of becoming an EPA-certified training provider and will be providing this mandatory training.

A new law was passed last year that defines toys, jewelry, and other items that are available to children as lead hazards if they contain lead. The previous law required those items to be painted with lead paint before they were considered dangerous. The City has also introduced legislation to require landlords to certify that their properties are lead-safe before rental.

The CLPPP is also changing the program to evaluate homes for multiple health and safety hazards – Healthy Homes. Philadelphia has been designated as one of the 10 Green and Healthy Homes Initiative cities by the Council of Foundations, and has begun to partner with OHCD and the local Weatherization Assistance Program providers in this effort. This initiative adds “green” and “sustainable” efforts to Health Homes.

COMPLIANCE AND MONITORING

During Year 35, OHCD's Monitoring Unit carried out the monitoring of more than 20 delegate agencies and subrecipients, some with multiple contracts. Monitoring reports were issued between July 2009 and June 2010 on these agencies or contracts. During Year 35, 22 reports were issued by the OHCD Monitoring Unit. Activities monitored included CDBG-funded housing counseling contracts, job training, economic development, home/neighborhood improvements, neighborhood action centers, rental assistance, public services, HOPWA operating costs for a facility and HOME-funded housing rehabilitation. The monitoring of OHCD-funded major delegate agencies and subrecipients is the on-going responsibility of the Monitoring Unit, consistent with the City's Uniform Program Management System (UPMS). In addition, OHCD's Contract Administration Unit carries out regular on-site monitoring of subrecipients and major delegate agencies and OHCD's Audit Unit performs financial management reviews prior to contracting with new agencies and reviews annual audits and related matters for agencies under contract to OHCD.

MBE/WBE/DSBE OUTREACH

During Year 35 the City, through OHCD's Compliance Department, obtained up-front commitments of Affirmative Action Plans from developers and general contractors for housing projects under the Redevelopment Authority (RDA) and the Philadelphia Housing Development Corp. (PHDC).

Compliance to these plans are monitored during the term of the contracts and developers and general contractors are evaluated based on their past performance in meeting those planned goals. Under Chapter 17-1000 of the Philadelphia Code and the Mayor's Executive Order 2-05, participation goals of 15 percent, 10 percent and 2 percent respectively, have been established for minority (MBE), women (WBE) and/or disabled-owned (DSBE) businesses for construction contracts and similar percentage goals for professional services and supply contracts.

During Year 35 – Under the RDA Contract- Ivy Residence II Senior Apartments exceeded their Affirmative Action Plan goals and Cecil B. Moore Phase III-3 their MBE Plan goals. PHDC's Weatherization (WAP) and Basic Systems Repair Programs (BSRP) also exceeded their MBE and met their WBE goals.

GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Area	Type of Program				Total
	Rental	Homeownership	Repairs	Other	
South	63	81	1,696	199	2,039
West	162	162	2,851	261	3,436
Kensington/Frankford/Northeast	29	203	1,652	124	2,008
North	113	96	1,444	177	1,830
Northwest	0	197	2,837	107	3,141
Total	367	739	10,480	868	12,454

PUBLIC HOUSING RESIDENT INITIATIVES

One of PHA's Strategic Operating Goals incorporates numerous programs and activities by PHA and its network of community partners to promote resident economic self sufficiency, encourage the healthy development of children, support seniors and people with disabilities, and maximize resident potential for independent living. Programs under this goal area include affordable homeownership, youth and senior programs, employment training and job placement initiatives. Because the scope of need among PHA residents is so great, PHA cannot do this job alone. Therefore, central to PHA's approach is leveraging resources, collaborating with resident leadership, and partnering with qualified agencies and institutions to bring the best available program services to PHA residents.

Homeownership

More than 1,500 low and moderate income households participated in the PHA sponsored first-time homebuyers workshops over the past year. PHA has also established working partnerships with 31 certified housing counseling agencies and many major regional banks including Wachovia, Bank of America, Citizens, TD Bank and Sovereign Bank leading to the sale of 54 homes to residents during the period bringing the program total to 1,036.

PHA continued to implement a Resident Mortgage Assistance Program (RMAP), a comprehensive benefit package to assist residents in achieving homeownership by providing closing cost assistance, writing down the cost of the home and providing financial counseling.

Moving to Work Initiative

Moving to Work Initiative covers a number of programs within in PHA Resident Initiatives including the Neighborhood Networks program, the Pre-Apprenticeship in the Construction Trades Program (PACT), Education and Career Training and Adult Basic Education/GED Programs.

Section 3 Program

PHA placed residents in jobs through the Section 3 Program. This program, which requires PHA contractors to hire qualified PHA residents for new positions, produced 523 jobs in the past fiscal year. PHA contractors continue to fill their workforce needs with qualified PHA residents, who are often graduates of the Pre-Apprenticeship program.

Certified Nursing Assistant Program

A total of 76 residents enrolled and 60 graduated from the Certified Nursing Assistant (CNA) Program over the past year, bringing the total to 1,087 residents. CNA graduates have a 90 percent employment rate. All graduates are employable as State Certified CNAs.

Pharmacy Technician Program

A total of 73 residents enrolled and 63 graduated from the Pharmacy Technician Program over the past year, for a total of 489 residents. Pharmacy Technician graduates have a 90 percent employment rate. All graduates are eligible to sit for the Pennsylvania State Certification and may secure employment as Pharmacy Technicians.

Medical Billing Program

A total of 39 residents enrolled and 32 graduated from the Medical Billing Program this year, for an overall total of 316 graduates. Medical Billing graduates have a 92 percent employment rate. Graduates may secure employment as Medical Billing Clerks.

The Pre-Apprenticeship in the Construction Trades Program

The Pre-Apprenticeship in the Construction Trades Program (PACT) was designed to enhance the building trades employment opportunity for the residents of the housing authority. This 21-week program gives each person training in math, reading and some basic construction skills that helps to obtain and maintain employable membership in the building trades unions. During the 21 weeks the attendees are in class instruction being prepared to take exams in the unions building trades. Our agreement with four unions allows our program participants to take the union exams twice per year. PHA continued to

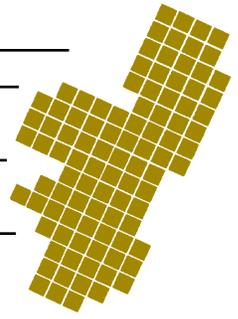
operate the Pre-Apprenticeship Training Program initiative in partnership with the building trade unions. As of March 31, 2010, a total of 671 residents graduated from the program, including 93 graduates over the past year: 376 of these graduates entered the construction trades. These jobs are positions at union scale wages with benefits, resulting from certified apprenticeships in the building and construction trades program and PHA's new partnership with industrial employment opportunities. PHA formed partnerships in Year 8 to provide employment opportunities at businesses including University of Pennsylvania, Preston Construction Company, Haines and Kibblehouse Earthmovers, Nesmith & Company, Urban League, Elite Janitorial, Ferry LLP Development Group, the Combine Group, PECO/Exelon, and the Quantum Group. These companies join others such as Aker Shipyard, Gamesa Windmill Plant and Boeing/Vertol Industries in recruiting Pre-Apprenticeship graduates.

Summer Food Service Program

PHA served over 50,115 meals to low-income children at 21 PHA sites as part of its Summer Food Service Program. Transportation services for shopping, medical care and other needs were provided to approximately 1,900 seniors.

Senior Program

PHA celebrated the official grand opening of the adult day center at Nellie Reynolds Gardens. PHA residents and other low income community residents who are deemed nursing home eligible use this facility as part of care plans designed to help people avoid costly nursing home care.



Citizen Comments

CITIZEN PARTICIPATION PLAN

The Office of Housing and Community Development (OHCD) 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, OHCD implements the following citizen participation plan as part of its Consolidated Plan.

Adoption and Implementation of the Citizen Participation Plan

As part of the *Consolidated Plan*, the Citizen Participation Plan was printed and made available for public comment. Advertisements notifying the public of its availability were placed in five local newspapers (the Philadelphia Inquirer, Philadelphia Tribune, Al Dia, (the Philadelphia Gay News) and Delaware County Daily Times. In addition, notices of the availability of the Citizen Participation Plan were sent to community groups, individuals, community development corporations (CDCs) and others who are on OHCD's mailing list. Copies were made available at public libraries and from OHCD.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

OHCD encourages citizen participation in its housing and community development program in a variety of ways. It 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. Similarly, the Commerce

Department funds neighborhood-based business associations located in key target areas for investment.

OHCD further promotes citizen involvement in its program by printing an external newsletter highlighting program accomplishments and community activities, which is widely distributed to civic associations, CDCs, and community residents. In addition, public hearings are held as described below and a *Proposed Consolidated Plan* published annually in order to elicit public input and comment.

As required, OHCD takes appropriate actions to encourage the participation of all residents, including low- and moderate-income persons, particularly those living in blighted areas and in areas where CDBG funds are proposed to be used, and of residents of predominantly low- and moderate-income neighborhoods, minorities and non-English speaking persons, as well as persons with disabilities.

OHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages the participation of residents of public and assisted-housing developments in the process of developing and implementing the *Consolidated Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. OHCD makes an effort to provide information to PHA about *Consolidated Plan* activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required under the Comprehensive Grant program.

Access to Meetings

OHCD provides at least two weeks' notice of public hearings and public meetings which are part of the consolidated planning process. Hearings or meetings are held at a location which is accessible to physically disabled persons.

Access to Information

OHCD 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 OHCD's

use of assistance under the programs. Individuals and groups may also comment upon any proposed submission concerning the amount of funds available including the estimated amount proposed to benefit very low-, low- and moderate-income residents. Access is provided to information about any plan which results in displacement. Any such plan includes strategies to minimize displacement and to assist those displaced as a result of these activities, specifying the types and levels of assistance the city will make available even if the City expects no displacement to occur. Citizens and citizen groups have access to public records for at least five years, as required by regulation.

Preliminary Consolidated Plan

Each year OHCD publishes annually a Preliminary Consolidated Plan for citizen review and comment. The contents of the Preliminary Plan are briefly summarized and its availability advertised in the local newspapers, as required by regulation. Copies of the Preliminary Plan are made available to citizens at public libraries and directly from OHCD.

OHCD provides a period for public comment of not less than 30 days following the publication of the Preliminary Plan. During this period at least one public hearing is held in order to obtain citizen input into the consolidated planning process. Two weeks' notice is given before holding public hearings on the Preliminary Plan.

Proposed Consolidated Plan

Following the 30-day period for public review and comment on the Preliminary Plan, OHCD issues a Proposed Consolidated Plan. This document, which incorporates citizen input obtained during the comment period on the Preliminary Plan, is submitted to the Philadelphia City Council as part of the ordinance which authorizes the City to apply for CDBG, HOME and other funding. During City Council review, a public hearing on the ordinance and plan as submitted is held prior to its adoption. The public hearing on the ordinance and plan is scheduled by City Council, which provides in its own rules that at least five days' notice be provided before holding a public hearing.

Public Hearings

OHCD holds at least two public hearings a year to obtain citizens' views and to respond to proposals and questions. At least one hearing is held prior to publishing the Preliminary Consolidated Plan to address housing and community development needs and to review past program performance. At least one hearing to address the development of proposed activities take place after publishing the Preliminary Consolidated Plan and prior to the submission of the Proposed Consolidated Plan to City Council. In addition, City Council schedules a public hearing on the Proposed Consolidated Plan as part of its adoption of the ordinance which authorizes the City to apply for funding.

As described above, adequate advance notice is given for each hearing, with sufficient information published about the subject matter of the hearing to permit informed comment. Hearings are held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, OHCD provides translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Comments and Complaints

OHCD considers all citizen comments on the Preliminary and Proposed Consolidated Plan, any amendments and the annual performance report that are received in writing or orally at public hearings. A summary of these comments and a summary of any comments or views not accepted and the responses are attached to the final Consolidated Plan, any amendments and annual performance report.

OHCD notifies citizens of the availability of the Consolidated Plan as adopted, any amendments, and its annual performance report, to afford a reasonable opportunity to review the documents. The materials will be available in a form accessible to persons with disabilities upon request.

Where practicable, OHCD provides a written answer to complaints and grievances within 15 working days. If

not practicable, OHCD and delegate agencies respond, within 15 days, stating the reasons for the delay.

TECHNICAL ASSISTANCE

OHCD 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. This program of technical assistance may include information about programs covered by the *Consolidated Plan* and how to prepare proposals for funding. In addition, OHCD funds citizen participation in income-eligible areas of the City through the NACs and similar community-based nonprofit organizations.

AMENDMENT POLICY

Under federal and local regulations, recipients of CDBG, HOME, ESG and HOPWA funds are required to develop criteria to guide them as to when the *Consolidated Plan* should be amended. In complying with these regulations, it is the policy of the City of Philadelphia to amend its Consolidated Plan whenever there is a substantial change in an activity. In these instances the City ensures that the public is informed of decisions that would affect them and gives citizens adequate opportunities for participation. This is done by publishing the proposed changes in a newspaper of general circulation to allow for citizen review and input.

To meet federal requirements, “activity” is generally defined as:

- a specific contract to provide housing, technical assistance, counseling, economic development or other eligible activities/services in a specific area or to specific beneficiaries, and
- a budget line if there is a citywide or non-area specific benefit.

CONSOLIDATED PLAN AMENDMENT GUIDELINES

In compliance with federal requirements, Philadelphia amends its *Consolidated Plan* when:

- the City decides not to carry out an activity originally described in the *Consolidated Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Consolidated Plan*;
- there is a substantial change in the purpose of an activity, that is, a change in the type of activity or its ultimate objective. For example, an amendment would be required if a construction project originally designed to be residential is ultimately proposed to be commercial;
- there is a substantial change in the scope of an activity, for example, a funding change of 25 percent more or less than the original amount of the activity, unless the OHCD Director determines that the budget change is not substantial. Another example is a 25-percent change, more or less, in the number of units being produced;
- there is a substantial change in the location of an activity, or the neighborhood of the activity is changed from the community originally proposed. For the purpose of conformity, the boundaries of the “OHCD Map of Neighborhoods” in the Appendix of the *Consolidated Plan* will be used to delineate neighborhoods;
- there is a substantial change in the proposed beneficiaries, for example:
 - a change in beneficiaries’ income level from very low and low to moderate;
 - a change in the area benefit; and
 - a change in the limited clientele, if that is the activity’s basis.

¹ 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.

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

Whenever an amendment to the *Consolidated Plan* is proposed, the City publishes it in a newspaper of general circulation. A minimum of 30 days is provided for public comment in writing or by phone. The newspaper notice indicates that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice also states that the public may receive a copy of the finalized amendment upon request.

If comments are received, they are considered before adopting the amendment. If the City deems appropriate, it modifies the proposed amendment.

The City submits a description of the adopted amendments to HUD. If comments are received, the City publishes notification of the finalized amendment in a newspaper of general circulation. This notification provides the substance of the proposed change and states that the public may receive a copy of the adopted amendment upon request.

Local regulations additionally require that the CDBG Plan (now part of the *Consolidated Plan*) must be amended when the City proposes any change or changes that alone or in combination with previous changes amount to 10 percent or more in their cumulative effect on the allocation of any year's CDBG program funds. This may occur when the City proposes to use the funds to undertake one or more new activities or proposes to alter the stated purpose, location or class of beneficiaries of previously authorized activities. In this situation, the City mails notification of the proposed amendment to all community organizations, publishes the proposed amendment in a newspaper of general circulation and provides the public with at least two weeks to review the proposed change. The newspaper notice indicates that if City Council adopts the amendment in the form of a resolution as submitted, it will be adopted

without further notification. The notice also states that the public may receive a copy of the final resolution (amendment) upon request.

After the two-week period expires, a public hearing is scheduled to allow for citizen participation. If the amendment is approved by City Council as submitted, it will be adopted after the hearing. If the hearing results in a revision that is ultimately adopted by City Council, the City publishes notification of the revised amendment in a newspaper of general circulation. This notification provides the substance of the proposed change and states that the public may receive a copy of the finalized amendment upon request.

The City submits a description of the adopted changes to HUD.

CANCELLATION OF A PROPOSED AMENDMENT

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

SUMMARY OF PUBLIC COMMENTS

OHCD received public comments at three separate stages in the development of the *Year 35 Consolidated Plan*. A Needs Hearing was held in December 2008 to give stakeholders and the public an opportunity to identify housing and community development needs and to recommend funding priorities. Subsequent to the release of the *Year 35 Preliminary Consolidated Plan*, OHCD held a public hearing to gain citizen input on this draft Plan. The Hearing for the *Year 35 Preliminary Consolidated Plan* met the public hearing requirements as outlined in HUD regulations. OHCD incorporated revisions into the *Year 35 Proposed Consolidated Plan*, which was distributed for public comment and presented to City Council for consideration and adoption. Issues raised by the public at each of these hearings are summarized below.

NEEDS HEARING

At the needs hearing on December 11, 2008, individual citizens and representatives of subrecipient organizations and community development groups provided testimony regarding housing and community development needs in the City. Testimony was also offered by mail, fax and e-mail.

Testimony highlighted the following issues: utility assistance; funding for the Philadelphia Housing Trust Fund; strengthening neighborhood economic development; improving the City's property acquisition and disposition system; funding for homeless and special-needs populations; managing vacant lands; housing assistance; human services; housing counseling; homeownership opportunities; tangled titles; and affordable housing in general.

HEARING ON THE PRELIMINARY CONSOLIDATED PLAN

On April 28, 2009, OHCD held a public hearing to receive comments on the *Year 35 Preliminary Consolidated Plan*. Twenty-one attendees commented on the Plan and/or on specific programs funded by OHCD. Testimony was received from Utility Emergency Services Fund, Philadelphia Association of Community Development Corporations, Community Land Trust, Calcutta House, YouthBuild Philadelphia, Ceiba, Greater Philadelphia Urban Affairs Coalition, Philadelphia Neighborhood Housing Services, Norris Square Civic Association, Homeownership Counseling Association of Delaware Valley, People's Emergency Center CDC, Urban League of Philadelphia, Liberty Resources, Tenant Union Representative Network, Office of Supportive Housing, Unemployment Information Center, Philadelphia Legal Assistance, Community Legal Services, SeniorLAW Center, NeighborhoodsNow and Housing Association of Delaware Valley. Two people submitted testimony prior to the hearing via e-mail representing Philadelphia VIP and Resources for Human Development/Families in Transition.

Speakers and those presenting written testimony highlighted specific housing and community and economic development needs, including continued and expanded funding for the "tangled title" program; rent increases in Transitional Housing funding; restoring funding to the Housing Trust Fund; reforming the property acquisition/disposition system; strengthening neighborhood economic development; targeting funding for specific developments/buildings; support for employment and training services; funding for post-foreclosure diversion counseling; foreclosure protection for tenants; rental rehabilitation loans; reduced focus on homeownership in favor of cooperatives; support for crisis case management; support for code violation abatement; continued and increased funding in support of legal counseling related to foreclosure diversion and predatory lending; increased funding for a foreclosure prevention hotline; increased funding for programs targeting

senior citizens; increased housing opportunities for people with disabilities; increased funding for Adaptive Modifications, Weatherization and Basic Systems Repair Programs; increased funding for homeless and special-needs housing; funding for property acquisition; increased organizational funding; increased funding for utility assistance; funding for transitional housing for people with AIDS; increased funding for Earned Income Tax Credit education; increased funding for housing counseling in general; and for exceptions to income limits in foreclosure counseling.

In response to these comments, several adjustments were made among budget line items before the Proposed Plan was released, including increasing funding for the Adaptive Modifications Program and increasing funding for homeless and special-needs housing.

HEARINGS ON THE PROPOSED CONSOLIDATED PLAN

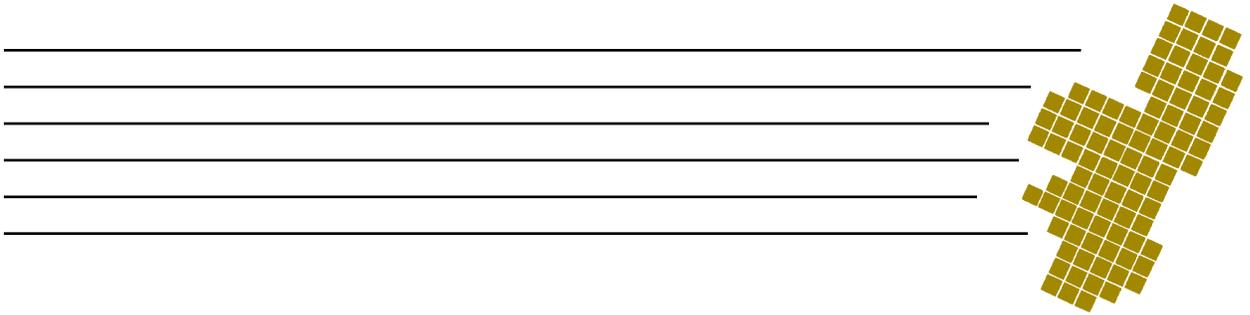
On June 2 and June 4, 2009, public hearings were held before City Council's Finance Committee to receive comments on the *Year 35 Proposed Consolidated Plan* and to obtain approval of the Council bill authorizing the application for federal and state funds. Most comments at the hearings focused on the Substantial Amendment to the *Year 34 Consolidated Plan* for CDBG funding from the American Recovery and Reinvestment Act. One amendment to the *Proposed Consolidated Plan* was adopted. The authorizing ordinance as amended was approved on June 4 by the Finance Committee and recommended for adoption by the full Council.

On June 11, 2009, City Council approved the ordinance authorizing the City to submit the *Consolidated Plan* to HUD for its review and approval.

PUBLIC COMMENT ON THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER 2010)

Copies of the *Consolidated Annual Performance Evaluation Report (CAPER 2010)* can be found at regional free public libraries and on the OHCD website at www.phila.gov/ohcd/reports.htm.

On Friday, Sept. 10, 2010 advertisements asking for public comment on the *CAPER 2010* were placed in the following newspapers: *Al Dia*, *Delaware County Daily Times*, *The Philadelphia Inquirer*, and *The Philadelphia Tribune*. An advertisement was placed in the *Philadelphia Gay News* on September 17th, 2010



Leveraging Resources



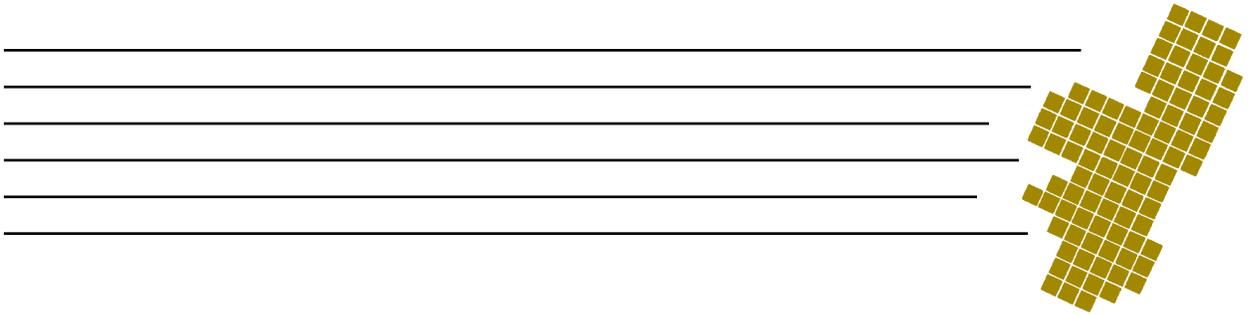
LEVERAGING RESOURCES

OHDC financing for rental projects has generated equity investment through the utilization of the Low Income Housing Tax Credits (LIHTC) by corporations and equity funds such as the National Equity Fund (NEF). Additional private funds have been leveraged through use of the Pennsylvania Housing Finance Agency (PHFA) PennHOMES Program which provides permanent financing for the development of rental projects.

During Year 35, in order to maximize private-sector investment in low-income subsidized housing, OHCD promoted private sector funding commitments with the following:

- Equity Investment in Low-Income Tax Credits Ventures;
- Private sector support for CDC operations and working capital;
- Mortgages for first-time homebuyers; and
- Bank financing for rental rehabilitation.

During Year 35, the City using \$12.3 million of OHCD funds leveraged \$67.3 million of additional investment from private sources. This investment provided for the development of 367 units of rental housing.



Continuum of Care Narrative



CONTINUUM OF CARE HOMELESSNESS

In FY 2010, Year 35, the City of Philadelphia was awarded \$28.1 million in grant funds for its Continuum of Care Homeless Assistance program through its Consolidated Application for the McKinney-Vento funding. Of this amount, \$24.5 million was awarded for renewal projects and \$3.6 million was awarded for new projects. The priority continues to be the development and provision of more housing for homeless people and other low-income people with specialized housing and service needs.

The City of Philadelphia's overall strategy for meeting priority homeless needs is guided by the Mayor's Advisory Committee for the Ten-Year Plan to End Homelessness, a group of government officials, homeless housing and service providers, faith-based leaders, homeless advocates, the business community, foundation representatives, neighborhood groups, and academia. The Continuum of Care planning, priority-setting, and project selection falls under the purview of the McKinney Strategic Planning Committee, the primary decision-making body for the Continuum. The Office of Supportive Housing is the Continuum of Care lead agency and is responsible for data collection and analysis through the Homeless Management Information System (HMIS).

In addition to the goals in "Creating Homes, Strengthening Communities, and Improving Systems: Philadelphia's Ten Year Plan to End Homelessness" discussed below, Philadelphia works to strengthen the continuum of care by helping individuals and families move toward self-sufficiency through implementation of quality programs and interventions in the following areas:

1. Homeless prevention
2. Outreach, intake and assessment
3. Emergency shelter
4. Transitional and permanent housing development

5. Rental assistance
6. Supportive services such as substance abuse treatment, mental health services, HIV/AIDS services, case management, life skills training, employment training and placement, transportation, child care, and education.

BASIS FOR ASSIGNING RELATIVE PRIORITY NEEDS

Within the context of the *Consolidated Plan*, the basis of assigning relative priority is the proposed use of federal CDBG, HOME or competitive McKinney resources to fund the identified activity/area of need.

STRATEGY FOR MEETING PRIORITY HOMELESS NEEDS

Philadelphia's Continuum of Care strategy is developed through a citywide process involving government officials, homeless housing/services providers, formerly homeless persons, homeless advocates, religious leaders, the business community, neighborhood groups, academia and local foundations. The City invests more than \$125 million annually in the Continuum of Care strategy which involves a number of City departments including the Office of Supportive Housing (OSH), the Department of Human Services (DHS), the Office of Housing and Community Development (OHCD), the Philadelphia Police Department (PPD) and the Department of Behavioral Health and Mental Retardation (DBH/MR).

Philadelphia's Continuum of Care has continued to develop new housing options for homeless individuals and families, adding a total of 116 new McKinney-supported units to the Continuum of Care funded inventory in the 2009 competition. The Philadelphia Housing Authority (PHA) has contributed to the Continuum of Care's ability to expand its affordable housing resources. In FY10, PHA committed 300 units for homeless families under the Blueprint/Good Neighbors Make Good Neighborhoods Program, and 200 Housing Choice Vouchers for homeless single individuals. The city of Philadelphia selects and

refers individuals, coordinates the application and home selection process with PHA, and provides case management for up to one year after move-in to help tenants comply with lease terms and promote ongoing recovery and self-sufficiency.

In 2009, the City of Philadelphia received an allocation of \$21 million in funding under the American Recovery and Reinvestment Act (ARRA) for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Through this program, financial assistance and housing stabilization services are available to assist persons who are homeless and living in emergency housing and transitional housing facilities move into permanent housing in the community. In addition, financial and counseling assistance is provided by community-based organizations to prevent people from becoming homeless.

On Oct. 12, 2005, Mayor Street endorsed the Ten-Year Plan to End Homelessness and committed \$10 million to implement it. In January 2008, Mayor Nutter endorsed a “recalibrated” Ten-Year Plan which maintains goals established by the broader community in the 2005 plan, but also makes specific commitments to increase housing and services for homeless individuals and families.

The Ten-Year Plan contains the following eight goals:

1. Open the “back door” out of homelessness—ensure that all Philadelphians have a decent, safe, accessible and affordable home.
2. Close the “front door” to homelessness—implement successful prevention strategies.
3. Ensure that no one in Philadelphia needs to live on the street.
4. Fully integrate all health and social services to aid in preventing and addressing homelessness.
5. Generate the political will, civic support, and public and private resources to end homelessness.

6. Build human capital through excellent employment preparation and training programs, and jobs at a livable wage.
7. Make shelters a dignified place for emergency assistance, not a destination.
8. Support families and individuals to promote long-term independence and prevent their return to homelessness.

The work of strategic planning for Philadelphia’s Continuum of Care continues to be influenced by the document “Our Way Home: A Blueprint to End Homelessness in Philadelphia” (“The Blueprint”), legislative results of the Sidewalk Behavior Ordinance, the priority of ending chronic homelessness, and the efforts of the Family Service Providers Network and the Children’s Workgroup, a body established in 2009 at the urging of private sector leaders to focus efforts on homeless children. The City seeks to facilitate a coordinated, integrated approach to addressing homelessness.

Whenever possible, City initiatives utilize public and private sector advisory committees to coordinate policy, planning and service provision. The results of these initiatives also influence the strategic planning for determining Philadelphia’s homeless priority and housing needs. The City proposes to continue the provision of funding to support the development of transitional and permanent housing for homeless and special-needs populations through competitive Request for Proposals.

To encourage the promotion or development of housing for homeless families or individuals with special needs, development funding awards to CDCs and other developers are contingent on development and set-aside of transitional and permanent special-needs housing. All rental projects must set aside at least 20 percent of the units developed for the special-needs population which includes the homeless, elderly, physically disabled, mentally ill, those with mental retardation and developmental disabilities, substance abusers and persons with HIV/AIDS.

Objectives for Meeting Chronic Homeless Needs

Philadelphia's strategy for ending chronic homelessness is threefold:

1. increase the availability and accessibility of permanent housing options;
2. increase appropriate services access and utilization by those who are chronically homeless; and
3. research and implement, to the extent feasible, new options to address the needs of hard-to-reach populations.

The City has continued to make progress towards its goal of being the first city in America to end chronic homelessness. Specifically:

- With strong support from the Mayor, the city of Philadelphia allocated in FY09 \$450,000 in Housing Trust Fund dollars toward the creation of 125 new housing opportunities for chronically homeless individuals. Pathways to Housing, a New York based nonprofit, was brought to Philadelphia to implement these new supportive housing opportunities using the Housing First model. Pathways to Housing, Inc. is the pioneering organization behind the Housing First model, a nationally recognized, evidence-based harm reduction model of supportive housing. The approach targets hard-to-engage mentally ill homeless men and women who have long histories of living on the streets. In addition to the Housing Trust Fund dollars, Pathways to Housing was awarded \$2.9 million in Shelter Plus Care Program (SPC) funding in 2008 and \$1.4 million in Supportive Housing Program (SHP) funding in 2009. The first person housed in the program moved into his apartment in late October, 2008; by the end of FY10, 122 individuals had been housed.
- With the addition of the Pathways to Housing Program, the Philadelphia Continuum of Care now has the capacity to assist 315 chronically homeless individuals in Housing First supportive housing:

- The New Keys Program assists 60 chronically street-homeless individuals;
- The Home First Program assists 70 chronically homeless individuals with long shelter histories and is funded under HUD, Health and Human Services (HHS) and the Veterans Administration (VA) through the Interagency Council on Homelessness Collaborative Initiative to Help End Chronic Homelessness; and
- The Welcome Home Program assists 60 chronically homeless individuals.
- Utilize Medicaid funding for New Keys, Home First, Pathways, and Welcome Home services.
- With the support of the Mayor, the city has created 60 new drug treatment slots designed for homeless individuals. They remain full, and are an excellent referral source for the 200 PHA vouchers. In addition, the city has created 25 new Safe Haven beds as an entry point for chronic homeless individuals who are living on the street.

SUMMARY OF ACTIONS TAKEN TO ADDRESS HOMELESSNESS

I. Assist Low-Income Families and Individuals From Becoming Homeless

Philadelphia is focused on preventing homelessness when possible using Housing Trust Fund and Homelessness Prevention and Rapid Re-housing dollars.

1. In FY10, OSH prevented 174 individuals and families on the verge of homelessness from mortgage foreclosure and entering shelter through the continued implementation of the Housing Retention Program.
2. OSH continued to support families through the Rental Assistance Program. In 2007, OSH implemented the Rental Assistance Program to offer rental assistance and case management services to 40 families moving out of transitional housing who needed additional time to attain self-sufficiency, with the goal of helping these families stabilize and remain in units without subsidies or

obtain alternate, permanent housing. At the end of FY10, 28 households remained in the program, six households completed the program and successfully obtained their own housing, and six households were terminated from program for non-compliance or incarceration.

3. Through the Homelessness Prevention and Rapid Re-Housing Program (HPRP), 1,200 households received homelessness prevention services and 248 households moved out of homelessness and into housing.

II. Provide Outreach to Homeless Individuals

Philadelphia coordinates street outreach to homeless individuals through the Outreach Coordination Center, located at Project H.O.M.E., and in collaboration with local non profit organizations. Other collaborating partners include Community Court. Focus on drug treatment and attempts to engage individuals toward recovery is supported by an outreach team that specializes in substance abuse, and assistance from Department of Behavioral Health Homeless and Addiction Services staff. An Engagement Center, envisioned by advocates and community organizations, has not moved to implementation due to siting and funding limitations. Multiple city departments have reviewed the status of and ordinances relevant to outdoor feeding, and a faith-based organization initiated efforts to expand its indoor feeding capacity.

- In FY2010, outreach teams had contact with 5,083 unique individuals, compared with 4886 unique individuals in FY2009. This represents an increase of 4.0 percent.
- In FY2010, there were 31,287 contacts with homeless people, compared with 29,862 contacts in FY2009. This is an increase of 4.8 percent.
- In FY2010, outreach teams placed 1,870 people. In FY2009, they placed 1,755 people. This is an increase of 6.6 percent.
- In FY2010, the three most common placements were OSH shelters (40.3 percent), overnight cafes (32.3 percent), and Safe Haven shelters

(11.7 percent). In FY2009, the most common placements were overnight cafes (42.1 percent), OSH shelters (33.2 percent), and Safe Haven shelters (12.1 percent). Overnight cafes are an entry-level alternative for shelters for those who are service resistant, and coordination with behavioral health services and programs has resulted in engagement and entry into housing and treatment for some individuals.

- Philadelphia also experienced significant reductions in street homelessness in the fall 2009 point in time count (13 percent fewer men and women in Center City as compared to fall 2008), and the spring 2010 point in time count, where there was an 8 percent reduction from the spring 2009 count. This indicates the focused strategies are having a positive effect.

III. Address Emergency and Transitional Housing Needs of Homeless Persons

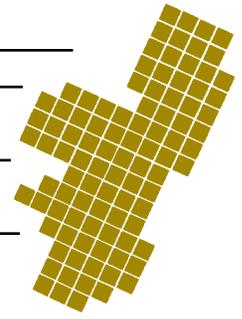
1. Increased by 29 the number of Safe Haven beds targeted for chronically homeless individuals.
2. Increase access to existing behavioral health treatment facilities and open new drug treatment facilities with longer stays that specifically target and better serve homeless individuals.
3. Opened DePaul House, an emergency housing program for 25 single individuals. This program was created using the newly developed program model of smaller facilities with community security and service elements.
4. Despite the economic crisis, the percentage of households leaving transitional and permanent supportive housing programs with employment income remained steady at 22 percent, exceeding HUD's national goal of 19 percent.
5. Increased the percentage of homeless assistance beds participating in the Homeless Management Information System (HMIS) from 69 to 89 percent.

IV. Assist Homeless Persons in the Transition to Permanent Housing

1. Increased the percentage of homeless families who move from transitional to permanent housing from 66 to 70 percent by creating new long-term rental subsidies targeted for homeless families.
2. Supported 28 families exiting transitional housing into private market housing with rental subsidies through the Rental Assistance Program funded through the Housing Trust Fund.
3. Created an additional 500 permanent housing opportunities for homeless individuals and families through a renewed partnership with the Philadelphia Housing Authority.
4. Increased the percentage of homeless individuals and families who stay in permanent housing more than six months from 80 to 84 percent, exceeding HUD's national goal of 71.5 percent.

SPECIAL NEEDS OF PERSONS THAT ARE NOT HOMELESS BUT REQUIRE SUPPORTIVE HOUSING (INCLUDING PERSONS WITH HIV/AIDS)

During Year 35, the City provided housing counseling and assistance to over 13,000 individuals. The city, through the Department of Public Health, Office of Supportive Housing (OSH), other departments and the private sector provide a critical and wide range of services for persons with all levels of special needs. The primary activities that were provided for non homeless special needs persons in Year 35 were, housing counseling (13,629 households), housing information referral, adaptive modifications (94 units) and rental assistance (618 households with HIV/AIDS).



Self-Evaluation

SELF-ASSESSMENT REPORT

Each year the OHCD undertakes a self-assessment, as part of the CAPER. OHCD welcomes the opportunity to provide this self-assessment of the housing and community development programs carried out by the City of Philadelphia in FY 2010. The partnerships the City has formed with HUD, major delegate agencies and other developers have contributed to an outstanding year for the City in terms of production of affordable housing. As the following charts illustrate,

the City has done a good job in meeting its goals for housing production.

The following tables and narrative are based on the Performance Measures established in the “Action Plan” of the *Year 35 Consolidated Plan*. The Objectives, Outcomes and Indicators of Table 3A are found on pages 129 - 131 of the Anticipated Budgetary Resources section of the *Year 35 Consolidated Plan*. These measures identify proposed accomplishments in the areas of Rental Housing, Homeownership Housing, Homeless Needs Housing and Special-Needs Housing for Year 35.

CREATING SUITABLE LIVING ENVIRONMENTS

OBJECTIVES	OUTCOMES	PROGRAMS	INDICATORS	PROPOSED	TOTALS
	Accessibility/ Availability	Homeless and Special-Needs Housing	Low- and Moderate-Income Households In Stable Housing	160	35
		Homeless and Special-Needs Housing - Short Term	Low- and Moderate-Income Households In Stable Housing	1,950	2,730
	Affordability	NACs - Community Capacity Building	Low- and Moderate-Income Residents Will Benefit	609,000	621,427
	Sustainability	Community Improvements	Low- and Moderate-Income Residents Will Benefit	120,000	405,628
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	120,000	109,681
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	16,000	26,825
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	22,000	20,195
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	29,000	25,915
		NeighborhoodsNow - CDC Support	Organizations Assisted	10	10
		LISC - CDC Support	Organizations Assisted	21	22
		PACDC - CDC Support	Organizations Assisted	15	16

The majority of programs created suitable living environments and met their proposed goals.

Development financing for homeless and special-needs housing was proposed for 160 units. Thirty-five (35) units were completed during the period. Currently 278 homeless and special-needs housing units are under construction.

The Community Improvement greening projects Neighborhood Gardens Association, New Kensington CDC, were completed during the period. The indicator used (number of low/moderate residents in census tracts) was initially developed based on area benefit criteria where an entire population in the census tract would be included. The IDIS system only captured the low/moderate residents in those areas.

PROVIDING DECENT AFFORDABLE HOUSING

OBJECTIVES	OUTCOMES	PROGRAMS	INDICATORS	PROPOSED	TOTALS
	Accessibility/ Availability	Affordable Homeownership	Housing Units Created	120	132
		Affordable Rental Housing	Housing Units Created/ Preserved	400	367
		Affordable Homeownership	Housing Units Created	75	105
		Affordable Rental Housing	Housing Units Created/ Preserved	100	367
		Affordable Homeownership	Housing Units Created	20	26
		Affordable Homeownership	Housing Units Created	5	5
		Community Design Collaborative	Organizations Assisted	20	36
	Affordability	Affordable Rental Housing	Households Provided Rental Assistance	20	17
		Affordable Rental Housing	Households Provided Rental Assistance	380	380
		Affordable Rental Housing - HOPWA	Households Provided Rental Assistance	950	1,083
	Sustainability				
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	1,800	2,306
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	300	695
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	150	122
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	60	67
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	1,000	1,601
		Utility Grants	Housing Units Preserved	2,200	3,937
		ECA - Preservation, Rehab Assistance	Housing Units Preserved	2,000	5,592
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	12,000	13,942
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	1,000	1,700
		Housing Counseling for People Living with AIDS	Low- and Moderate-Income Households Will Benefit	1,900	2,037
		Section 108 Payments	Housing Units	2,962	2,962
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	12,000	13,942
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	20	65
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	2,000	3,000
		EITCP	Low- and Moderate-Income Households Will Benefit	500	1,000
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved and Made Accessible	100	80
		Philadelphia VIP	Low- and Moderate-Income Households Will Benefit	10	33

r = revised goals for period

Neighborhood Based Rental projects completed 367 units. The remaining units are under construction. Philadelphia Home Improvement Loans provided 122 loans during the period which was 81 percent of the stated goal for the period.

Due to receiving funding late in the fiscal year, adaptive modifications were made for 80 households, achieving 80 percent of the stated goal for the period. Currently 208 properties are under construction.

Housing assistance payments were made to 17 special-needs households serviced by the Health Department, achieving 85 percent of the stated goal.

CREATING ECONOMIC OPPORTUNITIES

OBJECTIVES	OUTCOMES	PROGRAMS	INDICATORS	PROPOSED	TOTALS
	Accessibility/ Availability	Technical Assistance to Small Businesses	Jobs	70	11
			Businesses		76
			Low- and Moderate-Income Persons		341
		Growth Loan Program	Jobs	700	554.5
	Affordability	Small Business Revolving Loan Program	Low- and Moderate-Income Residents Will Benefit	300,000	201,561
		Storefront Improvement Program	Low- and Moderate-Income Residents Will Benefit	300,000	757,447
		Neighborhood Development Fund	Low- and Moderate-Income Residents Will Benefit	300,000	300,000
		Targeted Neighborhood Support Activities	Low- and Moderate-Income Residents Will Benefit	775,000	775,000
	Sustainability	Employment & Training	Individuals Trained	60	60
		Employment & Training	Individuals Trained	1,200	1,031
		Employment & Training	Individuals Trained	135r	144
		Targeted Economic Development Program	Low- and Moderate-Income Persons	300	568
		Business Improvement Assistance Program	Low- and Moderate-Income Residents Will Benefit	300,000	199,341
		Neighborhood Development Grant Programs	Low- and Moderate-Income Residents Will Benefit	300,000	300,000
		Predevelopment and Planning Activities	Organizations	4	4
		Targeted Planning Activities	Plans	2	2
		Capacity Building for CDCs	Organizations	10	0

r = revised goals for period

All projects created economic opportunities and met or exceeded their proposed goals.

Technical Assistance to Small Businesses: This was the proposed activity but the actual activity undertaken was the provision of assistance to micro-enterprises, owners of micro-enterprises and persons developing micro-enterprises. Eleven (11) jobs were created, assistance provided to 76 micro-enterprises which provide goods and services to low- and moderate-income areas and assistance provided to 341 low- and moderate-income micro enterprise owners or persons developing micro-enterprises.

The Growth Loan Program created 554.5 jobs. The short fall was due to expenditures of \$15,366,000 out of the anticipated budgetary allocation of \$23,000,000.

The Small Business Revolving Loan Fund benefited 201,561 low- and moderate-income persons instead of the proposed 300,000 as \$1,168,000 was expended out of a proposed budgetary allocation of \$2,455,000.

Business Improvement District Assistance had been anticipated to be funded for \$500,000. Only one project has funded at the time of this report which is Pennsylvania Horticultural Society for \$177,000.

PERFORMANCE MEASUREMENT AND PHILLYSTAT

As part of the Nutter administration's commitment to achieving a high performing government, the City has embarked upon the PhillyStat process, designed to measure and make improvements in performance and customer service. City departments, in conjunction with the Managing Director's Office, establish performance measurement benchmarks and measure selected outcomes. The PhillyStat process is integral to achieving the City's vision of creating a high performing government producing results that matter most to citizens at an affordable price.

During FY 2008, OHCD identified five performance measures to assess its overall performance in achieving certain results or outcomes. The five outcomes to be measured are:

1) Houses Preserved

Houses preserved is measured by the number of properties receiving repairs through the Basic Systems Repair Program. In FY 2008, 2,694 individual properties were repaired. In FY 2009, 2,385 individual properties were repaired. Given the reduced funding available for FY 2010 (Year 35), 1,796 individual properties were repaired.

2) New Homeowners

New homeowners is measured by the number of Settlement Grants and American Dream Downpayment Initiative (ADDI). In FY 2008, 939 grants were made. In FY 2009, 710 grants were made. In FY 2010, 570 grants were made to first-time homeowners. In FY 2010, 485 grants were made through the Settlement Grant Program and 85 grants through ADDI.

3) Number of Foreclosures Prevented

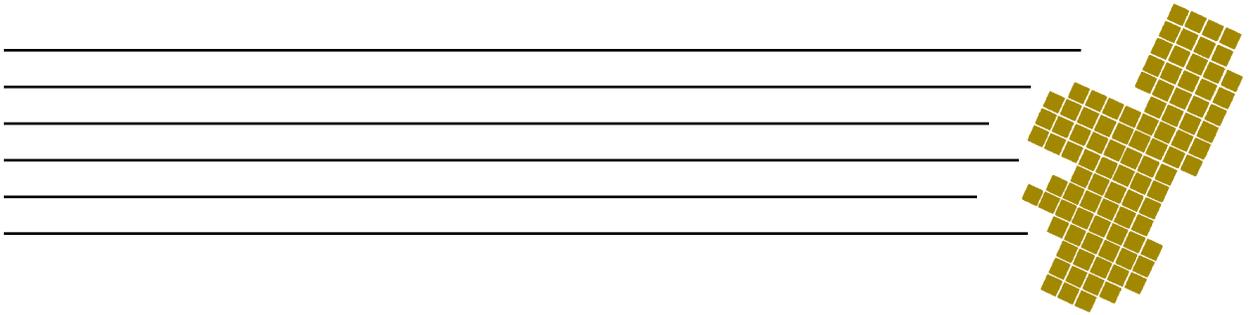
Number of foreclosures prevented is measured by the number of homes saved through the City's Housing Counseling and Mortgage Deviation programs. In FY 2008, 872 homes were saved from foreclosure through the counseling program. In FY 2009, 1,150 homes were saved. In FY 2010, 1,700 homes were saved.

4) New Housing Units Produced

New housing units produced is measured by production in New Construction, Neighborhood-Based Rental and Homeownership, Housing Development Assistance, Homeownership Rehabilitation Program and Homestart. In FY 2008, 616 units were produced. In FY 2009, 533 units were produced. In FY 2010, 499 units were produced.

5) External Funds Leveraged by City Funds in Housing Production.

The "Leveraging Ratio," the amount of non-City funds leveraged by each dollar of City funding in housing production, will be measured. Housing production has historically had a Leveraging Ratio of 3 (\$1 of City funds leverages \$3 of non-City funds). For FY 2008, the Leveraging Ratio was 4.2 (\$1 of City funds leveraged \$4.20 of non-City funds). In FY 2009, the leveraging ratio for units completed was 3.9. In FY 2010, the Leveraging Ratio was 3.0.



Public Service



PUBLIC SERVICE

During Year 35 the City budgeted \$16.1 million for Public Service projects including but not limited to counseling, energy assistance, site improvements, technical training and community gardens. The City expended \$7.3 million to meet Public Service obligations during the reporting period.

The following table highlights the accomplishments in the area of public service for fiscal year 2010.

HOUSEHOLDS ASSISTED UNDER PUBLIC SERVICE

Households Assisted in FY 2010	Proposed in Year 35	
	<i>Consolidated Plan</i>	Actual
Includes Counseling, ECA, UESF, Site Improvements, Technical Training and Community Gardens.	22,440	24,646

The City met its goal in the area of Public Service. Housing Counseling services (including pre- and post-purchase, mortgage delinquency, pre- and post-rental delinquency, problem resolution, etc.) were provided to 13,942 households.

Job Training Counseling services were provided to 1,175 high school students.

Energy and utility assistance programs provided assistance to more than 9,529 households with fuel and utility grants.

Public services projects included 724 community gardening and greening site improvements that were assisted and/or completed during the reporting period..

NAME OF JURISDICTION
CITY OF PHILADELPHIA
PUBLIC SERVICE DEMOGRAPHICS**Income**

1. 0%-30% MFI	13,778
2. 31%-50% MFI	8,102
3. 51%-80% MFI	2,766
TOTAL	24,646

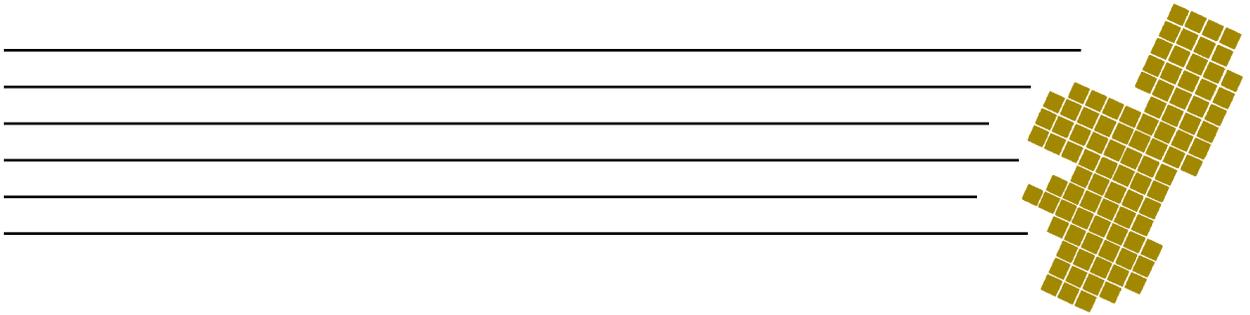
Race

American Indian or Alaska Native	45
Asian	411
Black or African American	16,768
Native Hawaiian or other Pacific Islander	109
White	5,069
American Indian or Alaska Native and White	13
Asian and White	0
Black or African American and White	4
American Indian or Alaska Native and Black or African American	29
Other Individuals Reporting more than one Race	2,198
TOTAL	24,646

Ethnicity

Hispanic or Latino	3,754
Not Hispanic or Latino	20,892
TOTAL	24,646

Does not include community gardening or site improvements



HOME
Investment Partnerships Program



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. In Year 35, the City received \$16.5 million for the program year.

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, it must still provide a 12.5-percent match for the HOME funding received since FFY '93. The City's use of HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by OHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match.

In Year 30, the City received for funding for HUD's American Dream Downpayment Initiative (ADDI) for the first time. These funds, which are a federal set-aside from the HOME program, are available to entitlement communities to help low- and moderate-income persons buy homes. In Year 30, the City received two years' worth of ADDI funds from the past two federal budgets. In Year 31, the City received \$403,000 in ADDI funds. In Years 32 and 33, the City received \$201,000 in ADDI funds. ADDI funds were used to promote the affordability of specific City-supported homeownership developments, usually in neighborhoods with escalating market prices. In Year 34, the City received \$81,000 in ADDI funds. HUD no longer funds ADDI and no additional funds were available in Year 35

■ On-site inspections of affordable rental housing to determine compliance

The City conducts on-site inspections of affordable rental housing to determine compliance with the

regulations in several ways: by inspecting rental units receiving rental assistance prior to the approval of rental assistance vouchers; by inspecting newly constructed or rehabilitated units prior to initial lease up; and by including rental developments previously assisted through its annual monitoring plan. In addition, the Redevelopment Authority works closely with the Pennsylvania Housing Finance Agency to inspect rental developments which received HOME funds for compliance. Any units which are found to be deficient are required to be brought into compliance and are re-inspected to ensure that the appropriate repairs have been made before occupancy or for continued occupancy. During Year 35, the Redevelopment Authority inspected 337 units in the following projects: all units were in compliance.

Project	Units
16th and Federal	27
Angela Court	14
Coral Street Arts House	7
Commons at Point Breeze	14
Elkins Residence Community House	19
Evelyn Sanders Townhouses	13
Germantown YMCA Apartments	32
Horizon House II	5
Inglis Housing Elmwood	10
Jameson Court	18
Karen Donnally	8
Jackson Place	17
Kings Highway II	8
Mascher Street Townhouses	3
New Courtland 202	15
Rowan House	7
Sharswood Apartments	15
Sheila Brown Women's Center	3
St. Elizabeth's	6
St. John Neumann's Place	19
Tasker Village Associates	13
Tioga Arms	8
Universal Court	11
Visitation Transitional	5
Woodcrest	3
Yorktown II	37
TOTAL	337

■ **Affirmative Marketing Actions Units**

Constructed or rehabilitated units using federal HOME funds are sold or rented according to an approved marketing plan which must be approved by OHCD or the Redevelopment Authority. Marketing plans describe affirmative advertising or other marketing efforts, describe the selection process for buyers or renters and ensure equal opportunity in the availability of HOME-funded units. In addition, neighborhood-based community organizations, funded through CDBG as Neighborhood Advisory Committees, make information available about OHCD programs and available housing throughout low- and moderate-income areas of the City. OHCD also sponsors PhillyHomeFinder.org, a website which ensures that persons with disabilities are aware of available, accessible housing units in developments which received OHCD support.

■ **Home Program Income**

During FY 2010 (Year 35), the HOME program generated \$178,842 in program income through reimbursement of prior year expenditures. These funds were used as part of the overall resources for the HOME program for Year 35 as described in the *Consolidated Plan*. In addition, PHDC earned \$80,000 in program income through the sales of Homestart units. These funds were returned to OHCD in Year 35 and incorporated as a resource in the total amount of HOME funds allocated through the *Year 35 Consolidated Plan*.

During Year 35 the HOME Program utilized \$21.5 million of HOME funding. Approximately 53 percent of the HOME funding was expended from the current year contract. The balance of the funding expended was from prior years allocations.

During Year 35 more than \$7 million of HOME funds were provided for the Homestart Program in Brewerytown and South West Philadelphia along with the development of Neighborhood Based Homeownership projects in Cross-Greenwich Homes, Sheridan Street, Strawberry Mansion, Twins at Powder Mill, Union Hill Homes, Cecil B. Moore Phase III-3, Lawrence Court, YouthBuild, Pradera Homes Phase III and Norris Square Town Homes.

More than \$5.4 million of HOME funds were provided for the development of neighborhood-based rental projects, including Booth Manor, Pensdale II, Spring Garden Community Residences, Francisville East, HELP USA, Mt. Tabor Senior Cyber Village, Walnut Housing and Evelyn Sanders Townhouses.

More than \$6.1 million was provided for homeless special-needs housing including My Place Germantown, Fattah Homes, 3902 Spring Garden Street, Connelly House, Venango House, Inglis Apartments at Elmwood, Melon Supported Independent Living, PEC Imani Homes V, Mantua Presbyterian Senior Apartments, Pascall Senior Housing, Reba Brown Senior Residences, PEC-Bernice Elza Homes, Elders Place II, Haven Peniel Senior Housing, Ivy Residences II and Liberty Resources.

More than \$2.4 million of HOME funds were provided for Housing Assistance and Rental Assistance to 1260 Housing Development Corp., Friends Rehab, Resources for Human Development and PCRC.

More than \$600,000 of HOME funds were provided for general administration during the fiscal period.

BUDGET FOR YEAR 35

Neighborhood-Based Homeownership	\$4,645,000
American Dream Downpayment Initiative	0
Neighborhood-Based Rental	\$7,677,000
Homeless & Special-Needs Housing	\$2,569,000
Administration	\$1,654,000
Total	\$16,545,000

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	This report is for period (mm/dd/yyyy) Starting 7/1/2009	Ending 6/30/2010	Date Submitted (mm/dd/yyyy) 9/30/2010
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Part I Participant Identification

1. Participant Number	2. Participant Name City of Philadelphia Office of Housing and Community Development		
3. Name of Person completing this report Mary Green	4. Phone Number (Include Area Code) 215-683-3002		
5. Address 1234 Market Street, 20th Floor	6. City Philadelphia	7. State PA	8. Zip Code 19107

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	13		2		11
2. Dollar Amount	23,075,232		2,822,504		20,252,728
B. Sub-Contracts					
1. Number	204			55	115
2. Dollar Amount	18,446,743			6,678,143	11,768,600
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	13	0	13		
2. Dollar Amount	23,075,232		23,075,232		
D. Sub-Contracts					
1. Number	204	34	170		
2. Dollar Amounts	18,446,743	1,686,339	16,760,404		

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

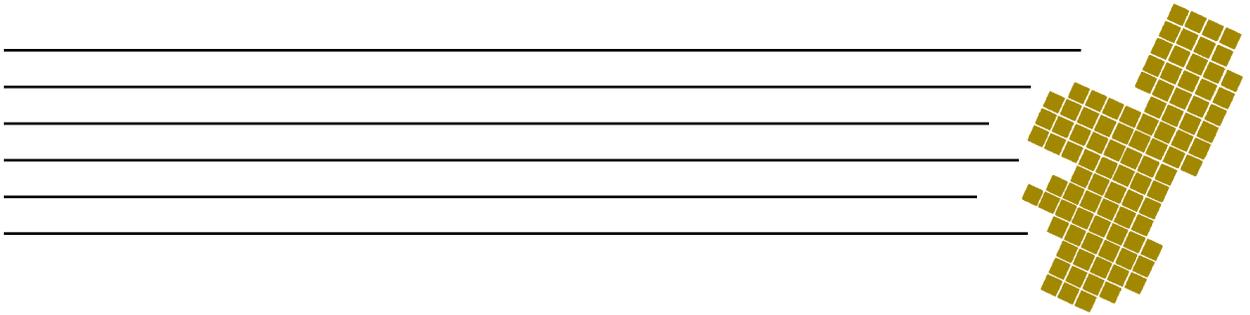
	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	0
2. Businesses Displaced	0	0
3. Nonprofit Organizations Displaced	0	0
4. Households Temporarily Relocated, not Displaced	0	0

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					



Housing Opportunities for Persons With AIDS



FEDERAL HOPWA FUNDS

The Housing Opportunities for Persons With AIDS (HOPWA) program was initiated in FFY '92 to provide housing for low- and moderate-income persons living with HIV/AIDS. Entitlement funding for the program is provided to the largest CDBG community on behalf of each metropolitan region or state based on the number of AIDS cases in the region. The City of Philadelphia was the grantee for the Philadelphia metropolitan region, which included Bucks, Chester, Delaware, Montgomery and Philadelphia counties in Pennsylvania and Burlington, Camden, Gloucester and Salem counties in New Jersey. Beginning in Year 24, HOPWA funds for New Jersey were directed to the State of New Jersey. For HOPWA purposes, the EMA has been limited to Philadelphia, Bucks, Chester, Delaware and Montgomery counties.

HOPWA funding is used to support rental assistance in the form of rent subsidies to those who can live independently, as well as emergency grants to prevent homelessness, for acquisition, rehabilitation and construction for community residences, supportive services associated with housing, operating costs for hospices and boarding homes, housing counseling, information and referral services and development financing for the construction or rehabilitation of housing.

The HOPWA funding formula is based on cumulative AIDS cases reported and on the incidence rate for cases reported in the last year. Philadelphia's HOPWA new entitlement funding for Year 35 was \$8.716 million, an increase of \$664,000 from Year 34.

The HOPWA region for which OHCD administers funding includes Philadelphia, Bucks County, Montgomery County, Delaware County and Chester County. HOPWA funding to the five-county region is allocated based on the region's AIDS caseload compared to the rest of the nation. Philadelphia received \$8.716 million in new HOPWA funding for Year 35 and reprogrammed \$206,000 to budget \$8.922 million for the program year.

Consultation and Coordination

The original HOPWA regulations issued by HUD mandated that the City, as grantee, work closely with the Ryan White CARE Act Planning Council for the region in allocating funding and in designing HOPWA-funded housing programs for persons with AIDS.

While the revised regulations governing the application for the *Consolidated Plan* eliminated this formal requirement, OHCD continued to coordinate with Ryan White CARE Act Planning Council by meeting monthly with the Housing Committee of the Philadelphia HIV Commission, the Ryan White Title I Planning Council for the entire region. In 1995 the Mayor designated the Philadelphia HIV Commission as the Ryan White Title I Planning Council for the region. A new Housing Committee of the commission was appointed jointly by the Health Commissioner and the Housing Director in 1997 and filled the role previously held by The Philadelphia AIDS Consortium's (TPAC) Housing Sub-Committee. In 2000, the City restructured the Ryan White Planning Council and eliminated the Housing Committee as a standing committee. OHCD now appoints an HIV/AIDS Housing Advisory Committee. Through this committee, local government representatives as well as advocates, persons with HIV/AIDS, and service and housing providers meet to advise OHCD on HIV/AIDS housing policy and programs.

Project Sponsor Selection

In 1997, OHCD selected project sponsors through a Request for Proposals for housing counseling, emergency grants and rental assistance. In cooperation with AIDS Activity Coordinating Office (AACO) and TPAC, in Year 25 OHCD centralized the administration of HOPWA-funded and Ryan White-funded emergency grants. The Philadelphia Health Management Corp. was selected by RFP to contract with the City to administer these funds and the program was renamed the Direct Emergency Financial Assistance Program (DEFA). During Year 28, Philadelphia Community Health Alternatives (PCHA) was selected to provide additional rental assistance units. PCHA is now called the Mazonni Center. In

Year 35, OHCD continued to contract with existing project sponsors for emergency grants, rental assistance, operating costs and supportive services and housing counseling activities carried out by suburban providers. Philadelphia agencies providing housing counseling activities for persons with HIV/AIDS were selected as part of a broader housing counseling RFP issued by OHCD in March 2007.

Urgent Needs to be Met

OHCD allocated HOPWA funds to program activities in the five counties of Southeastern Pennsylvania, including Philadelphia. This allocation plan supports the most urgent and immediate housing needs by concentrating on direct housing assistance, including rental assistance vouchers, short-term (emergency) payments to prevent homelessness and direct operating costs for community-based and other residences. Funding is continued for information/referrals (housing counseling) and for supportive services linked to housing services for persons with mental illness and substance-abuse issues. In Year 28, funding was increased for the DEFA program because of increased demand for assistance in paying utility bills. Since 1999, DEFA has been available to persons with HIV as well as to persons with full-blown AIDS.

Private and Public Funding Sources

For most of the housing activities to be funded, there is little other public or private funding available. The Ryan White CARE Act funds case management services which serve as the basic social service system for persons with HIV/AIDS. Ryan White funds in the Philadelphia region have not traditionally been used to provide housing or housing services and regulations severely limit the kind and nature of housing which can be provided. In Years 23 and 24, Philadelphia's CDBG program funded housing counselors at ActionAIDS and at Congreso de Latinos Unidos. Montgomery County's CDBG program has funded a half-time housing counselor through Family Service of Montgomery County and also provides HOME-funded rental vouchers. Gaudenzia House provides drug and alcohol treatment services for clients in its HOPWA-funded rental assistance program. The City's HOPWA-funded rental-assistance program complements its HOME-funded housing voucher program for persons

with AIDS. The City of Philadelphia and Delaware County both utilize HUD's Shelter Plus Care program to provide housing vouchers and supportive services for homeless persons with HIV/AIDS and other special needs. HUD's McKinney Act homeless programs have provided development financing for several AIDS housing ventures in the region. Private foundation fund raising and fund raising by The AIDS Fund support many of the organizations which carry out HOPWA-funded activities.

Goals

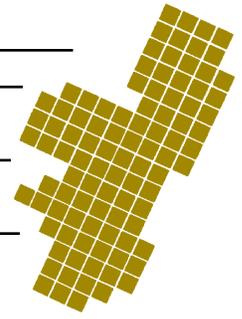
Using Year 35 HOPWA and other funds, the City expected to provide housing for 950 households through short-term payments to prevent homelessness, through tenant-based rental assistance or units provided in HOPWA-funded housing facilities.

BUDGET FOR YEAR 35

Short Term Payments	234,500
Rental Assistance	4,910,800
Operating Costs	381,300
Housing Counseling/Information & Referrals	1,795,320
Supportive Services	792,958
Administration (Project Sponsors)	557,498
Administration (OHCD)	250,000
Total	8,922,376

During Year 35 the HOPWA Program expended \$7.7 million of HOPWA funding. Of this amount, the majority of funds were spent on direct housing services, including rental assistance, emergency grants and operating costs for housing facilities. The remaining funds were spent on information and referral services, including housing counseling, supportive services including mental health, substance abuse treatment, and job training and the administrative costs of OHCD and project sponsors.

Using HOPWA and other funding in FY 2010, 1,346 households affected by AIDS or HIV received direct housing services, including rental assistance, emergency grants, or residence in a HOPWA-funded facility. This contrasts favorably with the Proposed Accomplishments identified in the *Year 35 Consolidated Plan* which states 950 households are to be served.



Emergency Shelter Grant

FEDERAL EMERGENCY SHELTER GRANT FUNDS

A major funding source that supports the City's ability to provide emergency shelter and services to more than 15,000 individuals per year is the federal Emergency Shelter Grant (ESG) Program which is allocated to the City as an entitlement through OHCD. HUD now requires that the City apply for ESG funds through the *Consolidated Plan*. In Year 34, OHCD assigned the administration of ESG funds to the Office of Supportive Housing (OSH) to assist in the funding of operational costs, essential service costs and administrative costs related to the provision of emergency shelter for individuals and families. The proposed use of ESG funds leverages and augments state and local funds used by the City to provide 2,830 year-round shelter beds.

During Year 35 OSH provided care for more than 600 single men each night at two locations, 99 single women at one location and 305 family members at one location. An additional 1,726 persons were provided with shelter care each night with the Supplemental Matching Funds from the City's General Fund.

The Shelter Centers requiring federal fund match are the following:

SELF-Outley House

SELF-Sheila Dennis

Travelers Aid-Kirkbride

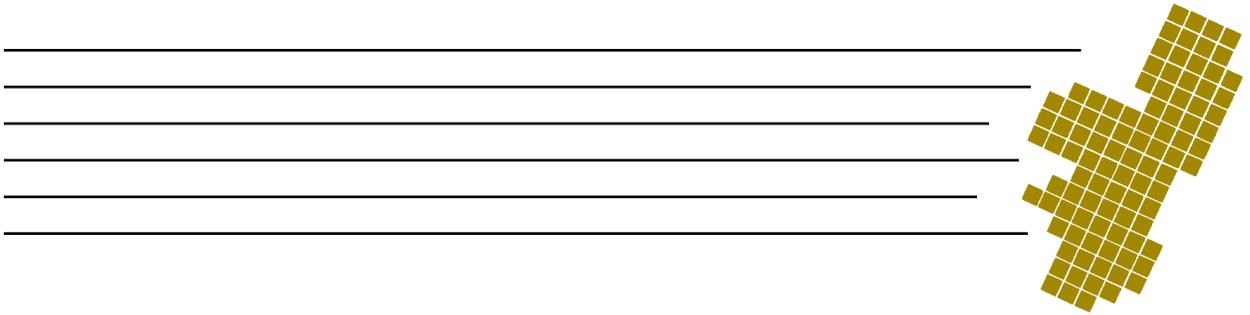
RHD-Ridge

In Year 35, the City received \$2.303 million in ESG funding, \$8,000 less than in Year 34.

FINANCIAL STATUS REPORT		1. FEDERAL AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH REPORT IS SUBMITTED		2. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER		3. DATE OF REPORT	
RECIPIENT ORGANIZATION (Name and complete address, including ZIP code)		U.S. Department of Housing and Urban Development; PHILADELPHIA REGIONAL OFFICE		S-08-MC-42-0001		1	
CITY OF PHILADELPHIA OFFICE OF SUPPORTIVE HOUSING 1401 JFK Blvd, MSB Room 104C PHILADELPHIA, PA 19102		4. EMPLOYER IDENTIFICATION NUMBER 23-6003047		5. RECIPIENT ACCOUNT NUMBER OR IDENTIFYING NUMBER		6. FINAL REPORT	
7. PROJECT GRANT PERIOD (See instructions)		8. PERIOD COVERED BY THIS REPORT		9. FROM (Month, day, year)		10. TO (Month, day, year)	
FROM 7/1/2008 TO 6/30/2010		FROM 7/1/2009 TO 6/30/2010		7. BASIS		8. BASIS	
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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FINANCIAL STATUS REPORT		1. FEDERAL AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH REPORT IS SUBMITTED U.S. Department of Housing and Urban Development; PHILADELPHIA REGIONAL OFFICE		2. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER S-09-MC-42-0001		3. REPORT ACCOUNT NUMBER OR IDENTIFYING NUMBER		4. EMPLOYER IDENTIFICATION NUMBER		5. PERIOD COVERED BY THIS REPORT FROM (Month, day, year) 7/1/2009 TO (Month, day, year) 6/30/2010		6. DATE APPROVED By: 8/30/2010		7. PAGE OF 1		8. FINAL REPORT Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X		9. BASIS CASH <input type="checkbox"/> ACCTUAL <input checked="" type="checkbox"/> X	
3. RECIPIENT ORGANIZATION (Name and complete address, including ZIP code) CITY OF PHILADELPHIA OFFICE OF SUPPORTIVE HOUSING 1401 JFK Blvd, MSB Room 1040 PHILADELPHIA, PA 19102		4. PROJECT/GRANT PERIOD (See instructions) FROM (Month, day, year) 7/1/2009 TO (Month, day, year) 6/30/2011		5. EMPLOYER IDENTIFICATION NUMBER 23-6003047		6. PERIOD COVERED BY THIS REPORT FROM (Month, day, year) 7/1/2009 TO (Month, day, year) 6/30/2010		7. BASIS CASH <input type="checkbox"/> ACCTUAL <input checked="" type="checkbox"/> X		8. DATE APPROVED By: 8/30/2010		9. PAGE OF 1		10. FINAL REPORT Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X		11. BASIS CASH <input type="checkbox"/> ACCTUAL <input checked="" type="checkbox"/> X			
PROGRAMS/FUNCTIONS/ACTIVITIES		(a) Rehabilitation		(b) Homeless Prevention		(c) Essential Services		(d) NA		(e) Operations		(f) Administration		(g) TOTAL					
a. Net outlays previously reported		0		0		0		NA		1,859,359		30,457		\$0					
b. Total outlays this report period		0		0		0		NA		1,859,359		NA		\$457,288					
c. Less: Program income credits		NA		NA		NA		NA		NA		NA		NA					
d. Net outlays this report period (Line b minus line c)		0		0		0		NA		1,859,359		30,457		\$1,889,816					
e. Net outlays to date (Line a plus line b)		0		0		0		NA		1,859,359		30,457		\$457,288					
f. Less: Non-Federal share of outlays		NA		NA		NA		NA		NA		NA		NA					
g. Total Federal share of outlays (Line e minus line f)		NA		NA		NA		NA		1,859,359		30,457		1,889,816					
h. Total unliquidated obligations		0		0		0		NA		0		0		\$0					
i. Less: Non-Federal share of unliquidated obligations shown on line h		NA		NA		NA		NA		NA		NA		NA					
j. Federal share of unliquidated obligations		NA		NA		NA		NA		NA		NA		NA					
k. Total Federal share of outlays and unliquidated obligations		NA		NA		NA		NA		NA		NA		NA					
l. Total cumulative amount of Federal funds authorized		0		0		0		NA		2,181,345		0		\$0					
m. Unliquidated balance of Federal funds		0		0		0		NA		321,986		114,808		\$406,337					
n. TYPE OF RATE		PROVISIONAL		DETERMINED		FINAL		FIXED		13. CERTIFICATION		SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		DATE REPORT SUBMITTED					
1. INDIRECT EXPENSE		[]		[]		[]		[]		I certify to the best of my knowledge and belief that this report is correct and complete and that all outlays and unliquidated obligations are for the purpose set forth in the award documents.		[Signature]		[Date]					
a. BASE		[]		[]		[]		[]		e. FEDERAL SHARE		TYPED OR PRINTED NAME AND TITLE		TELEPHONE (Area code, number and extension)					
d. TOTAL AMOUNT		[]		[]		[]		[]		[]		Michael Nutter, Mayor		[]					

11. REMARKS: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation.



Community Economic Development



COMMUNITY ECONOMIC DEVELOPMENT

BUSINESS ASSISTANCE

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP. (PIDC)

PIDC will provide low-interest, second mortgage financing for business expansion in the city. Combined with private financing, this revolving loan pool contributes to the capital necessary to complete private business expansion that could not occur solely through private financial markets. At least 51 percent of the created and/or retained employment opportunities will be available for low- and moderate-income people. These projects will also retain and expand the retail base to provide retail goods and services to neighborhoods or assist in the prevention or elimination of slums or blight. In addition, PIDC projects will stimulate investment in economic development activity in the City, the generation of tax ratables throughout the City and investment by other lending institutions.

The Mortgage Loan Program provides low interest second mortgage financing for business expansion in the City. Combined with private financing, this revolving loan pool contributes to the necessary capital to complete private business expansion that could not occur through private financial markets.

The Neighborhood Development Fund uses CDBG funds to undertake special activities by a local development corporation in accordance with federal regulations. PIDC-LDC shall provide assistance to private not for profit entities, including but not limited to grants, loans and technical assistance, and other activity necessary or appropriate to carry out economic development projects.

The Small Business Revolving Loan Fund provides loans to assist small businesses in obtaining financing for business expansion and start up. In addition to the Small Business Revolving Loan Fund, other funds shall

be secured from private and public lending agencies to make the project feasible. After financing is approved, PIDC shall assist the firm in effecting the loan draw down to complete their project. Loans range from \$50,000-\$500,000.

The North Philadelphia and the Enterprise Zone Development Loan Program is a special economic development program that provides low-interest funds to businesses located in any of the City's officially designated Enterprise zones: American Street and Hunting Park.

ACCOMPLISHMENTS:**Assistance to For Profits for Job Creation**

Census Tract	Council District	Date Settled	Company	Loan Amount	Project Cost	Jobs to be Created	Available to Low/Mod	Cost per assisted job
4	2	6/30/2009	Independence Coffee	150,000	300,000	5	3	30,000
231	8	7/16/2009	Good Food Market	100,000	263,300	5	3	20,000
257	8	8/11/2009	Medelman	89,000	372,500	2.5	2.5	35,600
4	5	9/29/2009	D. B. Associates	300,000	1,131,601	9	6	33,333
111	4	12/17/2009	MyHouse Cookies	85,000	150,000	3	3	28,333
310	7	11/10/2009	Mediplex Partners	500,000	3,230,473	38	19	13,158
129	1	12/2/2009	Epicure Cafe	75,000	165,000	6	4	12,500
9	1	1/22/2010	CHOPS TOO	150,000	430,000	15	8	10,000
13	2	03/16/2010	Sidecar Grille	100,000	200,000	6	6	16,667
89	3	4/22/2010	Tria W S LLC	200,000	400,000	11	8	18,182
TOTALS				\$1,749,000	\$6,642,874	100.5	62.5	
HUD 108 Loans:								
4	5	11/10/2009	Tower Investments	7,500,000	35,993,850	215	110	34,883
58	2	03/31/2010	O'Neill Properties	3,000,000	214,000,000	239	122	12,552
TOTALS				\$10,500,000	\$249,993,850	454	232	
JOB TOTALS						554.5	294.5	

Loans to businesses that provide goods and services to benefit low- and moderate-income neighborhoods

Census Tract	Council District	Date Settled	Company	Loan Amount	Project Cost	Low/Mod Assisted Persons	Public Benefit Ratio per low/mod person
290	5	7/15/2009	Rene's Arch Day Care	100,000	379,865	34,439	3.28
40	1	8/05/2009	2301 S. 13th Assoc.	120,000	690,000	39,775	3.02
39	2	8/17/2009	Sailor Pretzels	300,000	728,000	33,972	8.83
87	1	11/17/2009	Green Line Cafe	75,000	310,000	20,030	3.74
91	6	11/17/2009	Green Line Cafe	75,000	310,000	22,744	3.30
40	1	2/10/2010	Defino Law Associates	300,000	730,000	40,544	7.40
87	3	6/17/2010	Chestnut Oil Express	150,000	430,000	22,639	6.63
TOTALS				\$1,120,000	\$3,577,865		
GRAND TOTAL ALL LOANS				\$13,369,000	\$260,214,589		

SMALL BUSINESS COMMERCIAL IMPROVEMENT PROGRAM

There were 48 grants for the period totaling \$277,753.

Business Improvement District Assistance

Pennsylvania Horticultural Society (PHS) sub-contracted with seven community groups to undertake an economic development program that will assist in the revitalization of commercial corridors within Philadelphia. Specifically, this program will assist in the cleaning of sidewalks in nine targeted neighborhood commercial corridors by removing trash and debris from the designated areas and will clean the sidewalks, and out to 18 inches in the streets; this area will cover the curb and storm inlets. The crews are equipped with brooms, shovels, and rolling buckets in order to properly complete their tasks. Garbage will be bagged and removed through a cooperative agreement with the Streets Department. Corridor cleaning will take place no less than 2 times a week.

Neighborhood Development Grant Program

JASTECH Development Services completed the first phase development of the Overbrook Environmental Educational Center at 6130-6150 Lancaster Avenue. This public facility will provide access to green technology, and other services, to residents of this low- and moderate-income neighborhood.

Progress Trust Inc. undertook the re-development of the Progress Plaza located in North Philadelphia. The project yielded 250 jobs, of which at least 51 percent were made available to low- and moderate-income persons.

Mt. Airy USA acquired for development Mt. Airy Transit Village located at 823 East Washington Lane. This project will create at least 30 jobs, a majority of which will involve the employment of low- and moderate-income persons.

The Hispanic Association of Contractors & Enterprises completed the development of the Life Center at 3240-64 N. Hancock Street. The public facility will provide much needed services to the elderly in this low- and moderate-income neighborhood.

The Enterprise Center CDC acquired for the development of the Center for Culinary Enterprise, 310 South 48th Street. This project will provide needed goods and services to this low- and moderate-income neighborhood.

Nicetown Community Development Corporation is undertaking a development project, the Nicetown Courts Project. This project will yield 37 units of affordable rental housing combined with 3,900 square feet of commercial space targeted to provide goods and services to the low and moderate income community.

Predevelopment Grants

The following organizations undertook pre-development activities:

- The Allegheny West Foundation was awarded a grant to undertake pre-development activities for the TM Pierce Annex building at 2850-52 North 22nd Street. Activities will include the completion of a business and operations plan, architectural designs, a market study and cost certification.
- Nicetown Community Development Corporation was awarded a grant to support a planning study for the Nicetown Commercial Corridor. This plan will be a comprehensive look at the business corridor, current projects underway, future development opportunities and ways to ensure, residential, business and citywide support.

Planning Grants

The following organization undertook planning activities:

- Archdiocese of Philadelphia Office for Community Development undertook a planning study for Kensington Avenue commercial corridor from York Street to Lehigh Avenue.
- Welcoming Center for New Pennsylvanians was awarded a grant to undertake strategic planning to help create a comprehensive economic development strategy for 52nd Street between Arch and Locust Streets and the surrounding

communities seeking input from its businesses, vendors, residents, constituents and stakeholders. The funding will be used to develop a neighborhood commercial revitalization strategy to ensure the preservation, revitalization, enhancement, and growth of this area. The overall goal will be to create a comprehensive economic development strategy addressing corridor revitalization and blight elimination for the targeted area.

Small Business Technical Assistance

- The Business Center (TBC) provided technical assistance to businesses located in Central Germantown. This assistance is expected to enable businesses to expand and provide additional employment opportunities to residents of this low and moderate-income neighborhood. TBC has provided technical assistance to 32 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons and have created 5 jobs for low- to low-moderate income residents.
- African American Chamber of Commerce (AACC) provided technical assistance services to micro-enterprises in Philadelphia. This technical assistance will primarily benefit low- and moderate-income persons. AACC has provided technical assistance to 31 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons and provided technical assistance to 4 owners of micro-enterprises and persons developing micro-enterprises which provide goods and services to low- to low-moderate income residential neighborhoods.
- The Enterprise Center (TEC) is providing specific technical assistance to businesses on targeted neighborhood commercial corridors in Philadelphia. The technical assistance will lead to enhanced employment opportunities, the majority of which will be available to low- and moderate-income residents of the targeted neighborhood. TEC has assisted 25 owners of micro-enterprises and persons developing micro-enterprises which

provide goods and services to low- to low-moderate income residential neighborhoods.

- The Women's Business Development Center (WBDC) provided technical assistance services to micro-enterprises in Philadelphia. This technical assistance will primarily benefit low- and moderate-income persons. WBDC has assisted 278 owners of micro-enterprises and persons developing micro-enterprises which provide goods and services to low- to low-moderate income residential neighborhoods
- Philadelphia Development Partnership (PDP) will undertake economic development activities to microenterprises. PDP provided technical assistance to 22 owners of micro-enterprises and persons developing micro-enterprises which provide goods and services to low- to low-moderate income residential neighborhoods; provided technical assistance to 26 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons, and created 7 new jobs for low- to low-moderate income residents.
- The Women's Opportunities Resource Center (WORC) will undertake economic development activities to microenterprises to provide technical assistance targeted to disadvantaged small businesses. WORC has assisted 29 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons and has made 25 loans to owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons.

TARGETED NEIGHBORHOOD SUPPORT GRANT ACTIVITIES

Neighborhood based organizations will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents; increase the availability of goods and services and

promote cooperation between businesses, residents and government agencies on issues that effect the quality of life and business climate. Activities were undertaken in the following areas.

Central Germantown Commercial Area

To improve the quality of life, employment opportunities and entrepreneurial opportunities for low-, very low- and moderate-income individuals and neighborhoods, Central Germantown Council (CGC) a community-based development organization (CBDO), shall undertake an economic development program which will assist in the revitalization of the Central Germantown Commercial District. To assist the city in the implementation of its economic strategy, CGC will work in the Central Germantown Commercial District, which serves the Germantown area, a low- to moderate- income neighborhood. At least 51 percent of this area is inhabited by very low-, low- and moderate-income persons. CGC will provide direct assistance to for profit businesses and non-profit organizations which act as key service providers and employers in this area. The principal goals of this program is to enable businesses to remain and expand while providing needed goods, services and employment opportunities for low- and moderate-income residents.

Programs to Assist Businesses

- During the period technical assistance was given to 18 businesses.

West Philadelphia

To assist the city in the implementation of its economic strategy, The Partnership CDC, a CBDO, will work in a target area, a designated low- and moderate-income neighborhood. The target area will incorporate the Market Street core from 40th to 60th Streets. Special attention will be given to key development locations on the 4000 - 4100 blocks of Market Street; 100 North 52nd to 800 South 52nd Streets; and the 5400 - 5500 blocks of Chester Avenue. The Partnership CDC will provide direct assistance to for-profit businesses and non-profit organizations which act as key service providers and employers in these areas. The principal

goals of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

Programs to Assist Businesses

- During the period 64 businesses were given technical assistance.
- Various types of assistance provided to area business associations.

Frankford

The Frankford Community Development Corporation (FCDC), a CBDO, will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate- income residents of the targeted neighborhood. FCDC will work with local businesses, the local business associations, and with the local neighborhood organizations, when appropriate, to aid in the stabilization and revitalization of the targeted low- and moderate-income neighborhood. FCDC will deliver the services and carry out the activities which include strengthening neighborhood commercial corridors through planning and research; 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; strengthening businesses through marketing, technical assistance and financing.

FCDC will work in concert with existing community and retail business associations and retail businesses located in the target area.

Programs to Assist Businesses (FCDC)

- During the period FCDC provided technical assistance to 53 businesses.
- Assistance was given to the business associations.

North Fifth Street and Lehigh Avenue

To assist the city in the implementation of its economic strategy, the Hispanic Association of Contractors and Enterprises (HACE) a CBDO, will work in the Fifth and Lehigh commercial area, a designated low- and moderate-income neighborhood. HACE will provide direct assistance to for-profit businesses and non-profit organizations which act as key service providers and employers in this area. The principal goals of this program are to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

- HACE provided support and assistance to Fifth Street Merchants.

Other assistance provided:

- HACE initiated safer streets through a cleaner streets initiative funded with contributions from business owners.
- HACE continues to work with the El Centro del Oro Business Association.
- HACE is currently working on three community development packages.
- HACE conducted a snap shot survey of properties in their target area and maintained and distributed a hot list.

Programs to Assist Businesses

- HACE provided direct services to 15 of the businesses located in the commercial district.

North 22nd Street and Lehigh Avenue

Allegheny West Foundation (AWF) will undertake economic development activities designed to enhance employment opportunities. The target area is located along the 2600 to 3000 blocks of North 22nd Street. AWF will carry out activities to promote cooperation between businesses, residents and government agencies on issues that affect the quality of life and business climate. AWF will provide direct assistance to for-profit businesses and non-profit organizations which act as key service providers and employers

in this area. The principal goals of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

There were several activities to assist Business Associations:

- AWF worked with the North 22nd Street Merchants Association and governmental agencies to design and implement a uniform streetscape for the area and maintained the cleanliness of the streets.
- AWF continued to expand community outreach programs in the target area around the 22nd Street commercial district. Programs include emergency food distribution programs, and community meetings for youth and adults to plan for expanded services for the area.
- AWF continued to refine the year round youth program to provide community service.
- AWF coordinated the elements of the DCED Main Street and Elm Street programs with the overall economic development efforts.

AWF worked on community development programs and development projects.

- AWF conducted a census of properties in their target area, maintained and sent out updated listing of commercial spaces for lease or rent or purchase.
- AWF is marketing vacant sites to educational institutions in an effort to reduce the high incidence of vacant parcels.

Programs to Assist Businesses

- During the period technical assistance was provided to 24 businesses.
- AWF continued to coordinate efforts to revitalize the area.

Woodland Avenue

Southwest Community Development Corporation (SWCDC) a CBDO, will undertake economic development activities designed to enhance employment opportunities. The primary commercial area is the 6000 through 6300 blocks of Woodland Avenue, a designated low- and moderate-income neighborhood. SWCDC will provide direct assistance to for-profit businesses and non-profit organizations, which act as key service providers and employers in this area. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

- SWCDC provided support and assistance to several neighborhood groups during the period. SWCDC hosted business meetings to disseminate information on available assistance, corridor improvements and continues to advocate for a functional Business Association.
- SWCDC worked with real estate agents, to monitor vacant properties in their target area. Vacant properties are evaluated for potential development then referred to developers and business owners.
- SWCDC is working with PIDC on an economic revitalization plan for area industrial areas.
- To promote safety and security along the corridor, SWCDC worked with the 12th Police District and its Captain and became part of the Woodland Avenue Liquor and Nuisance Task Force.

Programs to Assist Businesses

- There were several activities to assist the Woodland Avenue Revitalization Project board.
- Technical assistance and business assistance provided to 16 businesses.

Fishtown – Kensington

New Kensington Community Development Corporation (NKCDC), a CBDO will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents of this targeted neighborhood. The primary commercial area is the 1200 through 3100 blocks of Frankford Avenue. However, the treatment area will include Frankford Avenue, commencing at Delaware Avenue to Allegheny Avenue, and the unit block through the 300 block of East Girard Avenue. The principal goals of this program are to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

- NKCDC provided support and assistance to several neighborhood groups during the contract year.
- NKCDC held meetings for neighborhood leaders to complete design guidelines for development projects along Frankford Avenue.
- NKCDC completed the development of the Frankford Avenue Arts corridor website.
- Implementation of arts corridor streetscape improvement began with the lighting project.
- NKCDC maintained and sent out updated listing of commercial spaces for lease, rent or purchase.
- NKCDC met with several property owners along Frankford Avenue encouraging mixed-use development.
- NKCDC is working on developing the Frankford Avenue Arts Center.

Programs to Assist Businesses

- During the period NKCDC provided technical assistance to 59 businesses.

Eastern North Philadelphia

The Lighthouse will recruit and refer businesses to the city's delegate agencies for financial assistance, provide business support programs and improve the ability of businesses to locate and expand in Eastern North Philadelphia. The principal goals of this program are to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate- income residents. The Lighthouse will also provide employment placement and training programs.

Programs to Assist Businesses

- During the period the various assistance, workshops and referrals provided to 145 businesses.

Job Resource Center

- 241 job applicants were screened.
- 70 applicants were placed in jobs.
- 78 applicants were screened for job training opportunities.
- 9 applicants were placed in job training and/ or educational enhancement programs.

West Parkside

Parkside Association will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents of the West Parkside Neighborhood. The principal goals of this program are to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

Programs to Assist Businesses

- Business Service Center assisted five businesses for business expansion.
- Assisted two new, start-up businesses.
- Responded to 36 requests.
- 16 businesses joined the Business Association of West Parkside (BAWP); 8 members renewed membership BAWP membership, 24 Business

Association meetings were hosted and several Business Services meetings were attended.

Job Resource Center

- 327 job applicants were recruited.
- 139 applicants were placed in full time job positions.
- 53 applicants were placed in part time job positions.
- 10 applicants were placed in job training and/or educational enhancement programs.

Fairmount

Fairmount CDC will undertake activities designed to improve the quality of life, employment opportunities and retail opportunities for low- and moderate-income individuals in the area generally bound by Fairmount Avenue. The Fairmount Avenue Commercial Corridor is defined as Fairmount Avenue from Broad Street to Pennsylvania Avenue and the Girard Avenue Commercial Corridor is defined as Girard Avenue from North 25th to North 31st Street. Fairmount CDC's service area includes the Girard Avenue Commercial Corridor to the North, the Fairmount Avenue Commercial Corridor to the South, Corinthian Avenue to the East and Fairmount Park to the West

Programs to Assist Businesses

- Fairmount CDC provided technical assistance to 10 businesses.

Fifth Street and Olney Avenue Commercial Area

Korean Community Development Services Center (KCDSC) will assist the City of Philadelphia in the implementation of its Targeted Corridor Management Program which is intended to help revitalize commercial corridors through the City. KCDSC will undertake economic development activities designed to enhance economic opportunities and create a sustainable neighborhood as a clean, safe, attractive and welcoming place that will benefit, low and moderate income residents of the targeted neighborhood. These activities include neighborhood revitalization, programs designed to assist businesses, and community economic development.

Programs to Assist Businesses

- KCDSC provided technical and business assistance to 29 businesses.
- KCDSC assisted in revamping a business association that had been defunct for years.
- KCDSC successfully implemented a targeted façade program.
- KCDSC installed four (4) cameras at busy intersections along the corridor and initiated and supported their use throughout the area. This system has been used on three (3) separate locations to aide the police in gathering evidence.

Kensington Avenue Commercial Corridor

The Archdiocese of Philadelphia Office for Community Development (OCD) will undertake activities to improve the quality of life, employment opportunities and retail opportunities for very low-, low- and moderate-income individuals in its very low-, low- and moderate-income neighborhoods, generally comprised of the 2400-2600 blocks of the Kensington Avenue Commercial Corridor and adjoining residential blocks to the west. The target area for this plan is the Kensington Avenue Commercial Corridor from York Street on the south end to Lehigh Avenue on the north end.

Programs to Assist Businesses

- OCD provided technical assistance to 5 businesses.

Kensington and Allegheny Avenue Commercial Corridor

Impact Community Development Corporation (ICDC) will undertake the activities to improve the quality of life, employment opportunities and retail opportunities for low- and moderate-income individuals in the area generally bounded by Kensington and Allegheny Avenues. The primary target area will incorporate Kensington Avenue from 3000 to 3300 blocks of Kensington Avenue and 700, 800 to 1800 of East Allegheny Avenue that run on either side of the intersection.

Program to assist Businesses

- ICDC provided business assistance to 6 businesses.
- ICDC has implemented a business survey along its targeted corridor which will support the framework for a commercial revitalization plan.

Hunting Park to the Roosevelt Boulevard

Nueva Esperanza Inc. will undertake activities to improve the quality of life, employment opportunities and retail opportunities for low- and moderate-income individuals in the area generally bound by Hunting Park Commercial Corridor. The primary target will incorporate the Hunting Park Commercial Corridor, 4200 to 4700 block of North 5th Street, located between 5th and Hunting Park to 5th and Roosevelt Boulevard.

Programs to Assist Businesses

- Nueva Esperanza Inc. provided business assistance related to façade improvements to 6 businesses.
- Nueva Esperanza Inc. used the Community Design Collaborative to support the effort in getting five of the six businesses support in obtaining façade improvements.

York Street to South Lehigh Avenues

The Archdiocese of Philadelphia Office for Community Development (OCD) will undertake activities to improve the quality of life, employment opportunities and retail opportunities for very low-, low- and moderate-income individuals and its very low-, low- and moderate-income neighborhoods. The target area for this plan is the Kensington Avenue Commercial Corridor from York Street on the south end to Lehigh Avenue on the north end.

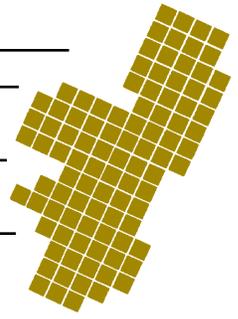
- OCD has been able to provide 11 businesses façade grants by way of City grants or OCD opportunities.
- OCD has begun to meet with financial institutions and technical assistance specialists to address businesses' reluctance in applying for loan opportunities. Workshops for businesses using these groups have created new interest in applying for business loans.

Capacity Building Program

The Local Initiatives Support Corp. (LISC) provided contracted Not-for-Profit Corporations training in developing and administering Comprehensive Corridor Initiatives. This resulted in 12 Not-for-Profit Corporations developing better ways to administer their corridor strategies as well as increasing their capacity related to providing assistance to its corridor businesses and their area residents.

**ECONOMIC STIMULUS PROGRAM -
SECTION 108 LOAN PROGRAM**

Two loans settled during the period. Total loan amount of \$10,500,000.



Financial Summary

FINANCIAL SUMMARY

NAME OF JURISDICTION
CITY OF PHILADELPHIA

FY: JUNE 30, 2009

Assistance Provided By Income Group	Renters		Owners		Total (M)
	Elderly 1 & 2 Member HHS (A)	All Other Households (D)	1st Time Homebuyers with children (G)	Total Homeowners (I)	
1. 0%-30% MFI	1,850	1,043	96	21,782	24,771
2. 31%-50% MFI		366	255	4,594	5,215
3. 51%-80% MFI		64	219	1,972	2,255
4. Total Low-Income	1,850	1,473	570	28,348	32,241

Race	
American Indian and Alaska Native	67
Asian	435
Black or African American and White	21,816
Native Hawaiian and Other Pacific Inlander	113
White	5,807
American Indian and Alaska Native and White	13
Asian and White	0
Black or African American and White	4
American Indian or Alaska Native Black or African American	29
Other Individuals Reporting More Than One Race	3,957
TOTAL	32,241
Ethnicity	
Hispanic or Latino	4,816
Not Hispanic or Latino	27,425
TOTAL	32,241

6510.2 REV-2
Exhibit 3a

FINANCIAL SUMMARY		U.S. Department of Housing and Urban Development	
Grantee Performance Report		Office of Community Planning and Development	
Community Development Block Grant Program		OMB Approval No. 2506-0077 (Exp.3/31/94)	
Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077), Washington, D.C. 20503. Do not send this completed form to either of these addresses.			
1. Name of Grantee City of Philadelphia	2. Grant Number B-09-MC-42-0012	3. Reporting period From 07/01/2009 To 06/30/2010	
Part I: Summary of CDBG Resources			
1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)		\$68,694,606	
2. Entitlement Grant from form HUD-7082		\$52,379,922	
3. Surplus Urban Renewal Funds		\$0	
4. Section 108 Guaranteed Loan Funds (Principal Amount)		\$0	
5. Program Income received by:		Grantee (Column A)	Subrecipient (Column B)
a. Revolving Funds			\$2,709,733
b. Other (Identify below. If more space is needed use an attachment)		\$12,434,213	\$3,063,876
c. Total Program Income (Sum of columns a and b)			\$18,207,822
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)		(\$455,352)	
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6)		\$138,826,999	
Part II: Summary of CDBG Expenditures			
8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A		\$48,273,462	
9. Total expended for Planning & Administration, form HUD-4949.2		\$9,042,386	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)		\$39,231,076	
11. CDBG funds used for section 108 principal & interest payments		\$10,120,730	
12. Total expenditures (line 8 plus line 11)		\$58,394,192	
13. Unexpended balance (line 7 minus line 12)		\$80,432,807	
Part III: Low/Mod Benefit This Reporting Period			
14. Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A		\$27,675,999	
15. Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A		\$11,098,766	
16. Total (line 14 plus line 15)		\$38,774,765	
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		98.84%	
This form may be reproduced on local office copiers previous editions are obsolete. Retain this record for 3 years		Page (1) of (2)	form HUD-4949.3(06/24/93) ref Handbook 6510.2

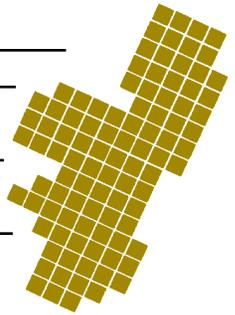
CERTIFICATIONS

During Year 35 the City made no changes in its program objectives and implemented projects and programs included in the *Year 35 Consolidated Plan*.

The City of Philadelphia pursued all resources identified in the *Year 35 Consolidated Plan* including CDBG, HOME, ESG, HOPWA, State DCED and its own Housing Trust Fund, to carry out the programs and projects planned.

The City of Philadelphia supported the efforts made by departments, delegate agencies, non-profit and for profit entities in their applications for funding to state and federal entities and provided certifications of consistency with the *Consolidated Plan* as appropriate. These certifications included Section 202 and Section 811 projects, McKinney Continuum of Care Projects and PHA Initiatives.

The City of Philadelphia has taken no action or willful inaction to hinder the implementation of the *Year 35 Consolidated Plan*.



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