Year 37

Consolidated Plan

Fiscal Year 2012

City of Philadelphia

Office of Housing and
Community Development

Deborah McColloch, Director

An Ordinance

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

The Council of the City of Philadelphia Hereby Ordains:

SECTION 1.

The Director of Housing, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development (HUD) for a Community Development Block Grant (CDBG) in an amount up to forty-six million one hundred eighty-five thousand six hundred fifty-nine dollars ($46,185,659) under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383), as amended, including all understandings and assurances therein. There shall be no minimum percentage requirement of expenditure on economic development for mixed-use projects on or around commercial corridors except as provided in the application provided for in Section 8 hereof.

SECTION 2.

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

SECTION 3.

The provision in the application providing for the use of up to thirty million dollars ($30,000,000) for interim construction financing is approved subject to the provision that the amount of forty-six million one hundred eighty-five thousand six hundred fifty-nine dollars ($46,185,659) contained in the CDBG Application is awarded.

Further, said monies shall only be made available for obligation upon certification by the Director of Finance that unexpended CDBG funds are available for Interim Construction Assistance and that any amounts made available are guaranteed by an irrevocable Letter of Credit or other security acceptable to the Director of Finance. At such time the Director of Finance may authorize amounts to be provided from this appropriation which amounts shall be financed by CDBG revenues. Amounts which are repaid shall be credited as program income to finance Community Development activities.

SECTION 4.

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2010, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XXXIV to Program Year XXXV. Further, any questioned cost items from Program Year XXXIII which are determined by HUD to be ineligible costs shall be transferred to Program Year XXXV, after such costs are removed. Program regulations governing such transferred funds shall be determined by HUD. The Director of Finance shall notify the Clerk of Council periodically concerning Program Year XXXV transfers.

SECTION 5.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to fourteen million five hundred thirty-one thousand thirty-six dollars ($14,531,036) under the HOME Investment Partnership program under Title II of the National Affordable Housing Act of 1990 (P.L. 101-625), to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

SECTION 6.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to seven million three hundred eighty-five thousand one hundred seventy-six dollars ($7,385,176) under the AIDS Housing Opportunity Act (42 U.S.C. 12901) for a Housing Opportunities for Persons with AIDS (HOPWA) grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

SECTION 7.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to three million one hundred fourteen thousand three hundred twenty-nine dollars ($3,114,329) under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, as amended (P.L. 102-550), for an Emergency Shelter Grant (ESG), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

SECTION 8.

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Housing is authorized to file shall be

substantially in the form set forth in Exhibit "A" hereto and known as the Year 37 Consolidated Plan ("Plan"). The Chief Clerk of the Council shall keep copies of Exhibit "A" on file and make them available for inspection and review by the public.

SECTION 9.

The Director of Housing, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under the Act of April 12, 1956, P.L. 1449, as amended, to prevent and eliminate blight in an activity(ies) as identified, determined and authorized by the Year 37 Consolidated Plan for housing and community development purposes in an amount not to exceed nine million dollars ($9,000,000). The Director of Housing is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

SECTION 10.

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

SECTION 11.

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

SECTION 12.

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

SECTION 13.

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

SECTION 14.

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

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INTRODUCTION

Introduction

The *Year 37 Consolidated Plan*, published by the Office of Housing and Community Development (OHCD), is the City's application for federal funds from the U. S. Department of Housing and Urban Development (HUD) for four entitlement programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Shelter Grant (ESG). The *Consolidated Plan* follows the format prescribed by HUD. The City also includes in the *Consolidated Plan* other federal, state and local resources, including the Philadelphia Housing Trust Fund (HTF) and federal Neighborhood Stabilization Program 2 (NSP2) funds, that support housing and community and economic development activities.

OHCD publishes two versions of the *Consolidated Plan* for public review: the *Preliminary Consolidated Plan* and the *Proposed Consolidated Plan*, which is submitted to the Mayor and City Council for consideration. In accordance with the *Citizen Participation Plan*, included in the Appendices of this document, public hearings are held following publication of the *Preliminary Consolidated Plan* and publication of the *Proposed Consolidated Plan*. The *Year 37 Consolidated Plan* represents OHCD's plan and corresponding budget for housing and community development activities in Year 37, fiscal year 2012.

The recently enacted federal fiscal year 2011 budget will have a significant impact on the City's Year 37 (City fiscal year 2012) community, economic and housing development programs. The proposed programs and corresponding budget presented in the *Year 37 Proposed Consolidated Plan* reflect a 16.5 percent reduction in CDBG funds, which is approximately $9 million, and a 11.6 percent reduction in HOME funds, which is approximately $2 million. In addition, the Commonwealth of Pennsylvania is proposing budget reductions, including the elimination of the Housing and Redevelopment Assistance (HRA) funding, which will result in an additional loss of approximately $4 million.

Despite this reduction in resources, the City remains committed to funding its core community, economic and housing development activities described in the *Year 37 Consolidated Plan*.

- housing production (the creation of new housing units through vacant structure rehabilitation or new housing construction);
- housing preservation (the maintenance and upgrading of existing housing stock which is occupied or suitable for occupancy);
- housing activities such as rental assistance and other activities for homeless persons and persons with special needs;
- public and social services, such as housing counseling; employment and training; and
- community economic development programs and services.

OHCD is the lead agency overseeing the development of the *Consolidated Plan*. OHCD is responsible for policy making and planning related to housing and community development activities for the City of Philadelphia. OHCD is also responsible for the organization and administration of the housing budget. OHCD staff administers contracts with public agencies such as the Redevelopment Authority (RDA) of the City of Philadelphia and the Philadelphia Housing Development Corp. (PHDC) as well as with subrecipient nonprofit organizations that conduct planning activities and provide services in support of activities funded under the *Consolidated Plan*. In addition, as the largest CDBG entitlement community in the five-county metropolitan region, OHCD is the grantee and administrator of HOPWA funding for the entire region.

Consolidated Planning Process

OHCD undertakes a planning process that calls for citizen participation to be obtained through public hearings and input to be solicited from relevant City agencies and other organizations providing housing services. A public hearing was held on the *Year 37 Preliminary Consolidated Plan*, and all citizen comments received were considered in developing the *Year 37 Proposed Consolidated Plan*. Public hearings on the *Year 37 Proposed Consolidated Plan* will be held in City Council. The City Council hearing meets the requirements for public review and comment that are outlined in the *Citizen Participation Plan*. The final version of the *Year 37 Consolidated Plan* as adopted by City Council will be submitted to HUD for review and approval.

Citizen Participation

In accordance with 24 CFR Section 91.105, OHCD developed a *Citizen Participation Plan* setting forth the City's policies and procedures for citizen participation. A draft *Citizen Participation Plan* was printed and made available for public comment on April 7, 2000. OHCD received comments on the proposed *Citizen Participation Plan* until May 7, 2000. OHCD reviewed all comments received and adopted a final *Citizen Participation Plan* on May 12, 2000. This plan is included in the Appendix of the *Consolidated Plan*.

Consultation

In accordance with 24 CFR Section 91.100, OHCD consults with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These agencies may include but are not limited to the following:

- AIDS Activity Coordinating Office (AACO)
- Childhood Lead Poisoning Prevention Program (CLPPP)
- Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP)
- Department of Behavioral Health and Intellectual disAbility Services (DBHIDS)
- Department of Human Services (DHS)
- Diana T. Myers & Associates
- Energy Coordinating Agency (ECA)
- Liberty Resources
- Office of Supportive Housing (OSH)
- Pennsylvania Department of Community and Economic Development (DCED)
- Philadelphia Citizens for Children and Youth (PCCY)
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Department of Licenses and Inspections (L&I)
- Philadelphia Department of Public Health (DPH)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Housing Authority (PHA)
- Philadelphia Housing Development Corp. (PHDC)
- Philadelphia Redevelopment Authority (RDA)

These organizations are asked to provide certain data on current and projected housing needs, inventory, services and plans to provide housing and services in the future.

Also, copies of the *Year 37 Preliminary Consolidated Plan* are submitted to housing officials in the jurisdictions adjacent to Philadelphia. These jurisdictions include: Abington, Bensalem, Bristol, Haverford, Lower Merion, Upper Darby, Norristown, Bucks County, Chester County, Delaware County and Montgomery County in Pennsylvania; and Camden, Cherry Hill, Gloucester County and Burlington County in New Jersey.

Contents

According to HUD regulations, the *Consolidated Plan* consists of four required sections: a three- to five-year comprehensive analysis of needs and housing market conditions (the "Housing and Homeless Needs Assessment" and the "Housing Market Analysis"); a three- to five-year strategy for addressing identified housing, homeless and community development needs (the "Strategic Plan"); and an annual description of the specific activities to be undertaken in the upcoming fiscal year to meet identified housing, homeless and community development needs (the "Action Plan" and its associated Budget). Only the "Action Plan" is required to be published every year. In Year 37 OHCD will publish the annual "Action Plan" and its associated Budget and Appendices in the *Year 37 Consolidated Plan*. Key data from the "Housing and Homeless Needs Assessment" and the "Housing Market Analysis" sections as well as information requested by City Council were not published in the *Preliminary Consolidated Plan*, but are included in the *Proposed Consolidated Plan*. Descriptions of each component of the *Year 37 Consolidated Plan* follow:

Housing and Homeless Needs Assessment

A description of the City's housing conditions, affordability and needs, including those of extremely low-, low- and moderate-income persons, the homeless and persons with special needs, including the needs of persons with disabilities and persons with HIV/AIDS in the metropolitan region, and the extent of lead-based paint hazards. This section will not be revised in Year 37 but key data will be made available as an Appendix to the *Consolidated Plan*.

Housing Market Analysis

A description of housing market and inventory conditions; areas of racial and/or low-income concentrations; inventories of public and assisted housing; and inventories of housing and services for the homeless and persons with special needs, including persons with disabilities and persons with HIV/AIDS. This section will not be revised in Year 37 but key data will be made available as an Appendix to the *Consolidated Plan*.

Strategic Plan

A description of the City's three- to five-year strategy for meeting the needs described above, including its approach, goals, objectives and priorities for increasing affordable housing, addressing the needs of the homeless and special-needs populations, reducing lead-based paint hazards, reducing poverty, addressing nonhousing community development needs and improving the coordination of resources. This section will not be revised in Year 37.

Action Plan

A description of the resources expected to be made available and the specific activities that the City intends to carry out in the coming fiscal year to address the needs identified above, the geographic distribution of these activities and the populations to be served, including the homeless and those with special needs.

Budget

The budget to support the Action Plan, including CDBG, HOME, ESG, HOPWA, DCED, HTF, American Recovery and Reinvestment Act (ARRA) funds, other anticipated resources, administrative cost calculations and other required budgetary information.

Appendices

Other documentation required by HUD and Philadelphia City Council as well as additional narrative, maps and other materials.

Copies of the *Plan* are available in selected public libraries, from OHCD's Communications Department and on the Internet at www.phila.gov/ohcd.

The City and The Consolidated 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 leading 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 that 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. OHCD's 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 and 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, families and people with special needs, 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 has established customer service standards and provides appropriate customer redress when standards are not met.

ACTION PLAN

Introduction

The "Action Plan" portion of the *Year 37 Consolidated Plan* documents the activities that the City of Philadelphia proposes to undertake in Year 37 to accomplish the goals and objectives established in the "Strategic Plan." These activities also reflect the City's housing and community development priorities described in the "Strategic Plan." This "Action Plan" includes a program description of the major programs to be carried out in Year 37 and a list of the housing development organizations selected through a competitive process to receive CDBG or HOME funding to develop housing for low- and moderate-income households. The "Action Plan" also outlines the activities to be funded through the Housing Opportunities for Persons With AIDS (HOPWA) program and a budget for the City's housing and community development activities.

Affordable Housing Production

This section of the "Action Plan" describes the City's housing investment strategies that address the housing affordability crisis, produce affordable housing units through rehabilitation and new construction, and promote homeownership as a form of community reinvestment.

Affordable Homeownership Housing

1. Neighborhood-Based Homeownership Housing

The City continues to support the creation of new or rehabilitated housing for homeownership affordable to low- and moderate-income households. In the past, the City has selected neighborhood-based homeownership developments through a Request for Proposals (RFP) or another planning process. In Year 37, the City proposes to support the development of previously identified homeownership projects, including developments selected through the RFPs issued in 2007, 2008, 2009, 2010, and 2011. The units will be developed through neighborhood-based community development corporations (CDCs) and developers who have formed partnerships with neighborhood organizations.

2. New Construction

The construction of new affordable housing for sale to homebuyers is increasingly important in rebuilding neighborhoods in the most blighted areas of Philadelphia. In addition to providing affordable housing, new housing construction at scale can rebuild housing markets and increase value in communities affected by disinvestment and abandonment. New construction can also provide residents with modern amenities including off-street parking and larger lots at lower density.

Affordable Rental Housing

1. Neighborhood-Based Rental Production

In its role as the City of Philadelphia's housing finance agency, RDA has developed a reliable process for delivering CDBG and HOME funds for rental housing production by for profit, nonprofit and CDC developers. Since 1993, most tax-credit-supported rental housing ventures in Philadelphia have been financed through a combination of CDBG- or HOME-development subsidies combined with Low-Income Housing Tax Credits. RDA underwriting staff has developed a close working relationship with counterparts at PHFA, the state agency that administers tax-credit financing allocated to Pennsylvania. Because of this close working relationship and the capability of many developers of Philadelphia affordable-housing ventures, the City has succeeded in receiving substantial awards of tax-credit financing in every funding cycle since 1993.

Financing for the rehabilitation, new construction and preservation of rental projects is provided using CDBG, HOME and HTF funds in accordance with the Rental Project Selection Criteria. Projects are selected through a competitive RFP process. Project financing for rental ventures is usually made available in the form of a long-term, low- or no-interest loan. Financing administered by OHCD through RDA may leverage PHFA PennHOMES funds and Low-Income Housing Tax Credits, and, in some cases, foundation funding.

In order to promote transitional and permanent housing for special-needs populations, projects recommended to receive financing must allocate 20 percent of the developed units for special-needs housing. Also, in order to ensure the most efficient use of funds, OHCD will require any project that does not achieve settlement within six months to undergo a RDA staff review. Following RDA review, OHCD may decide to withdraw project funding, extend its commitment or have a different development entity undertake the construction to ensure project completion.

2. Public Housing Production

The City's housing agencies support the Philadelphia Housing Authority (PHA) in its development efforts in a variety of ways, including the acquisition of property through Act 94 and Urban Renewal condemnation by RDA and participation in planning efforts for PHA development priorities by OHCD. OHCD has supported PHA in the following ways:

- **Schuylkill Falls HOPE VI Development:** In Year 26, OHCD committed up to $1.2 million for the development and construction of 135 multi-family affordable housing units for Phase I of the Schuylkill Falls HOPE VI Development. Phase I was completed and the development is now known as Falls Ridge.
- **Martin Luther King Plaza HOPE VI Development:** In Year 25, OHCD committed to assist in financing the acquisition associated with the Martin Luther King Plaza HOPE VI site. In Year 29, OHCD allocated $200,000 in funding support for this commitment. The City Capital Program provided a total of $3.1 million in FY 2000 and FY 2001 for streets, sidewalks and utilities. In Year 28, OHCD provided $638,500 in prior years' reprogrammed funds for demolition to support this HOPE VI development. In Year 29, OHCD provided $1.012 million in prior years' reprogrammed funds to support demolition and environmental remediation for the final phase of this development.
- **Ludlow HOPE VI Development:** OHCD has made substantial financial commitments to the Ludlow neighborhood through the Ludlow Village homeownership ventures. OHCD's support of Pradera Homes II and Pradera Homes III provided important leveraging for PHA's successful Ludlow HOPE VI application. The City also provided vacant land in Ludlow to PHA for sites for the new construction of homeownership units as part of HOPE VI. The City provided $1.5 million in DCED funds to support the construction of 50 homeownership units. These units are completed.
- **Mill Creek HOPE VI Development**: During Year 27, PHA received a HOPE VI award for revitalization of the area around 46th and Parrish Streets. OHCD supported this effort by assisting with the financing of the St. Ignatius Senior Housing

developments and with Homestart within the West Philadelphia Empowerment Zone. In Year 30, OHCD allocated $400,000 of prior years' CDBG funding for site improvements at Mt. Olivet Village. Mill Creek is now known as Lucien E. Blackwell Homes.

PHA encourages its residents to become more involved in management and to participate in homeownership. The City encourages PHA residents to become homeowners using ADDI or settlement assistance funds.

3. Development Financing for Homeless and Special-Needs Housing

OHCD plans to maintain its commitment to the development of permanent housing for the following Philadelphia residents: the homeless; persons with substance abuse; mentally ill and mentally disabled persons; persons with HIV/AIDS and disabled persons.

During Year 37, OHCD intends to provide development financing to projects selected through a competitive process. An RFP will be issued by OHCD to provide development financing for projects serving special-needs populations.

4. Housing Development Assistance

Provided funds are available, OHCD proposes to continue its support of rental developments that receive other federal funding through the Housing Development Assistance budget. In general, the program provides gap funding for construction activities. For rental developments with commitments of HUD 202 (elderly) or HUD 811 (disabled) financing, the OHCD subsidy is capped at $15,000 per unit, based upon a dollar-for-dollar match of other funds.

5. Mixed-Use Development Program

During Year 36, OHCD and the Commerce Department developed a program to support mixed-use, commercial and residential development on or adjacent to commercial corridors. The program will address the issue of vacant commercial storefronts with potential rental apartments on upper floors. The City will continue this program in Year 37.

The following developments were selected in Year 36 through a competitive Request for Proposals process. All developments include the rehabilitation of mixed-use properties on or adjacent to commercial corridors.

2739-47 North 5th St.

This development will include three commercial units and eight affordable apartments along El Centro de Oro in Fairhill. HACE is the developer.

4622-24 Woodland Ave.

Development will include two commercial properties and two affordable apartments along Woodland Avenue in West Philadelphia. HAS Investment Partners, LP is the developer.

4954 Old York Road

Development will include two commercial properties and two affordable apartments in the Old York Road and North Broad Street commercial corridors in North Philadelphia. Logan CDC is the developer.

6513 and 6614-24 (D) Germantown Ave.

Development will include two commercial units and three affordable apartments on Germantown Avenue in Mount Airy. Mt. Airy USA is the developer.

7612 Ogontz Ave.

Development will include one commercial unit and two affordable apartments in the Ogontz Avenue Commercial Corridor in West Oak Lane. Ogontz Avenue Revitalization Corporation is the developer.

ARRA - Housing Gap Financing

In Year 35, the City allocated $5.75 million in CDBG-R funds to finance affordable housing developments that met CDBG requirements and that could be brought to construction quickly. Several existing projects with funding gaps were identified. The City included the balance of CDBG-R funds for housing developments in the 2009 Affordable Housing Development RFP.

In Year 35, the City received a competitive Neighborhood Stabilization Program 2 (NSP2) award from HUD. These funds, which are budgeted over three years, will support multi-family housing rehabilitation and gap financing for new-construction residential development.

Interim-Construction Financing

In Year 37, OHCD proposes to commit up to $30 million in CDBG funds to provide interim-construction financing to eligible developers who have received a funding commitment. Interim-construction assistance loans, or float loans, are CDBG funds that are borrowed against budgeted but unexpended CDBG activities. Eligible developers may receive float loans at zero-percent interest for up to one year. The amount of the individual loan will be determined by the underwriting standards of the financing agency, as outlined in "Selection Criteria for Rental Projects," "Selection Criteria for Homeownership Projects" and "Selection Criteria for Special-Needs Projects" listed in the "Appendix." All loans will be made for eligible activities in accordance with federal regulations. The savings generated by reducing the construction-financing costs will be used to reduce the development subsidy for each approved venture.

OHCD will also ensure that if the repayment period of a float loan is extended past the prescribed period set by federal regulations, the loan will be identified. OHCD will report it as a new float loan activity, in accordance with federal regulations, in the subsequent *Consolidated Plan* or through an amendment to the existing *Consolidated Plan*. In the event of a float loan default, OHCD will identify the activities from which funds will be reprogrammed.

In Year 29, OHCD implemented an interim-construction financing product in consultation with PHFA and Regional Housing Legal Services. The goal was to reduce the amount of PennHOMES funding required for projects in the Low-Income Housing Tax Credits program. PennHOMES savings realized in the program are made available to finance additional Philadelphia rental ventures. This product was based on the successful City-State Bridge Loan Program last used in Year 25.

The City may also use a float loan to improve the timeliness of payment to developers. In the event of a default on any of these float loans, OHCD will reprogram funds in accordance with the Amendment Policy listed in the "Appendix."

Funding Approach for Housing Production

OHCD selects development ventures for funding through competitive Requests for Proposals (RFPs). These RFPs include homeownership and rental development, special-needs housing and rental developments seeking Low-Income Housing Tax Credits from PHFA. Selected developments are added to the production pipeline. RFPs may also be issued for specific sites which have been assembled by the City and are available for development.

In Year 37, production ventures recommended for CDBG, HOME or HTF funding will be identified by project type (rental, homeownership) and location. The level of funding subsidy is determined by technical staff based on detailed review of these ventures and supporting financial documentation, including applications submitted to PHFA. Review and decision-making will be based on the Rental, Homeownership and Special-Needs Project Criteria published in the "Appendix" of this *Plan*.

Funding is proposed to support activities that represent a continuation of development ventures to which commitments had been made in prior years or that were added to the production pipeline as a result of RFPs.

Year 37 Activities for Established CDCs

In Year 37, OHCD plans to work with the following established CDCs on the activities described. In addition to these activities listed, many CDCs provide housing counseling. The activity summary on the following pages is not intended to represent all Year 37 activities:

ACHIEVEability

- In conjunction with Mt. Carmel CDC, planning for and redevelopment of vacant houses in the vicinity of 58th and Vine Streets.
- Preservation of seven scattered-site rental units known as Cherry Tree Housing, selected through the 2009 Affordable Rental Housing Development RFP.

- Development of Aspen Housing, a 10-unit scattered-site homeownership project, selected through the 2009 Affordable Housing Development RFP.

Allegheny West Foundation

- Development of a nine-unit homeownership development known as Stable Homes for Stable Families. This scattered-site rehabilitation project was selected through the 2008 HTF RFP.
- Construction of the final five properties in Forgotten Blocks III, selected through the 2009 Affordable Housing Development RFP.

Asociación Puertorriqueños en Marcha (APM)

- Completion of 13 energy-efficient homeownership units adjacent to Pradera Homes, known as the Sheridan Street Green Building Initiative. This venture received PHFA Excellence in Design funding and an HTF award in 2007.
- Preservation of a 20-unit rental development known as One APM Plaza. This venture was selected through the 2008 HTF RFP.
- Preservation of Proyecto Escalera and Hogar de Esperanza, two rental developments selected through the 2009 Affordable Housing Development RFP.
- If Low-Income Housing Tax Credits are awarded, construction of 53 affordable rental units as part of a larger mixed-use, transit-oriented development at 900 North 9th Street. This venture was selected through a site-specific RFP and through the 2010 LIHTC RFP.

Community Ventures

- Completion of 44 units of affordable rental senior and family housing on the 1500 block of Poplar and 800 block of North 16th Streets. This development, known as Francisville East, was selected through the 2007 HTF rental RFP.
- Completion of 11 affordable homeownership units at 32nd Street and Cecil B. Moore Avenue. Community Ventures was selected as the developer through an RFP in 2007.

Friends Rehabilitation Program

- Completion of a homeownership venture on 31st Street in Strawberry Mansion. This development received PHFA Neighborhood Revitalization Initiative (NRI) funding in 2008 and an HTF award in 2007.

Hispanic Association of Contractors & Enterprises

- Completion of Lawrence Court I, a 50-unit home-ownership venture on the 3300 block of North Lawrence Street. This development was awarded PHFA Homeownership Choice funds in 2008.
- Participation in the St. Hugh Revitalization Plan, with a goal of rehabilitating vacant structures for homeownership through HRP.
- Development of a 10-unit new-construction home-ownership project located on the 2700 blocks of Howard and Hope Streets. This project was recommended in the Year 29 Homeownership RFP process.
- Completion of repairs at Lehigh Park I and II, an affordable rental venture at 5th Street and Lehigh Avenue.

Impact Services Corp.

- Planning for the reuse of a vacant parcel at 3222-3258 H St. to be made into affordable housing and green space.

New Kensington CDC

- Continued support of Greensgrow, the urban agriculture economic development venture located at 2501-7 E. Cumberland St.
- Development of mixed-income homeownership units on the 400 block of Moyer Street.
- Continued participation in the Elm Street program funded by DCED.

Nicetown CDC

- With Universal Community Homes, completion of Nicetown Court I, a 37-unit new-construction rental development on the 4300 block of Germantown Avenue. This venture received an HTF award in 2007.
- If Low-Income Housing Tax Credits are awarded, development of Nicetown Court II, a 50-unit rental development in the 4400 block of Germantown Avenue, using NSP2 funds. Universal Community

Homes and Pennrose Properties are partners with Nicetown CDC in this venture.

People's Emergency Center CDC

- Completion of Jannie's Place, a special-needs developments that has received commitments of McKinney funds and Low-Income Housing Tax Credits.
- Completion of repairs to 3902 Spring Garden St. using federal HOME funds.
- PEC CDC was selected in Year 30 to participate in the Elm Street and Main Street programs funded by DCED. PEC CDC will focus on the Lancaster Avenue commercial corridor and surrounding residential neighborhoods.

Philadelphia Neighborhood Housing Services

- Continuation of the Model Blocks Program.
- Rehabilitation of vacant structures through HRP.

Project H.O.M.E.

- Rehabilitation of six homeownership units on the 2100 block of N. 28th Street known as Diamond Street Phase VI. This project was selected through the 2009 Affordable Housing Development RFP.
- Preservation of 1515 Fairmount Avenue and Kairos House, 1440 N. Broad Street, two existing residences for formerly homeless persons. These projects were selected through the 2009 Affordable Housing Development RFP.
- If Low-Income Housing Tax Credits are awarded, construction of Fairmount Gardens, a 55-unit affordable rental development located at 1416 Fairmount Avenue.

The Partnership CDC

- Development of 12 units of affordable rental housing on the 100 and 200 blocks of South 60th Street, using PHFA Mixed-Use Facility Financing Initiative (MUFFI) and HOME funds.
- Construction of four units of affordable home-ownership housing on the 4500 block of Sansom Street. This venture received an HTF award in 2007.

Universal Community Homes

- With Nicetown CDC, completion of Nicetown Court, a 37-unit new-construction rental development on the 4300 block of Germantown Avenue. This venture received an HTF award in 2007.
- If Low-Income Housing Tax Credits are awarded, development with Nicetown CDC of Nicetown Court II

Women's Community Revitalization Project

- If Preservation Tax Credits are made available by PHFA, repairs to Johnnie Tillman Homes and Aldofina Villanueva, a total of 77 units of affordable rental housing. This project was selected through the 2010 LIHTC RFP.

Year 37 Activities for Emerging CDCs

Other current CDC activities to be supported by OHCD include the following projects. This list is not inclusive of all CDCs or all CDC activities. In addition to these activities, CDCs may participate in the HRP.

Greater St. Matthew CDC

- Development of affordable and market-rate homeownership housing, using OHCD and M. Night Shyamalan Foundation funding.

Mt. Carmel CDC

- In conjunction with ACHIEVEability, planning for and development of vacant houses and lots in the area of 58th and Vine Streets. Acquisition was completed using NTI bond proceeds.

Phoenix Project CDC

- In conjunction with Resources for Human Development, development of approximately 12 homeownership units for low- and moderate-income people in West Philadelphia.

Tioga United

- Completion of 6 scattered-site homeownership units. This venture received an HTF award in 2007.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
AFFORDABLE HOUSING PRODUCTION								
A. Affordable Homeownership Housing								
1. Neighborhood-Based Homeownership Production		1,133						1,133
2. New Construction Program		997						997
Subtotal: Affordable Homeownership Housing	*0*	*2,130*	*0*	*0*	*0*	*0*	*0*	*2,130*
B. Affordable Rental Housing								
1. Neighborhood-Based Rental Production	699	4,468			3,000			8,167
2. Development Financing for Homeless & Special-Needs Housing		2,500						2,500
3. Housing Development Assistance		1,400						1,400
4. Mixed-Use Development	500							500
Subtotal: Affordable Rental Housing	*1,199*	*8,368*	*0*	*0*	*3,000*	*0*	*0*	*12,567*
C. American Recovery & Reinvestment Act - Housing Gap Financing								
1. NSP2 Housing Gap Financing						8,891		8,891
Subtotal: ARRA - Housing Gap Financing	*0*	*0*	*0*	*0*	*0*	*8,891*	*0*	*8,891*
Total: Affordable Housing Production	**1,199**	**10,498**	**0**	**0**	**3,000**	**8,891**	**0**	**23,588**

Housing Preservation

An important indicator of a real estate market's economic well-being is the physical condition of its housing stock. Many Philadelphia neighborhoods have rental and owner-occupied housing that is beginning to show signs of deterioration. Increasingly, there are vacant houses on blocks with a recent history of stability. A significant portion of the city's elderly live in these areas. The City's housing and neighborhood preservation strategies will seek to stabilize housing markets in decline or stimulate housing markets that are stagnant or in danger of decline. Generally, housing preservation investments take the form of housing counseling services; lowering barriers to purchasing a home for low- and moderate-income households; moderate subsidies to rehabilitate vacant properties; mortgage foreclosure prevention activities; and financial assistance to homeowners to help repair and improve their properties.

The activities described in this section are designed to respond to the Year 37 priority of promoting homeownership and housing preservation.

Housing Counseling

1. First-Time Homebuyers

Settlement Assistance Grants

During Year 28, OHCD ended CDBG funding for settlement assistance grants for first-time low- and moderate-income homebuyers. The implementation of federal Title X lead hazard abatement regulations has mandated that properties receiving federally funded settlement assistance be visually inspected. This inspection requirement, combined with a labor arbitration award and reduced CDBG resources, made it impractical to continue the program. Buyers who had signed agreements of sale by Jan. 17, 2003, were allowed to complete the program.

In Years 29-34, the City supported settlement assistance grants using NTI bond proceeds. In Year 35, the City supported the program using General Funds. In Year 37, OHCD proposes to allocate General Funds to support settlement grant assistance.

American Dream Downpayment Initiative (ADDI)

From Year 30 to Year 34, the City received American Dream Downpayment Initiative (ADDI) funds from HUD. These funds, which were a set-aside within the HOME program, were available for downpayment assistance, including settlement costs, of up to $10,000, up to a maximum of 6 percent of the purchase price of the house.

The City targeted these funds to approved City-sponsored new construction or substantial rehabilitation developments, in particular to mixed-income developments or developments in areas of rapidly escalating home-sale prices. The goal was to increase the affordability of units to low- and moderate-income households while preserving sales prices at the full appraised value.

Assistance was limited to first-time homebuyers with incomes less than 80 percent of area median income. Beneficiaries received prepurchase counseling from OHCD-approved housing counseling agencies. In order to meet the HUD requirement of targeted outreach to residents of public housing and other families assisted by public housing, each developer using ADDI funds detailed and followed an outreach plan targeted to these persons as part of the marketing plan. Marketing plans were reviewed and approved in advance by OHCD to ensure compliance with this federal requirement. The City will spend the remaining ADDI funds in Year 37.

2. Housing Counseling and Foreclosure Prevention

Neighborhood and Citywide Housing Counseling

OHCD plans to support neighborhood-based and citywide organizations offering housing counseling services to low- and moderate-income people. OHCD-funded services provided by these agencies include mortgage counseling, default and delinquency counseling, tenant support and housing consumer

education. OHCD supports a wide range of housing counseling services, including those to people with specialized needs. OHCD issued a Request for Proposals for housing counseling agencies to be funded in Year 36 and following housing counseling agencies were funded in Year 36, and as long as contractual and programmatic requirements are met, will be funded in Year 37:

- Affordable Housing Center of PA
- Asociación Puertorriqueños en Marcha
- Carroll Park Community Council
- Ceiba, Inc.
- Center in the Park
- Congreso de Latinos Unidos
- Consumer Credit Counseling Service
- Diversified Community Services
- Hispanic Association of Contractors & Enterprises
- Housing Association of Delaware Valley
- Intercommunity Action, Inc.
- Intercultural Family Services
- Korean Community Development Services Center
- Liberty Resources
- Mt. Airy USA
- New Kensington CDC
- Northwest Counseling Service
- Philadelphia Council for Community Advancement
- Philadelphia Senior Center
- Southwest CDC
- Tenant Union Representative Network (Pennsylvania Community Real Estate Corporation)
- The Partnership CDC
- Unemployment Information Center
- United Communities Southeast Philadelphia
- Urban League of Philadelphia
- West Oak Lane CDC

This funding also includes resources made available from the Residential Mortgage Foreclosure Prevention Program described below.

Residential Mortgage Foreclosure Prevention

In Year 37, OHCD proposes to support activities aimed at preventing mortgage foreclosures and property vacancies. The subprime lending and credit crisis has led many homeowners to face rising mortgage payments that may lead to the loss of their homes. OHCD has long supported mortgage default and delinquency counseling through its network of housing counseling agencies, and vacancy prevention through the HomeSMART (Start Managing Assets, Repairs and Titles) program.

In April 2008, the City initiated the Residential Mortgage Foreclosure Prevention Program (Diversion Program), an innovative program that offers homeowners who are facing foreclosure the opportunity to meet with their lenders in order to negotiate an alternative to foreclosure. Under the auspices of the Philadelphia Court of Common Pleas, more than 11,000 homeowners have participated in a special court hearing where proposals to cure the mortgage default are negotiated between the lender's attorney and the homeowner, with assistance from a City-funded housing counselor. City-funded legal assistance or *pro bono* attorneys are also available to assist the homeowner if necessary. This program is a partnership between the City of Philadelphia and its subrecipient agencies, the Philadelphia Court of Common Pleas, lenders and housing advocates.

In Year 37, using CDBG resources, OHCD proposes to continue expanded housing counseling activities carried out by housing counseling agencies to provide additional mortgage foreclosure prevention efforts, including default and delinquency counseling. Many housing counselors have relationships with mortgage lenders and are well-positioned to negotiate loan work-outs. In addition, housing counseling agencies work with homeowners to obtain Homeowner Emergency Mortgage Assistance Program (HEMAP)

assistance from PHFA, or, if necessary, appeal initial HEMAP refusals.

Community Legal Services

In Year 37, OHCD proposes to support Community Legal Services (CLS) to expand mortgage foreclosure legal services to low-income homeowners facing foreclosure. CLS attorney/paralegal teams will help homeowners with recently filed foreclosure lawsuits to negotiate with lenders to modify mortgage loan terms to preserve homeownership or will represent the homeowner to defend foreclosure, as appropriate.

SaveYourHomePhilly Hotline

As part of the City's mortgage foreclosure prevention and anti-predatory loan programs, the City supports a centralized telephone hotline service, SaveYourHomePhilly (215-334-HOME). Trained operators evaluate callers' needs and make appointments with housing counselors or make other referrals. In Year 37, the City proposes to support this activity with CDBG funds. Philadelphia Legal Assistance will manage the SaveYourHomePhilly hotline.

Training Activities

In Year 36, the City issued a Request For Proposals to provide training and technical assistance to OHCD-funded housing counselors in the areas of mortgage default and delinquency and anti-predatory lending counseling. Northwest Counseling Services was selected. OHCD expects to continue to support Northwest Counseling Services for this activity in Year 37.

3. Vacancy Prevention Activities

Tangled Title Fund

In Years 25 and 26, OHCD supported the vacancy prevention activities of the Vacancy Prevention Committee of the Philadelphia Partners in Home-ownership. One-half of the houses in Philadelphia are owned by people over 55 and data collected by the Boettner Center of Financial Gerontology of the University of Pennsylvania show that 45 percent of older people have not made plans to either sell or transfer the titles to their homes. Thus, over the next 15-20 years, nearly half the houses in the city are at risk of abandonment as no plans have been made for their maintenance or ultimate disposition. Known as the HomeSMART Program, the vacancy prevention activities included a training program for housing counselors and senior-service providers to help older homeowners understand the value of estate planning, how it can benefit them and their communities, and the establishment of a "tangled title" fund to help resolve title problems that prevent occupants from obtaining loans and grants for repairs or the smooth transfer of title to the residence.

In Year 27, OHCD supported the HomeSMART Program through the expenditure of the remaining balance of funds allocated in prior years. In Year 27, the eligibility for the tangled title funds was expanded to include all ages, not just seniors, and the maximum grant increased to $2,000. Although the concept of vacancy prevention has been expanded, it still includes and emphasizes issues and information pertaining to the elderly. HomeSMART is offered to households earning up to 50 percent of area median income. OHCD continued to support the HomeSMART program in Years 28-36 and proposes to continue support in Year 37.

Anti-Predatory Loan Products

In Year 27, OHCD initiated a program to combat predatory lending and help stabilize neighborhoods. Predatory lending practices include charging exorbitant fees and interest rates and persuading homeowners to incur mortgage debt in excess of their needs or ability to pay. The anti-predatory lending initiative includes housing counseling specifically targeted to help consumers recognize and avoid predatory lending practices, credit counseling and helping victims of predatory lending refinance at conventional market rates. Anti-predatory lending programs are targeted to low- and moderate-income homeowners.

In FY 2003, using NTI bond proceeds, the City created anti-predatory loan products (PHIL-Plus and Mini-PHIL) to help homeowners refinance existing loans or access loans with reasonable credit terms. In FY 2006 and FY 2009, the City allocated NTI bond

proceeds to continue the operation of these programs. In FY 2010, CDBG resources were allocated for these programs. OHCD proposes to support these programs in Year 37 using CDBG resources.

4. Earned Income Tax Credit (EITC)

Since Year 30, OHCD has supported financial literacy counseling by the Campaign for Working Families. This program helps low-income families access the federal earned-income tax credit. It is managed by the Urban Affairs Coalition.

Emergency Repairs, Weatherization and Housing Preservation

Basic systems repairs and weatherization activities are grant-assistance programs that have been combined into a two-tier service delivery structure administered by PHDC. The Weatherization Assistance Program provides an energy audit that guides a combination of services designed to lower energy consumption. The Tier I services of the Basic Systems Repair Program (BSRP) consist of the Emergency Repair Hotline Program and Emergency Heater Hotline. These programs give PHDC an emergency response capability through which qualified preapproved contractors are assigned to complete needed basic systems repairs or replacements requiring relatively low expenditures of grant funds. Tier II provides additional funding for cases that require higher levels of rehabilitation.

Because demand for these programs is great, OHCD supports the commitment to keep these programs open year-round. In Year 29 the funding for Tier I was reduced because the City did not receive full funding from the state. Despite this reduction, the program remained open year-round. During Year 26, the Title X rule on lead-based paint hazards was implemented. At this juncture, PHDC and OHCD review every Basic Systems Repair case for potential disruption of painted surfaces. Written exemptions, as allowed in Section 35.115 of Title X, are being utilized to forego lead-removal processes. The BSRP work is proclaimed as "emergency actions immediately necessary to safeguard against imminent danger."

In Year 37, OHCD will continue to comply with the Title X regulations. Following are summaries of funding levels and program requirements for each tier.

1. Emergency Repair Hotline Program and Emergency Heater Hotline

PHDC has maintained an Emergency Repair Hotline Program to maximize housing assistance funds provided to the City and to accelerate the response to plumbing, electrical and roofing emergencies of low-income homeowners. This Tier I service, designed to serve as an early intervention system, supported emergency repairs at a cost of up to $4,500 per property to eligible low-income homeowners. Current costs for Tier I service average $3,600 per property. Due to the anticipated elimination of state Housing and Redevelopment Assistance funds, OHCD will not be able to support this program in Year 37.

OHCD plans to allocate funds for the Emergency Heater Hotline, a Tier I program aimed at eliminating the heating problems of low-income people. This program provides heater repairs capped at $2,000 per property for eligible homeowners/occupants. The program is carried out by the Energy Coordinating Agency (ECA) under contract to PHDC. Current costs for Emergency Heater Hotline assistance average $280 per property.

To be eligible for service under either hotline program, a household's income may not exceed 150 percent of the federal poverty income guidelines (see Appendix).

This Tier I hotline, as well as referrals from the Weatherization Assistance Program, together serve as an intake mechanism for all of the housing preservation programs administered by PHDC. Callers to the hotlines whose houses are found to require a level of rehabilitation exceeding Tier I are automatically referred to the Tier II program described as follows.

2. Weatherization Assistance Program and Basic Systems Repair Program

To make the most efficient use of housing assistance funding, the City proposes the continued linkage of the Weatherization Assistance Program funded by DCED and BSRP funded by CDBG. To the extent possible, these programs work in concert to provide homeowner rehabilitation assistance. BSRP Tier II was expanded in Year 32 to address repairs such as rebuilding chimneys, relining chimney flues and replacing windows, which addresses energy-related issues. This expansion is part of the City's effort to address the energy crisis by supporting weatherization and related repairs for low-income households.

To be eligible for service under BSRP, a household's income may not exceed 150 percent of the federal poverty guidelines.

To be eligible for service under Weatherization, a household's income may not exceed 60 percent of state median income.

The Weatherization Assistance Program provides the eligible household with an energy audit that utilizes the technology of a "blower door" to determine air leaks in the building. The results of the audit determine the type of assistance needed to reduce energy consumption. The types of service that may be provided under Weatherization include: air-sealing measures, such as weatherstripping, caulking and repair of primary windows and doors; wrapping of hot water heaters, heating pipes and ducts; sealing basement openings, crawlspaces and chaseways; insulating and air-sealing of the roof area; repair and efficiency modifications to central heating systems; electrical load reduction measures; and in-home energy education. Eligible households whose properties meet DCED guidelines for property suitability may receive weatherization assistance of up to $6,500 per property. During Year 35, PHDC received additional funding for an expanded Weatherization Program from the Commonwealth of Pennsylvania. These funds, available over three years, were made available through ARRA. Weatherization assistance is available to homeowners and renters, but BSRP services are only available to homeowners.

In the Tier II category of BSRP, an eligible homeowner may receive up to $17,500 of rehabilitation assistance through BSRP. Typical Tier II repairs include heating system replacement, plumbing drainage system replacement, water service replacement, wiring, roof replacement and structural systems repair (floors, walls, etc.). Eligible homeowners receiving Tier II services may also receive weatherization assistance. Currently, the average cost for Tier II services is $10,200 per property.

During Year 35, the City considered making changes to BSRP Tier II to place liens against properties receiving assistance. The repayment of liens would not be required unless the property is sold to a non-household member under certain terms and conditions. Income from lien repayments would be used to support additional home-repair grants through BSRP. These proposed changes are still under review.

In Year 31, the City allocated HTF funds to a Targeted Housing Preservation Program (THPP) to support home repairs, including facade and systems repair. These repairs may be targeted around existing or new developments or in specific neighborhoods and will be carried out by community-based organizations such as CDCs. In Year 32, OHCD issued a Request For Proposals for a Program Administrator to implement THPP and PHDC was selected. CDCs or community organizations submit proposed packages of houses to be preserved, negotiate with contractors and assist homeowners in carrying out the program. This program began in Year 34.

3. SHARP Home Repair Program

OHCD plans to continue its support of the Senior Housing Assistance Repair Program (SHARP) sponsored by the Philadelphia Corporation for Aging. SHARP provides essential repairs averaging $2,020 per property to the homes of residents who are 60 or older.

4. Utility Emergency Services Fund

OHCD also plans to continue to support the work of the Utility Emergency Services Fund (UESF) to address utility emergencies. UESF provides grants to low-income families who have utility arrearages and are in danger of having utility services discontinued.

5. Energy Coordinating Agency

OHCD proposes to continue to support the work of the Energy Coordinating Agency (ECA) in organizing government, utility and community weatherization and fuel assistance services to low-income Philadelphians. ECA sponsors community-based Neighborhood Energy Centers to provide direct services as well as information and referral to low-income community residents.

Home Equity Financing and Rehabilitation Assistance

1. Homeownership Rehabilitation Program

The Homeownership Rehabilitation Program (HRP) provides financing for the acquisition and rehabilitation of vacant houses requiring moderate rehabilitation for sale to low- and moderate-income first-time homebuyers. Financing is provided through a combination of private debt and CDBG or HTF subsidy. Homebuyers are required to finance 100 percent of the after-rehabilitation value of the property and to participate in a program of prepurchase housing counseling. A subsidy averaging up to $50,000 per property in each development package is provided. In certain cases, the subsidy may be deepened as needed to match on a dollar-for-dollar basis any corporate or foundation grant funds, contributed developer fees and/or Title I funds brought to the financing package by the developer CDC. Identification of appropriate properties, financial packaging and development is carried out by the participating CDC or private developer that earns a developer's fee. HRP is now administered by PHDC. In Year 37, HRP will be supported with prior year's funding.

2. Philadelphia Home Improvement Loan (PHIL) program

The PHIL program administers home-improvement loans of up to $25,000 at below-market rates. Interest rate and loan amount depend on the applicant's income level and the level of rehabilitation to be completed.

3. Philadelphia Neighborhood Housing Services (PNHS) Program

OHCD plans to continue to support the PNHS program that provides neighborhood revitalization services including home-improvement loans, first-home purchase mortgages, community-improvement grants and loans, and neighborhood planning, community organizing and housing development services to its Full Service Neighborhoods: Cobbs Creek and Morris Park.

PNHS maintains ties to the Fern Rock-Ogontz-Belfield and Overbrook neighborhoods as Self-Reliant Neighborhoods, offering technical assistance, housing development services and home-improvement loans.

To assist existing homeowners whose properties need rehabilitation and improvement, PNHS provides home-improvement loans of up to $30,000 for up to 20 years at below-market interest rates. Under the Community Improvement Program, homeowners and PNHS jointly contribute funding to support the cost of improvements/repairs to steps and sidewalks, retaining walls and porches.

In addition, landscaping, weatherization, exterior paint and trees may be provided under this program. PNHS is a self-help program that has succeeded in leveraging 100 percent of CDBG program dollars through homeowner reinvestment in loans and community improvements co-pays and through private subsidies and sale proceeds of vacant-property rehabilitation projects.

OHCD plans to support the Model Blocks Program in Year 37. PNHS provides exterior improvements to owner-occupied houses in specific neighborhoods with active CDCs. Exterior treatments may include brick-cleaning, painting and front aluminum siding; energy-conservation treatments of new windows, doors and roofs; porch additions, railings, lamp posts and flower barrels. The subsidy is matched with PNHS loan funds or homeowner

payments. To reinforce affordable housing development, OHCD proposes to continue to support supplemental community improvement programs in neighborhoods targeted by PNHS in Year 37.

4. Impact Services Building Materials Exchange Program

OHCD plans to maintain the funding of this program that provides tools and building materials to low- and moderate-income people. The Building Materials Exchange will generate $160,000 of CDBG program income for $123,000 of CDBG investment in Year 37.

5. Neighborhood Stabilization Program

In 2008, OHCD was awarded $16.8 million in Neighborhood Stabilization Program funds as a formula grant from HUD using appropriation authority from the Housing and Economic Recovery Act of 2008. The City's approved proposal was a substantial amendment to the *Year 34 Consolidated Plan*. These funds, known as Neighborhood Stabilization Program 1 (NSP1) funds, are being used to:

- acquire, rehabilitate and sell to income-qualified households, single-family properties that have been foreclosed upon;
- acquire, rehabilitate and sell to income-qualified households, multi-family properties that have been foreclosed upon; and
- develop vacant land as affordable housing.

At least 25 percent of these funds must be used to benefit households with incomes of up to 50 percent of area median income. At least 80 percent of the funds must be spent in specific zip codes. The City also received $3.75 million in NSP1 funds from the Commonwealth of Pennsylvania to support the acquisition, rehabilitation and residential reuse of single and multi-family foreclosed-upon housing. The City budgeted $12 million in Year 36 for this program. Some program income will be available in Year 37 to continue the program at a reduced level.

In 2010, OHCD was awarded $43.9 million in Neighborhood Stabilization 2 funds (NSP2) from HUD through a competitive application process. It is anticipated that these funds will be spent over three years. The City's original application for $58.75 million and the modification it submitted to HUD for the $43.9 million that was awarded were printed in the "Appendix" to the *Year 36 Consolidated Plan*.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
HOUSING PRESERVATION								
A. Housing Counseling								
1. First-Time Homebuyers								
- Settlement Assistance Grants							100	100
2. Housing Counseling & Foreclosure Prevention								
- Neighborhood & Citywide Housing Counseling	3,432		300					3,732
- Residential Mortgage Foreclosure Prevention	700							700
- Community Legal Services	350							350
- SaveYourHomePhilly Hotline	570							570
- Training Activities	65							65
3. Vacancy Prevention Activities								
- Tangled Title Fund	50						30	80
- Anti-Predatory Loan Products	60							60
4. UAC - Earned Income Tax Credit (EITC)	48							48
Subtotal: Housing Counseling	*5,275*	*0*	*300*	*0*	*0*	*0*	*130*	*5,705*
B. Emergency Repairs, Preservation, Weatherization								
1. Heater Hotline - PHDC/ECA					1,000			1,000
2. Weatherization & Basic Systems Repair Program								
- Tier 2	10,321							10,321
3. Weatherization (DCED to PHDC)				2,341				2,341
4. SHARP Home Repair Program	325							325
5. Utility Emergency Services Fund	1,275							1,275
6. Energy Coordinating Agency	669							669
Subtotal: Emergency Repairs, Preservation, Weatherization	*12,590*	*0*	*0*	*2,341*	*1,000*	*0*	*0*	*15,931*
C. Home Equity Financing & Rehab Assistance								
1. PHIL Loans							4,000	4,000
2. Neighborhood Housing Services - Loan Program	257							257
3. Impact Services Building Materials Program	123							123
4. Neighborhood Stabilization Program 2						4,279		4,279
Subtotal: Home Equity Financing & Rehab Assistance	*380*	*0*	*0*	*0*	*0*	*4,279*	*4,000*	*8,659*
Total: Housing Preservation	**18,245**	**0**	**300**	**2,341**	**1,000**	**4,279**	**4,130**	**30,295**

Homeless and Special-Needs Housing

The activities described in this section are designed to respond to the Year 37 objective of developing and providing more permanent and transitional housing for homeless people and other low-income people with specialized housing and service needs. Year 37 resources combine housing development with service delivery and rental assistance. This section also describes the expenditures of Housing Opportunities for Persons With AIDS (HOPWA) funds and Emergency Shelter Grant (ESG) funds.

The City of Philadelphia's overall strategy for meeting priority homeless needs is guided by the seven goals in "Creating Homes, Strengthening Communities, and Improving Systems: Philadelphia's Ten-Year Plan to End Homelessness." These goals are:

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. Support families and individuals to promote long-term independence and prevent their return to homelessness.

To achieve Goal 1 of the Ten-Year Plan, the City aims to create 6,500 new homeless and special-needs housing opportunities between 2008-2013:

- Create 4,500 short and long term rental subsidies; and
- Create 2,000 units of permanent supportive housing.

As of July 2010, the City had created 2,361 new housing opportunities:

- 1,500 City of Philadelphia and Philadelphia Housing Authority Partnership Housing Opportunities.
- 305 Rapid Rehousing Opportunities through the Homelessness Prevention and Rapid Rehousing Program (HPRP).
- 306 Homeless Housing Development and Leasing Units (McKinney-Vento funded units).
- 210 HUD-Veterans Affairs Supportive Housing (HUD-VASH) voucher opportunities.
- 40 Housing Trust Fund Rental Assistance Program opportunities.

In addition, the City of Philadelphia established the following goals for Year 37 in its 2010 application for McKinney-Vento funding:

- Create 110 new permanent supportive housing beds for chronically homeless individuals.
- Exceed the national goal for the percentage of participants remaining in McKinney-Vento funded permanent supportive housing programs for at least six months by 8 percentage points (national goal: 77 percent; Philadelphia goal: 85 percent).
- Meet the national goal for the percentage of participants in McKinney-Vento funded programs who are employed at program exit (national goal: 20 percent).
- Exceed the national goal for the percentage of participants in McKinney-Vento funded transitional housing programs moving to permanent housing by 11 percentage points (national goal: 65 percent; Philadelphia goal: 76 percent).
- Decrease the number of homeless households with children residing in emergency and transitional housing (on the night of the annual homeless point in time count) from 996 to 975.

Emergency Shelter Grant Financing

The mission of the Office of Supportive Housing (OSH) is to plan for and assist individuals and families to move toward independent living and self-sufficiency and includes assessments, emergency housing and relocation, and transitional and permanent housing and services. OSH administers emergency housing and related supportive service funding available to the City. A major funding source is the federal Emergency Shelter Grant (ESG) Program, which is allocated to the City as an entitlement program through OHCD.

In Year 37, OHCD will continue to assign the administration of ESG funds, under a Memorandum of Understanding, to OSH to assist in the funding of operational costs, essential service costs and administrative costs related to the provision of emergency housing for homeless individuals and families. This funding leverages and augments state and local funds used by the City to provide 2,684 year-round emergency housing beds.

Every three years OSH issues a new competitive Request for Proposals to select nonprofit organizations to provide emergency housing and related services and determines what components will be funded by ESG and other sources. Selection criteria include agency capacity, experience and track record; budget; quality of case management and supportive services; facility consistency with local building and health codes; experiences providing services to persons with behavioral health issues; ability to provide services quickly; and quality of linkages to community service agencies, professionals and housing opportunities. OSH's contract provisions allow for the department to renew contracts for up to three years with existing providers if they are providing satisfactory service. During the term of the contract, OSH monitors the performance. If the contractor does not meet acceptable standards of service provisions and is not able to adhere to a corrective action plan, the contract may be terminated.

In Year 37, the City will provide General Fund resources to meet the required match requirement for the ESG Program.

Housing Assistance/ Mental Health

OHCD plans to continue its commitment to respond to the need for assisted housing for persons with mental illness. During Year 37, OHCD plans to allocate funding for the provision of rental assistance for persons receiving supportive services under programs administered by the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). The supportive services provided include psychiatric treatment, case management, socialization, recreation and residential support to this targeted population.

Rental Assistance to the Homeless

In Year 37, OHCD plans to continue its support of the Philadelphia Transitional Housing Program, which provides housing counseling, case management and rental assistance to homeless persons to promote self-sufficiency. Also, in Year 37 OHCD plans to continue to provide rental assistance to persons with HIV/AIDS.

The City has determined that homeless persons and persons with HIV/AIDS have unmet housing needs and that the provision of rental assistance under the HOME program will narrow the gaps in benefits and services received by these persons. Local market conditions that informed this determination were outlined in the "Housing and Homeless Needs Assessment" and "Housing Market Analysis" sections of the *Year 33 Consolidated Plan*.

During Year 32, OHCD transferred responsibility for the oversight of the competitively awarded federal Shelter Plus Care (S+C) Program to OSH. S+C provides rental assistance, through contracts with various nonprofit organizations, to homeless persons/ households with histories of mental illness, substance abuse or persons with AIDS. Within the Philadelphia

Continuum of Care, there are 33 programs that receive S+C funding for a total of 891 housing units. Matching funds are provided by the Department of Behavioral Health and Intellectual disAbility Services, Department of Human Services, and the AIDS Activities Coordinating Office.

In Year 32, using HTF funds, OHCD initiated a rental assistance program aimed at helping 40 formerly homeless households with children living in transitional housing to maintain stable housing for up to three additional years after their transitional housing ended. OHCD issued an RFP for a housing provider to manage this program, which was implemented in 2007. OHCD supported the rental assistance program in Year 34, Year 35 and Year 36 using Housing Trust Fund (HTF) resources. As of November 2010, the following outcomes had been achieved by the 40 participating families:

- 85 percent (34) of the families remained stably housed: one purchased a home, 12 have moved into a private market or Section 8 unit and 21 remained in the program.
- More than 50 percent of the households had increased their incomes from the start of the program.
- 76 percent of the heads of household were employed with an average salary of $10.62 per hour.

In Year 34, HTF funds were allocated to Pathways to Housing to provide housing support to 125 chronically homeless individuals through the Housing First model. This approach targets hard-to-engage mentally ill homeless men and women who have long histories of living on the streets. Individuals are engaged on the street by outreach teams and assisted with moving directly to privately-owned, leased housing in the community. An Assertive Community Treatment Team provides intensive support to help the person live independently. The first person housed in the program moved into his apartment in late October 2008; in November 2010, 118 individuals were in housing. Comparing individuals 12 months prior to admission with 12 months after admission:

- Shelter episodes decreased by 88 percent.
- Crisis Response Center episodes decreased by 71 percent.
- Mental Health Court episodes decreased by 11 percent.
- Community Behavioral Health hospitalization (acute mental health hospitalization, either voluntary or not) decreased by 70 percent.
- Philadelphia Prison System episodes decreased by 50 percent.

Additional rental assistance opportunities for individuals and families experiencing homelessness have also been realized through a renewed partnership between the Philadelphia Housing Authority (PHA) and the City of Philadelphia. Since May 2008, PHA has committed 900 units for families under the Blueprint/ Good Neighbors Make Good Neighborhoods Program and 600 Housing Choice Vouchers for single individuals.

Homelessness Prevention

Homelessness Prevention and Rapid Rehousing

The City of Philadelphia received over $23 million from the American Recovery and Reinvestment Act in 2009 for Homelessness Prevention and Rapid Rehousing (HPRP) activities over a three year period. Funding is intended to serve households renting units in the community and those residing in emergency and transitional housing facilities. HPRP monies are used to provide the financial assistance that a household needs to maintain their current housing or to help households that are currently homeless transition into permanent housing.

The HPRP program finances four categories of time-limited activities: homelessness prevention, rapid rehousing, housing retention, and emergency relocation services. Homelessness prevention services include housing stabilization and cash assistance (for rent, utilities, and security deposits) to help resolve a housing crisis and prevent homelessness. Rapid rehousing provides housing stabilization and cash assistance (for rent, security deposit, utility deposits,

payments or arrearages) to move homeless households living in emergency or transitional housing back into private market housing. Since October 2009, the HPRP program has provided more than 7 million dollars of financial assistance to 4,429 households and moved 1,500 households from emergency or transitional housing into permanent housing.

Housing Retention

Since Year 31, HTF resources have supported the Housing Retention Program. Housing retention services include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and prevent households from losing their homes and becoming homeless. Since October 2009, 455 households have received $711,096 in mortgage assistance.

Emergency Assistance and Response Unit

Emergency assistance and response activities encompass relocation and/or emergency housing assistance for victims of natural disasters such as fires, gas explosions, collapsed buildings and weather-related crises and for residents of units declared unfit or unsafe. To date, the program has used HPRP monies to assist 378 households with $548,842 in financial assistance.

Housing Opportunities for Persons With Aids (Hopwa)

The HOPWA region for which OHCD administers funding includes Philadelphia County, Bucks County, Chester County, Delaware County and Montgomery County. HOPWA funding to the five-county region is allocated based on the region's AIDS caseload compared to the rest of the nation.

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 continues to coordinate with Ryan White CARE Act Planning Council by meeting every other month with the Housing Committee of the Philadelphia HIV Commission, the Ryan White Title I Planning Council, for the entire region which was designated in 1995 as the Ryan White Title I Planning Council for the region. 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 the original project sponsors through an RFP for housing counseling, emergency grants and rental assistance. In Year 37, OHCD intends to continue to contract in suburban counties with existing project sponsors for emergency grants, existing rental assistance vouchers, operating costs, supportive services and housing counseling activities. 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.

OHCD issued a Request for Proposals for a provider or a provider to administer approximately 40 additional HOPWA-funded rental assistance vouchers in Year 35. These vouchers are now in use.

Urgent Needs to be Met

OHCD proposes to allocate HOPWA funds to program activities in the five counties of Southeastern Pennsylvania, including Philadelphia, as described on the following page. 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. 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 that 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 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 fundraising and fundraising by The AIDS Fund support many of the organizations that carry out HOPWA-funded activities.

Goals

Using Year 37 HOPWA funds, the City expects to provide housing for 950 households through short-term payments to prevent homelessness, through tenant-based rental assistance and through units provided in HOPWA-funded housing facilities.

Additional HOPWA funding received in Year 35 allowed for 40 new rental assistance slots to be created. Additional HOPWA funding received in Year 36 allowed for approximately 65 new rental assistance vouchers to be created. In Year 36, prior year reprogrammed HOPWA resources were committed to rental assistance to support approximately 20 existing residents of Marlton Court. Marlton Court was developed with an internal rent reserve to allow for rents affordable to very low-income persons with HIV or AIDS. This reserve is depleted. HOPWA rental assistance will allow existing residents to remain at Marlton Court.

Adaptive Modifications Program for Persons With Disabilities

OHCD plans to maintain as a priority increasing housing accessibility for disabled people using additional state funding. The Adaptive Modifications Program is available for homeowner-occupied and renter-occupied homes that need to be made accessible for people with disabilities. This program received NTI bond proceeds, state DCED, CDBG and HTF funds in Years 31-36. The City proposes to continue funding the Adaptive Modifications Program in Year 37.

Technical Assistance and Planning

Due to the reduction in federal resources, OHCD will not be able to fund technical assistance and planning efforts in Year 37 to support homeless and special-needs housing initiatives.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
HOMELESS & SPECIAL-NEEDS HOUSING								
A. Emergency Shelter Grant	50						2,241	2,291
B. Housing Assistance - MH/MR		330						330
C. Rental Assistance/Homeless	200	2,259	510					2,969
D. HOPWA			8,128					8,128
E. Adaptive Modifications Program					1,355			1,355
F. Homelessness Prevention Program					595			595
G. Homelessness Prevention & Rapid Rehousing Services						7,162		7,162
TOTAL: HOMELESS & SPECIAL-NEEDS HOUSING	**250**	**2,589**	**8,638**	**0**	**1,950**	**7,162**	**2,241**	**22,830**

HOPWA Budget Detail
CDBG Year 37 (FY 2012)

HOPWA Eligibility Category	Rental Assistance*	Short Term Payments & Emergency Grants	Operating Costs	Information Referrals & Housing Counseling	Supportive Services	Subtotal Program Costs	Sponsor's Admin. Costs	Contract Total
ActionAIDS	$278,018			$292,282		$570,700	$42,000	$612,300
ActionAIDS (Job Training)					$60,500	$60,500	$4,500	$65,000
Calcutta House			$227,850			$227,850	$17,150	$245,000
Catholic Social Services					$305,000	$305,000	$18,000	$323,000
CO-MHAR	$487,200				$358,660	$845,860	$40,770	$886,630
Congreso	$625,000			$157,535		$782,535	$51,465	$834,000
Delaware County	$520,000		$15,500	$175,000		$710,500	$47,000	$757,500
Family Service Association of Bucks Co.	$320,300			$52,500		$372,800	$25,200	$398,000
Family Service of Chester Co.	$128,500			$20,300		$148,800	$11,200	$160,000
Family Services of Montgomery Co	$78,000			$25,000		$103,000	$7,000	$110,000
Gaudenzia	$115,100					$115,100	$8,400	$123,500
Keystone House			$153,450			$153,450	$11,550	$165,000
Mazzoni Center	$910,000			$231,520		$1,141,520	$80,000	$1,221,520
Non-Profit Housing Development Corp. (High St. Manor)	$108,000				$80,815	$188,815	$10,000	$198,815
PCRC/TURN	$1,900,000			$583,000		$2,483,000	$170,000	$2,653,000
Philadelphia Health Management Corp. (AACO)				$144,000		$144,000	$10,000	$154,000
Philadelphia Health Management Corp. (DEFA)		$56,000		$26,000		$82,000	$6,000	$88,000
HQS Training							$8,000	$8,000
OHCD Administration Costs							$222,000	$222,000
Grand Total	**$5,470,118**	**$56,000**	**$396,800**	**$1,707,137**	**$804,975**	**$8,435,430**	**$790,235**	**$9,225,265**

*Includes Permanent Housing Placement

Employment and Training

Employment, contracting and purchasing on OHCD-funded construction and economic development projects are governed by both local and federal requirements. The City's Neighborhood Benefit Strategy, implemented by Council Bill # 9910563, requires project sponsors to return half the economic value of housing production, preservation and economic development activities to the local community through employment, contracting and purchasing. Federal Section 3 guidelines require that 30 percent of all construction and construction-related new hires be residents of the local area where the project occurs. In Year 37, OHCD will continue to make equal opportunitty and employment and training for local residents an integral part of its program. OHCD will also continue to issue periodic reports highlighting accomplishments and opportunities in these areas.

Community Development Network

Because of the reduction in CDBG funding in Year 29, OHCD ended its support of a housing-employment-training network through neighborhood-based training and employment opportunities. With implementation of the Workforce Investment Act and the Greater Philadelphia Works Program, OHCD continued to coordinate the activities with other public and private resources that move people from welfare to work. The Philadelphia Workforce Development Corp. (PWDC) offers employment and training programs. In Year 37, OHCD proposes to fund only those employment and training activities ineligible for PWDC support.

Due to the reduction in federal resources, OHCD will not be able to support the Communities in Schools program in Year 37.

OHCD proposes to provide support to ActionAIDS for its Positive Action Program. This program is a return-to-work program for people living with HIV and AIDS. It will be funded in part through PWDC. The HOPWA funds will be used to serve persons who are ineligible for the PWDC program.

YouthBuild Philadelphia

YouthBuild involves high school dropouts between the ages of 18 and 21 in a program that enables them to complete their academic education and learn job skills by rehabilitating housing in their communities for low-income occupancy. The program is comprehensive with a strong emphasis on leadership development, decision-making and involvement in community issues. Components of the program include counseling, peer support groups, driver's education, cultural and recreational events and job placement. OHCD's support for YouthBuild is for construction activities that are ineligible for PWDC funding.

Over the past several years, OHCD has provided development subsidies for YouthBuild activities in Point Breeze, Southwest Center City, Ludlow, Germantown, Allegheny West and North Central Philadelphia. In Year 37, OHCD proposes to continue to support the YouthBuild Philadelphia program with operating support and development subsidies provided on a project-by-project basis through the Neighborhood-Based Homeownership or Rental Production budgets. YouthBuild also receives operating support from HUD.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
EMPLOYMENT & TRAINING								
A. Employment/Training Network								
1. ActionAIDS			65					65
B. YouthBuild Philadelphia	502							502
TOTAL: EMPLOYMENT & TRAINING	**502**	**0**	**65**	**0**	**0**	**0**	**0**	**567**

Vacant Land Management and Community Improvements

Before investment can take root and growth can occur, certain impediments must be removed. In the case of neighborhood development, one of the greatest impediments is blight in all its forms—vacant buildings, trash-strewn vacant lots, abandoned autos, litter, graffiti and dangerous street trees. Blight undermines a community's quality of life by depressing property values and creating a perception that an area is unsafe and unclean. Because the presence of blight is crucial to business and family location decisions, the City must eradicate it to revitalize Philadelphia neighborhoods successfully.

Using CDBG, bond financing, City General Funds and City Capital funding, a substantial investment has been made in acquisition, demolition and environmental clearance, site improvements, community gardening and other community improvement activities. In Year 37, OHCD proposes to continue successful programs in community gardening and open space management.

In Year 35, the City proposed to establish an Acquisition Loan Fund using City General Fund resources. The purpose of the fund was to provide financing for acquisitions initiated using Qualified Redevelopment Bonds but which cannot be conveyed to a redeveloper for fair market value. General Fund resources are not available.

Management of Vacant Land

In the case of open spaces and vacant lots, the focus of the City's efforts will be to establish a comprehensive land management system that includes keeping vacant lots reasonably free of debris; open space planning; neighborhood greening projects to stabilize vacant lots; and education and technical assistance support for community stewards of vacant land.

1. Environmental Clearance

In Year 37, OHCD proposes to allocate CDBG funds for environmental clearance and soil remediation for sites proposed for housing development activity.

2. Pennsylvania Horticultural Society and Philadelphia Green

While essential, surface cleaning is insufficient to transform urban vacant land into community assets. Without additional treatments, soon after lots are cleaned, illegal dumping recreates the previous trash-strewn conditions. Working with the Pennsylvania Horticultural Society (PHS), the City will break this cycle of cleaning and deterioration through its "Green City Strategy." The Green City Strategy is a partnership among City agencies, community residents, organizations and businesses to:

1. conduct basic housekeeping of all vacant lots;
2. "clean and green" select vacant lots;
3. landscape community gateways and key lots;
4. plant street trees;
5. improve municipal parks and public spaces; and
6. plan open spaces.

In Year 30, a consulting firm hired by PHS and the City made recommendations for a long-term vacant land maintenance plan. In addition, a study released by the University of Pennsylvania showed a direct relationship between greening and increased real estate values. In January 2005, the William Penn Foundation awarded a two-year, $2-million grant to PHS for greening and community organizing efforts. Several corporations pledged support for park improvements and commercial corridor projects. Private supporters include: Citizens Bank, which has supported improvements in 10 neighborhoods from Vernon Park in Germantown to Jefferson Square and Wharton Square Parks in South Philadelphia; and Moon Nurseries, which donated labor and materials to green a traffic island on Ogontz Avenue in West Oak Lane. Federal grants totaling approximately $550,000 supported vacant land maintenance and tree planting in Year 30. Additional federal grants totaling $376,000

and City funds supported the work in Year 31. The City invested more than $20 million from its Operating Budget in Years 29 through 36. In Year 37, the City proposes to support PHS' vacant land management with both CDBG and General Fund resources.

In addition, OHCD will use CDBG resources to support activities related to planning, maintenance and improvement of open spaces in low- and moderate-income neighborhoods in a number of ways. OHCD proposes to maintain support for PHS' Philadelphia Green program. This program provides technical assistance and gardening supplies for organized community gardeners. In 2005, the City received a grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR) to prepare a comprehensive parks, recreation and open space plan, known as GreenPlan Philadelphia: The City's Blueprint for Sustainable Open Space. In Years 31 and 33, OHCD supported GreenPlan Philadelphia by providing CDBG resources to PHS for community outreach and neighborhood-based planning activities.

3. Neighborhood Gardens Association

In Year 37, OHCD proposes to support the Neighborhood Gardens Association with funds to be matched dollar-for-dollar by private funding sources for the installation of watering systems and other physical improvements at land-trust garden sites in low- and moderate-income neighborhoods.

4. New Kensington Open Space Management Program

In the past, OHCD supported the New Kensington Open Space Management Program through the Philadelphia Green program. New Kensington's efforts have included comprehensive planning and greening of Frankford Avenue; creation and maintenance of gardens throughout the New Kensington neighborhood; the development of a Garden Center at Frankford and Berks Street to provide educational and gardening materials for community residents; and implementation of a sideyard program. Under the sideyard program, OHCD committed CDBG funding to acquire scattered vacant lots in the New Kensington/Fishtown Urban Renewal Area neighborhood for conveyance to adjacent homeowners interested in developing these properties as gardens, yards or parking areas. Due to the reduction in federal resources, OHCD will not be able to support New Kensington CDC's Open Space Management Program.

5. Vacant Land Strategy Planning

The City of Philadelphia has approximately 40,000 vacant parcels, a combination of vacant structures and vacant lots. Only 31 percent of those parcels are in public ownership. In Year 35, the City began work imagining a new model for addressing vacancy, with the goal of creating a unified system of tax foreclosure, maintenance and effective marketing for land reuse. In Year 36 the RDA and PACDC published their findings in the report *Vacant Land Management in Philadelphia*.

Site and Community Improvements

In Year 28, a total of $6.845 million was allocated in the City's FY 2003 Capital Program to support site improvements and infrastructure associated with housing activities. Of this amount, $1 million was allocated to support site improvements in the Cecil B. Moore Homeownership Zone. This amount repaid $1 million in City Capital Funds previously allocated to this project, which were returned to the City Capital Program in FY 2002. This allocation of $1 million completed the City's match requirement pledged to the project in its proposal to HUD for Homeownership Zone funding.

A total of $3.5 million in City Capital Funds was allocated to support the redevelopment of Richard Allen Homes by the Philadelphia Housing Authority (PHA). This investment funded infrastructure improvements to support the construction of 178 new units adjacent to the Poplar Nehemiah homeownership development.

City Capital Funds of $2.145 million were allocated for streets and underground utilities for the Schuylkill Falls HOPE VI development. This funding allocation completed the City's Capital commitment to the project.

The City Capital Program also allocated $200,000 to support site improvements for Ludlow Village V/ Pradera Homes III homeownership development of 22 new-construction houses on the 1500 blocks of North Franklin and North 8th Streets. This development was completed. Because of reduced resources available in the City's Capital Program, no City Capital funds were proposed for OHCD- or PHA-supported housing development in FY 2008, FY 2009, FY 2010 or FY 2011.

To reinforce affordable housing development, OHCD proposes to utilize prior years' funding to support supplemental community improvement programs in neighborhoods targeted by PNHS in Year 37.

In Year 37, OHCD proposes to use CDBG resources to continue to support the Child Care Facilities Fund administered by the Non-Profit Finance Fund. The Fund makes capital improvements to help facilities meet licensing and building code requirements and provides technical assistance. In Year 35, the Child Care Facilities Fund used prior year City resources. The City previously supported the Child Care Facilities Fund with CDBG and General Fund resources.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
VACANT LAND MANAGEMENT & COMMUNITY IMPROVEMENTS								
A. Management of Vacant Land								
1. Environmental Clearance	100							100
2. Philadelphia Green Community Program	400							400
3. PHS Vacant Land Management	500						2,390	2,890
4. Neighborhood Gardens Association	25							25
Subtotal: Management of Vacant Land	*1,025*	*0*	*0*	*0*	*0*	*0*	*2,390*	*3,415*
B. Site & Community Improvements								
1 PNHS Community Improvements	150							150
2. Child Care Facilities Fund	543							543
Subtotal: Site & Community Improvements	*693*	*0*	*0*	*0*	*0*	*0*	*0*	*693*
Total: Vacant Land Management & Community Improvements	**1,718**	**0**	**0**	**0**	**0**	**0**	**2,390**	**4,108**

Community Economic Development

The activities described in this section are designed to respond to the Year 37 objective of creating economic opportunity by assisting businesses; revitalizing neighborhood commercial areas; eliminating blight in targeted neighborhoods; enhancing community-based development projects; stabilizing and expanding the City's employment base; and expanding workforce development programs. These activities are consistent with the City of Philadelphia's Strategic Plan and align with the Jobs and Economic Development core service area. The Commerce Department will manage these activities.

In Year 37, the City will fund community economic development services in three broad categories: business assistance; targeted neighborhood commercial area assistance; and community-based organization project assistance.

In addition to City agencies and smaller nonprofit organizations, the Philadelphia Industrial Development Corp. (PIDC) is a key partner in the implementation of this plan, especially through its provision of business assistance. PIDC lending and related services will create low- and moderate-income employment opportunities (at least 51 percent of the created and/or retained employment opportunities will be available for low- and moderate-income people) and will assist in the prevention or elimination of blight. In addition, PIDC projects will stimulate investment in economic activity in the city, the generation of tax ratables throughout the city and investment by other lending institutions. PIDC generally operates on a citywide basis except where programs are specifically designed to serve targeted areas.

The Commerce Department's ReStore Philadelphia Corridors (ReStore) initiative will continue to be a major component of the City's Targeted Neighborhood Commercial Area (TCNA) strategy and will serve as the framework for commercial corridor assistance in Year 37.

The goal of ReStore is to revitalize neighborhood commercial corridors and shopping areas and re-establish their historic roles as central places to shop, to work and to meet neighbors. To achieve this goal, ReStore has adopted the following strategies:

- focus planning and data analysis on strengthening corridors;
- align and leverage resources;
- make neighborhood commercial corridors more welcoming places;
- develop systems to attract and retain businesses on corridors; and
- support effective corridor management organizations.

Corridors located in low- and moderate-income areas of the city will receive assistance that increases their ability to participate in the market and bring quality goods and services to local residents. Businesses on corridors will receive services designed to help them prosper and serve as job-creating engines for their communities. Community development corporations (CDCs), Main Street groups, Business Improvement Districts (BIDs), business associations and other nonprofit organizations will help deliver and manage these business and corridor services.

As part of the targeted neighborhood commercial area strategy, community-based organization assistance will support CDCs, Main Street groups, business associations and other nonprofit organizations that help deliver and manage business assistance and corridor services, as well as those that perform economic development activities in Targeted Neighborhood Commercial Areas (TNCAs).

Business Assistance

The City proposes to implement the following programs, designed to provide direct financial and technical assistance to businesses, on a citywide basis. Where feasible, these programs will support the Commerce Department's ReStore strategies by providing such services to targeted neighborhood-based commercial corridors in low- and moderate-income neighborhoods.

1. PIDC Business Loan Programs

PIDC will provide several business lending products, including Growth Loans, Small Business Loans and Gap Financing. The Growth Loan product is 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 realized through these loans will be available for low- and moderate-income people.

PIDC's Small Business Loan product will provide financing for small business start-up and expansion. PIDC will assist small businesses in obtaining financing for expansion and start-up, working capital and real estate acquisition for business uses.

PIDC's Gap Financing provides low-interest second mortgages to businesses for capital improvements for projects that have secured other funding but that have a financing gap that prevents the project from moving forward without additional funding.

In addition, PIDC-assisted business projects will retain and expand the retail base to provide goods and services to neighborhoods or assist in the prevention or elimination of slums or blight. PIDC projects will stimulate investment in economic activity in the city, the generation of tax ratables throughout the city and investment by other lending institutions.

2. Section 108 Loan Program

The City will implement the Section 108 Loan Program to expand the capacity for commercial and industrial lending and to assist potential downtown development. It is anticipated that $20 million of Section 108 funding will be applied for during Year 37. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs for residents of Philadelphia, especially those with low and moderate incomes, to stimulate private investment to expand retail goods and services in the neighborhoods, to eliminate blight and to generate tax ratables for the City. Under the Section 108 Loan Program, the City is allowed to borrow funds against its future CDBG entitlement receipts. Although this activity is expected to be self-sustaining (as private developer debt service payments repay the City for Section 108 loan obligations), future CDBG entitlement receipts and other security offered by the City are used to guarantee all Section 108 loans. Any use of future CDBG funds for this purpose will reduce CDBG funds allocated to economic development activities in an equal amount for the years affected.

3. Technical Assistance to Micro Businesses

The Commerce Department and various nonprofit partners will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the city's low- and moderate-income neighborhoods or to businesses that create employment opportunities for low- and moderate-income people. The City will contract with several nonprofit organizations to provide technical assistance to new and existing micro businesses. The types of technical assistance may include, but not be limited to: developing detailed business plans; preparing financial projections for business operations; merchandising; advertising; planning for controlled growth; credit assessments; pre-loan counseling; loan packaging; providing assistance for management and

organization structure; assisting in procurement; and designing and implementing system controls tailored to the needs of the client firm. There will be increased coordination between these activities and neighborhood commercial area assistance.

The City proposes to support technical assistance services to new and existing micro businesses by funding the following organizations:

- The Enterprise Center, technical assistance services, up to $100,000.
- Entrepreneur Works, technical assistance and loan services, up to $150,000.
- Financial and Technical Assistance Center, technical assistance and loan services, up to $100,000.
- Welcoming Center for New Pennsylvanians, technical assistance services, up to $125,000.
- Women's Business Development Center, technical assistance and loan services, up to $150,000.
- Women's Opportunity Resource Center, technical assistance services, up to $100,000.

The assistance provided will primarily benefit low- and moderate-income persons.

4. Mixed-Use Development Program

During Year 36, OHCD and the Commerce Department developed a program to support mixed-use, commercial and residential development on or adjacent to commercial corridors. The program will address the issue of vacant commercial storefronts with potential rental apartments on upper floors. The City will continue this program in Year 37.

The following developments were selected in Year 36 through a competitive Request for Proposal process. All developments include the rehabilitation of mixed-use properties on or adjacent to commercial corridors.

2739-47 North 5th St.

This development will include three commercial units and eight affordable apartments along El Centro de Oro in Fairhill. HACE is the developer.

4622-24 Woodland Ave.

Development will include two commercial properties and two affordable apartments along Woodland Avenue in West Philadelphia. HAS Investment Partners, LP is the developer.

4954 Old York Road

Development will include two commercial properties and two affordable apartments in the Old York Road and North Broad Street commercial corridors in North Philadelphia. Logan CDC is the developer.

6513 and 6614-24 (D) Germantown Ave.

Development will include two commercial units and three affordable apartments along Germantown Avenue in Mount Airy. Mt. Airy USA is the developer.

7612 Ogontz Ave.

Development will include one commercial unit and two affordable apartments in the Ogontz Avenue Commercial Corridor in West Oak Lane. Ogontz Avenue Revitalization Corporation is the developer.

Targeted Neighborhood Commercial Area Assistance

The City proposes to implement a number of programs in TNCAs (see "Appendix") and other commercial areas in low- and moderate-income communities. Some of these programs will provide assistance to businesses and Community-Based Organizations (CBOs) located in these areas, especially those working on targeted commercial corridors. Other programs will directly eliminate blight and revitalize commercial areas while leveraging public and private investments, such as federal Empowerment Zone funds, BID assessments and private commercial development.

City investments and services to specific TNCAs will vary depending upon the size of organization, existence of plans, capacity of local CDCs or other neighborhood-based organizations and feasibility and proximity to other public and private investments.

The City will coordinate CDBG resources with other City funds, state and other federal resources to achieve the greatest impact on targeted corridors.

1. Storefront Improvement Program and Targeted Block Façades

The City will use CDBG funds and other funds to make grants to businesses located in TNCAs. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around TNCAs, or as deemed appropriate to the City's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.

2. Targeted Corridor Revitalization Management Program

The City proposes to undertake Targeted Corridor Revitalization Management Program (TCMP) activities in support of ReStore. The range of activities under TCMP will include, but not be limited to:

- 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; and
- strengthening businesses through marketing, technical assistance and financing.

These activities will be carried out primarily by Community-Based Development Organizations (CBDOs) working in TNCAs. The specific activities that will be carried out by each group will be based upon the ReStore strategy and determined by a work plan developed by the CBDO in conjunction with the City. The amount of funding that will be made available will be based upon the work plan.

The City will support 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. As appropriate, the organization will work with local businesses, the local business association, the special services district, and with other local neighborhood organizations to aid in the stabilization and revitalization of the targeted low- and moderate-income neighborhood. The work will be targeted on the commercial corridors as listed below by each organization.

- The Partnership CDC, 60th Street from Arch Street to Spruce Street, up to $75,000.
- Frankford CDC, Frankford Avenue from Church Street to Bridge Street and the surrounding business area, up to $75,000.
- Allegheny West Foundation, Lehigh Avenue from Broad Street to North 29th Street, North 22nd Street from Lehigh Avenue to Hunting Park Avenue, Hunting Park Avenue from Ridge Avenue to North 22nd Street, and Allegheny Avenue from Ridge Avenue to Broad Street, up to $75,000.
- Hispanic Association of Contractors and Enterprises, North 5th Street from Huntingdon Street to Allegheny Avenue, up to $75,000.
- Korean Community Development Services Center, North 5th Street from Somerville Avenue to Godfrey Avenue, and one block east and west of North 5th Street on Tabor Road, Olney Avenue, Chew Avenue, Grange Avenue, Nedro Avenue, and Champlost Street, up to $75,000.
- New Kensington CDC, Frankford Avenue from Delaware Avenue to Allegheny Avenue, Girard Avenue from Front Street to I-95, and Allegheny Avenue from Aramingo Avenue to Richmond Street, up to $75,000.

- Peoples Emergency Center CDC, Lancaster Avenue from North 38th Street to North 45th Street, up to $75,000.
- Southwest CDC, Woodland Avenue from South 58th Street to South 68th Street, up to $75,000.
- Impact Community Development Corporation, Kensington Avenue from F Street to J Street, and East Allegheny Avenue from F Street to Emerald Street, up to $75,000.
- Nueva Esperanza Inc., North 5th Street from Luzerne Street to the Roosevelt Boulevard, up to $75,000.
- Logan CDC, North Broad Street from Wyoming Avenue to Duncannon Avenue, up to $75,000.
- Fairmount CDC, West Girard Avenue from North 25th Street to North 31st Street, up to $75,000.

3. Main Street Program

In addition to CDBG and bond funds, the Commerce Department utilizes state funding to carry out a Main Street Program in TNCAs and other neighborhood commercial corridors. The City's Main Street Program uses a five-point approach of organization, economic restructuring, promotion, design and public safety to structure a local, incremental and comprehensive strategy for targeted corridors. Organizations selected to participate in the program engage in the following improvement activities on a neighborhood commercial corridor for a minimum of five years:

- Main Street management to coordinate improvement activities on the corridor;
- Façade renovation to improve the visual appearance of storefronts in the Main Street district;
- Building renovation to enhance commercial business opportunities for area residents;
- Creation of downtown anchors to provide funding for major commercial and cultural facilities that will draw people to the Main Street district; and
- Streetscape enhancement that will only be provided for communities that have an established Main Street program and that have generated sufficient revitalization activity to sustain streetscape improvements.

4. Targeted Neighborhood Economic Development Program

The City proposes to support Neighborhood-Based Organizations (NBOs) and other nonprofit organizations to undertake business and neighborhood support programs in TNCAs, Empowerment Zone areas and other economically distressed areas. These NBOs will provide services that enhance employment opportunities, the majority of which will be available for low- and moderate-income residents. The NBOs will improve the ability of businesses to locate and expand in these areas, as well as to assist them in recruiting area residents as employees. The expansion of employment opportunities will enable low- and moderate-income persons to find and retain jobs near their neighborhoods.

5. Neighborhood Plan

The City will develop the Callowhill Strategic Plan. The goals of this plan include:

- the identification of new land uses that are compatible with existing industry;
- the viability of the redevelopment of the Reading Viaduct; and
- strategies to use Callowhill as a way to connect Center City to the Poplar and Northern Liberties neighborhoods.

6. Business Improvement District Assistance

The City proposes to award funds to support the activities of Business Improvement Districts (BIDs) and other community-based organizations that provide community services such as street and sidewalk cleaning, public safety services and neighborhood beautification in TNCAs and other commercial areas in low- and moderate-income communities.

The City will support the following organizations to provide public services in the form of effective cleaning, safety or public space maintenance services in commercial areas that serve a low- and moderate-income neighborhood.

- Korean Community Development Services Center, North 5th Street and Olney Avenue commercial area (one block east and west of North 5th Street from Somerville Avenue to Godfrey Avenue), up to $38,771.
- Impact Community Development Corporation, Kensington and Allegheny commercial area (Kensington Avenue from F Street to J Street, and East Allegheny Avenue from F Street to Emerald Street), up to $75,000.
- New Kensington CDC, Fishtown and Kensington commercial area (Frankford Avenue from Thompson Street to Dauphin Street, East Girard Avenue from Frankford Avenue to I-95, Richmond Street from Clearfield Street to Allegheny Avenue, and East Allegheny Avenue from Tulip Street to I-95), up to $75,000.
- Peoples Emergency Center CDC, Lancaster Avenue commercial area (Lancaster Avenue from North 38th Street to North 44th Street), up to $75,000.
- Fairmount CDC, West Girard Avenue commercial area (West Girard Avenue from North 25th Street to North 31st Street), up to $75,000.
- The Enterprise Center CDC, 52nd Street commercial area (52nd Street from Arch Street to Pine Street and Market Street from 51st Street to 53rd Street), up to $75,000.
- Logan CDC, Logan business corridor (North Broad Street and Old York Road from Wyoming Avenue to Duncannon Avenue), up to $75,000.
- Mt. Airy USA, Germantown Avenue from Washington Lane to Carpenter Lane, up to $75,000.
- Hispanic Association of Contractors and Enterprises, North 5th Street and Lehigh Avenue commercial area (Lehigh Avenue from North 4th Street to North 5th Street and North 5th Street from Lehigh Avenue to Indiana Avenue), up to $52,280.
- Philadelphia Chinatown Development Corporation, Chinatown commercial area (within the boundaries of 9th Street, 12th Street, Arch Street and Callowhill Street: 9th, 10th, 11th, 12th, Arch, Race, Winter, Vine (north side), Wood, and Callowhill Streets and Ridge Avenue), up to $59,538.
- Nueva Esperanza Inc., North 5th Street and Hunting Park Avenue commercial area (North 5th Street from Luzerne Street to the Roosevelt Boulevard), up to $44,211.
- ACHIEVEability, 60th Street commercial area (60th Street from Arch Street to Spruce Street), up to $40,000.
- Diversified Community Services, the Snyder Avenue commercial area (Snyder Avenue from South 18th Street to South 25th Street), up to $60,000.
- Ogontz Avenue Revitalization Corporation, Ogontz Avenue Corridor (Haines Street from Broad Street to Stenton Avenue, Ogontz Avenue from Stenton Avenue to Cheltenham Avenue, and Cheltenham Avenue from Vernon Road to Ogontz Avenue); Wadsworth Avenue Corridor (Vernon Road from Forrest Avenue to Cheltenham Avenue, and Wadsworth Avenue from Cheltenham Avenue to Michener Avenue); Stenton Avenue Corridor (Stenton Avenue from Allens Lane to Ogontz Avenue, Washington Lane from Ogontz Avenue to Stenton Avenue, and Wyncote Avenue from Ogontz Avenue to Stenton Avenue), up to $50,000.

- Office for Community Development of the Archdiocese of Philadelphia, Kensington Avenue commercial area (North Front Street from Susquehanna Avenue to Kensington Avenue, Kensington Avenue from North Front Street to Tusculum Avenue, and Lehigh Avenue from B Street to Jasper Street), up to $25,000.

7. Targeted Neighborhood Business Attraction and Expansion

The City proposes to assist business attraction and expansion activities in TNCAs and other commercial areas through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.

Community-Based Organization Project Assistance

1. Neighborhood Development Fund

PIDC will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. Coordinating with the Commerce Department, PIDC may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the city. Funding for this program will come from prior year appropriations.

2. Neighborhood Development Grant Activities

The City will allocate CDBG resources to support community-based economic development activities. The Commerce Department will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. This work will be coordinated with TNCA assistance.

In Year 37, these funds will be combined in one pool but may be used for activities similar to those in prior years, as described below:

- **Planning grants** of up to $50,000 each to support economic development planning activities for specific projects or strategic economic development plans targeted to neighborhood commercial revitalization and blight elimination. Every award must be matched on a one-for-one basis with non-City funds and applicants must coordinate their planning activities with staff of the Commerce Department and Philadelphia City Planning Commission.
- **Predevelopment grants** of up to $50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. These may include but are not limited to architectural/engineering services and financial packaging of development projects. Every award must be matched on a one-for-one basis with non-City funds.
- **Neighborhood development grants** of up to $500,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund. Grant requests must accompany public financing packages that demonstrate the financial need for the subsidy.

3. Capacity-Building Assistance for NBOs

In Year 37, the City proposes to fund capacity-building activities for NBOs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, Main Street training and technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management, and board and organizational development.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
COMMUNITY ECONOMIC DEVELOPMENT								
A. Business Assistance								
1. PIDC Business Loan Programs	6,500						3,100	9,600
2. Section 108 Loan Program (PIDC)							20,000	20,000
3. Technical Assistance to Micro Businesses	750							750
4. Mixed-Use Development Program	500							500
Subtotal: Business Assistance	*7,750*	*0*	*0*	*0*	*0*	*0*	*23,100*	*30,850*
B. Targeted Neighborhood Commercial Area Assistance								
1. Storefront Improvement Program & Targeted Block Façades	700						100	800
2. Targeted Corridor Revitalization Management Program (CDCs)	900							900
3. Main Street Program				500				500
4. Targeted Neighborhood Economic Development Program (CDCs)	200							200
5. Neighborhood Plans (PCPC)	100							100
6. Business Improvement District Assistance (CDCs)	453							453
7. Targeted Neighborhood Business Attraction & Expansion	300							300
Subtotal: Targeted Neighborhood Commercial Area Assistance	*2,653*	*0*	*0*	*500*	*0*	*0*	*100*	*3,253*
C. Community-Based Organization Assistance								
1. PIDC Neighborhood Development Fund (CDCs)	357							357
2. Neighborhood Development Grants	1,000							1,000
3. Capacity-Building Assistance for CDCs	230							230
4. CDC Tax Credit Program							3,000	3,000
Subtotal: Community-Based Organization Assistance	*1,587*	*0*	*0*	*0*	*0*	*0*	*3,000*	*4,587*
Total: Community Economic Development	**11,990**	**0**	**0**	**500**	**0**	**0**	**26,200**	**38,690**

Community Planning and Capacity Building

This section describes capacity-building assistance proposed for neighborhood organizations and emerging CDCs.

CDC Support Services and Planning

OHCD will continue to support a structured program of technical assistance to help neighborhood-based nonprofit and citizen organizations participate in community development activities. In prior years, OHCD supported NeighborhoodsNow to provide technical assistance and support policy activities needed to strengthen low-income neighborhoods.

Local Initiatives Support Corp.: In Years 25 and 26, OHCD worked with the Local Initiatives Support Corp. (LISC) to conduct an assessment of the development training needs of CDCs participating in OHCD-funded development projects. Based on the assessment, specialized training programs have been developed to support CDC development activities.

LISC provided technical assistance to CDCs participating in OHCD-funded development projects. This included asset management, resource development, pre-development activities and commercial corridor planning and development. Due to the reduction in federal resources, OHCD will not be able to support the LISC technical assistance programs during Year 37.

Community Design Collaborative

OHCD intends to continue to provide support to the Community Design Collaborative, which provides architectural planning and design assistance to CDCs located in neighborhoods with OHCD-funded community development activities.

Philadelphia Association of Community Development Corporations

OHCD has supported the Philadelphia Association of Community Development Corporations (PACDC) to provide technical assistance to OHCD-supported CDCs in the development of comprehensive plans for addressing their information technology needs, to assist in the development and maintenance of websites for the marketing of CDC programs and services, and to work with a network of community-based nonprofit organizations to inventory and track vacant land in their respective service areas. OHCD proposes to continue to provide funding for these activities in Year 37, as well as work on the vacant land strategy.

Neighborhood Services

OHCD funds neighborhood-based organizations for information and referral services, citizen participation and neighborhood planning. In Year 37, eligible service areas must contain at least 51 percent low- or moderate-income residents, based on census data provided to the City by HUD.

Elm Street Program

The Philadelphia Elm Street Program is currently funded through a grant from the Pennsylvania Department of Community and Economic Development (DCED). OHCD oversees this program to strengthen the residential blocks in older neighborhoods adjacent to "Main Street" commercial areas. These residential areas have suffered from low property values, a negative image and perceptions of poor public safety. Without a coordinated effort to revitalize both the residential and commercial areas, improving the quality of life in these neighborhoods will be difficult.

Elm Street operates in tandem with existing commercial corridor revitalization programs. OHCD selects and funds neighborhood-based nonprofit organizations to implement this comprehensive strategy. Each organization develops and implements a plan of action targeted to address the specific needs of its area.

The Elm Street concept implements simultaneous actions in five focus areas, integrated through a community-based strategic planning process. The elements of the "five-point approach" include:

Clean, Safe & Green

Philadelphia's Elm Street communities improve neighborhood appearance and security through

neighborhood clean-up programs, public lighting enhancements and the creation of public spaces and recreational opportunities. Elm Street organizations work with local police officials to identify and resolve neighborhood hot spots and improve safety in the community. OHCD has supported these efforts by providing funds for public greening, tree planting and community gardens, while the Pennsylvania Horticultural Society's Philadelphia Green Program has provided local groups with technical support.

Neighbors & Economy

The Philadelphia Elm Street organizations support the physical improvement of each neighborhood and the economic stability of its residents by referring eligible residents to an array of City-funded services. Through code enforcement, neighborhood clean up, town watch, neighborhood security, recycling, home improvement and employment training and placement programs, the Elm Street program helps residents take advantage of initiatives designed to improve properties and to increase economic opportunities. Elm Street organizations compile and maintain current information regarding neighborhood conditions, including vacant lots, vacant structures, structures requiring demolition, deteriorated occupied housing and general block conditions.

Design

The Philadelphia City Planning Commission has developed Neighborhood Design Guidelines to assist community development corporations and neighborhood-based organizations develop and implement a consistent image in their areas. Using funding from DCED's New Communities Program, the City supports facade and public infrastructure improvements. In addition, the Philadelphia Mural Arts program brings vibrant color and striking images to neighborhoods with murals that engage local residents in the design process.

Image & Identity

Philadelphia works in Elm Street-designated neighborhoods to promote a community image and identity through activities and amenities. Each Elm Street neighborhood hosts at least one community event each year. Past successes include a holiday walk, a summer music series, First Friday activities, jazz festivals and employment and health fairs. Elm Street neighborhoods also develop identities through amenities such as greenways and recreational facilities.

Sustainable Organization

Philadelphia only funds organizations that have the capacity to carry out an Elm Street program and that commit to continue the Elm Street principles after the initial funding period.

Vital Neighborhoods Initiative

The Vital Neighborhoods Initiative is a neighborhood preservation strategy that targets "middle-market" neighborhoods – neighborhoods that have strengths but could benefit from additional investment to attract new home buyers and improve residential housing. The program seeks to achieve these objectives by:

- encouraging home improvements and exterior upgrading by current residents.
- attracting new buyers and promoting home ownership in the neighborhood.
- marketing changes to current and potential home owners to stimulate further positive investment in the neighborhood.
- expanding neighborhood pride and neighborliness through involvement of residents in neighborhood projects and events.

In Year 35, OHCD supported NeighborhoodsNow's Vital Neighborhoods Initiative in three neighborhoods: New Kensington, Wadsworth and Fairmount. These activities are now being carried out through the Preservation Alliance of Greater Philadelphia.

In Year 37, OHCD plans to continue its support of the Vital Neighborhoods Initiative to be carried out by the Preservation Alliance of Greater Philadelphia.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
COMMUNITY PLANNING & CAPACITY BUILDING								
A. CDC Support Services & Planning								
1. Community Design Collaborative	50							50
2 Philadelphia Association of CDCs	35							35
B. Neighborhood Services	1,350							1,350
C. Elm Street Program				275				275
D. Vital Neighborhoods Initiative	100							100
TOTAL: COMMUNITY PLANNING & CAPACITY BUILDING	**1,535**	**0**	**0**	**275**	**0**	**0**	**0**	**1,810**

Section 108 Loan Repayments

Although the commitment to repay prior years' Section 108 financing reduces the amount of funds available to support new activities in Year 36, the Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. A complete listing of Section 108-financed affordable housing activities is provided in the "Appendix."These activities include new housing construction, vacant property rehabilitation, the development of homeless/special-needs housing, acquisition and relocation services in the Logan Triangle Area and continuation of home-repair services through the Basic Systems Repair Program and the Adaptive Modifications Program. In addition, securing Section 108 financing made it possible for the City to leverage outside financing from two sources: the Homeownership Zone program which awarded $5.52 million to support homeownership production in the Cecil B. Moore Avenue neighborhood and $59.8 million in Low-Income Housing Tax Credits and PennHOMES financing administered by the Pennsylvania Housing Finance Agency to support affordable rental housing production. Finally, new tax ratables will be generated for the City through the new housing construction and vacant-structure rehabilitation activities financed through Section 108 loans.

In CDBG Year 35, $5.4 million was allocated for the repayment of Section 108 financing secured in previous years to support affordable housing production and preservation activities. In Year 36, $5.199 million is required for repayment of Section 108 principal and interest. In Year 37, $4.944 million is required for Section 108 loan repayment.

Budget Detail - CDBG Year 37 (FY 2012)
(in thousands)

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	TOTAL
SECTION 108 LOAN PRINCIPAL & INTEREST REPAYMENTS-HOUSING								
A. Rental & Homeownership Development (Year 21)	2,075							2,075
B. Year 24	1,396							1,396
C. Year 25	1,473							1,473
TOTAL: SECTION 108 LOAN PRINCIPAL & INTEREST REPAYMENTS-HOUSING	4,944	0	0	0	0	0	0	4,944

Neighborhood Planning and Development by Area

This section of the *Year 37 Proposed Consolidated Plan* describes current housing and community development activities for CDBG-eligible areas of the city: North Philadelphia West of Broad Street, North Philadelphia East of Broad Street, Kensington/Frankford/Northeast, West Philadelphia, Center City, South Philadelphia and Northwest Philadelphia.

CDBG Eligible Areas for Neighborhood Planning Activities

Neighborhood planning activities, which are qualified as eligible under the Community Development Block Grant (CDBG) program on an area basis, must be located within census tracts with populations with at least 51 percent low- or moderate-income residents (persons with income 80 percent or less of the area's median income). The census tract map in the Appendix shows CDBG-eligible census tracts computed from 2000 census data.

As the 2000 census tract map illustrates, CDBG-eligible census tracts are concentrated in North Central Philadelphia with other significant concentrations in some areas of Kensington/Frankford/Northeast, West, South and Northwest Philadelphia.

Housing preservation activities, CDBG-funded services (such as housing counseling and job training) and housing production are available to income-eligible households living anywhere in Philadelphia. Household income standards for programs are included in the Appendix.

Successful neighborhood development requires careful and extensive preparation. Planning is the process that helps communities sort through and prioritize needs while assisting the City in allocating resources to meet those needs.

Geographic Targeting of CDBG Activities

In January 2005, OHCD issued an RFP for acquisition and development financing for homeownership projects including the Homeownership Rehabilitation Program (HRP). Sixty-five proposals were received and 29 were recommended for acquisition and/or development financing. Eleven of these proposals requested acquisition for development through HRP. Proposals seeking to use the state Homeownership Choice Program were reviewed for feasibility, consistency with program objectives and likelihood of success in obtaining funding. The RDA and OHCD has issued RFPs for rental development and special-needs housing in recent years. OHCD has accepted unsolicited proposals for senior and disabled housing in conjunction with HUD 202- and 811-financing and made funding awards based upon the criteria stated in the Selection Criteria for Rental Projects in the "Appendix." In December 2006, OHCD issued an RFP for special-needs housing production. Special-needs developments were incorporated into the City's 2007 McKinney Continuum of Care application. Because of the backlog of City-supported general rental projects seeking Low-Income Housing Tax Credits from PHFA, no rental RFP was issued in Years 31 or 32. In 2006, OHCD issued RFPs for development financing funded through the Philadelphia Housing Trust Fund (HTF). In 2007, OHCD issued RFPs for rental and homeownership development supported by HTF earnings. In 2008, 2009, and 2010, OHCD issued RFPs for special-needs housing development and for affordable housing development, including the preservation of affordable rental units, funded by the HTF and other resources.

Citywide Housing and Development Activities

In the area of Housing Production, funding through the Housing Development Assistance budget line item (gap financing for Section 202 and Section 811 housing development projects and other federally subsidized

housing development) will be available for qualified projects, so long as funds are available.

The HRP will provide financing for the acquisition and rehabilitation of vacant houses requiring moderate rehabilitation for sale to low- or moderate-income first-time homebuyers. Financing will be provided through a combination of loans and subsidies and the program will be carried out by participating CDCs. Using NTI funds, HRP was expanded to include rehabilitation by for-profit developers and properties sold to buyers with incomes more than 80 percent of area median income.

In the area of Homeownership and Housing Preservation, nearly all programs will be made available to income-eligible residents on a citywide, not targeted, basis. Under Home Equity Financing and Rehabilitation Assistance, the Philadelphia Neighborhood Housing Services (PNHS) Loan Program will continue to be offered in PNHS target areas, both the Full-Service neighborhoods of Cobbs Creek and Morris Park and the Self-Sufficient neighborhoods of Overbrook and Fern Rock-Ogontz-Belfield.

North Philadelphia

The collapse of the manufacturing base of North Philadelphia's economy in the 1960s, '70s and '80s led to a decrease of 43 percent of the community's population between 1970 and 2000. According to the 2000 census, 40 percent of North Philadelphia's population lived in poverty, approximately twice the citywide figure. By 1980 depopulation also left the area with thousands of long-term vacant houses. For more than 20 years, OHCD has allocated much of its CDBG allocation to North Philadelphia. This area encompasses 14.3 square miles. It is bounded on the west by the Schuylkill River, on the south by Spring Garden Street, on the north by U. S. Route One and Wingohocking Street and on the east by Front Street, "B" Street and Whitaker Avenue. It includes census tracts 130-142, 144-149, 151-157, 162-169, 171-176 and 194-203. The demolition of vacant properties created the opportunity for large-scale new construction of housing, both affordable and market-rate. Housing development in North Philadelphia is increasingly focused on new construction rather than rehabilitation.

The area of North Philadelphia East of Broad Street has been one of the most diverse and distressed sections of the city. Located here are several PHA housing developments, including Richard Allen Homes, a successful HOPE VI project. Despite the poverty, there is an active real estate market in Eastern North Philadelphia. Eastern North Philadelphia is the center of Philadelphia's growing Latino population. Of the four North Philadelphia census tracts that showed population increases from 1990 to 2000, three were in that area.

In recent years, the expansion of the Center City real estate market to the north and Temple University's evolution from a commuter school to a residential campus have affected the North Philadelphia housing market. Market-rate rental housing near Temple and new-construction market-rate sales housing in Brewerytown and Spring Garden are now possible. The City supports the creation of market-rate housing while preserving opportunities for affordable housing.

North Philadelphia: West of Broad Street

Goals

1. Neighborhood Planning and Community Organizations

North Philadelphia West of Broad Street has many strong neighborhood organizations and several CDCs that provide neighborhood strategic planning in their areas.

2. Housing Rehabilitation

OHCD's efforts to restore residential housing in North Philadelphia West of Broad Street have been undertaken by CDCs and PHDC and through rental rehabilitation projects sponsored by for profit and nonprofit developers. The Cecil B. Moore Homeownership Zone, which provided 293 units of homeownership housing, is especially notable. The Homestart Program rehabilitated rowhouses for homeownership in Strawberry Mansion, Francisville, Brewerytown and South Lehigh. In Years 18, 19 and 20, OHCD allocated Homestart funding to the North Philadelphia West of Broad Street area. Public/private partnerships such as that between Community Ventures Inc. and Concerned Citizens of Francisville have led to successful rental and homeownership projects. Private for-profit developers have also contributed by developing rental units in large brownstones in the West Diamond Street area and in converting the former Sartain School into affordable apartments.

3. New Construction

As the demolition of long-term vacant buildings increased in North Philadelphia, the new construction of housing became more important in rebuilding the area. New-construction homeownership developments include ventures by CDCs in Francisville and on Diamond Street. The Cecil B. Moore Homeownership Zone was more than 85-percent new-construction. Private developers have built both rental and homeownership units in the Sharswood area and in Francisville. PHA's Raymond Rosen and Richard Allen units have transformed large areas of North Central Philadelphia. Special-needs housing developers such as Project H.O.M.E. and Calcutta House have also produced new-construction units for their populations.

4. Economic Development

Economic and demographic decline have devastated North Philadelphia's shopping areas, forcing the closure of small necessity and convenience stores. Retail corridors serve as neighborhood main streets, shaping the quality of life of the surrounding residential areas. Rebuilding these commercial centers is as important to rebuilding North Philadelphia as is renovating vacant houses. OHCD coordinates housing revitalization with the commercial revitalization undertaken in accordance with the City's economic development programs. The Commerce Department's ongoing efforts to promote economic revitalization in the Cecil B. Moore Development District, with its Entrepreneurial Center, in Strawberry Square and in the Hunting Park West Enterprise Zone are extensions of this objective.

Area Neighborhoods

The West of Broad Street neighborhoods that have emerged as development centers and their activities are:

1. Francisville

Francisville has long been a center of affordable housing investment. In the 1980s, Community Ventures Inc., a neighborhood-based, nonprofit development corporation, with the support of the Concerned Citizens of Francisville, rehabilitated 34 rental units for low- and moderate-income families. This major rental rehabilitation project was previously funded with Pennsylvania Department of Community Affairs (DCA), federal MEND and CDBG monies. In Year 16, the Francisville/Rainbow Project, which was also funded with DCA money, provided 20 units of permanent rental housing for homeless people. OHCD also allocated $500,000 for the acquisition and rehabilitation by Project H.O.M.E. of 1515-23 Fairmount Ave. for 48 transitional housing units. In Year 35, OHCD awarded Project H.O.M.E. additional funds to preserve these units.

In Year 18, OHCD provided $1.06 million in CDBG funds for the rehabilitation of 33 rental units, known as the Fairmount Apartments, 700-800 N. 16th St., by the Ingerman Group.

Twenty-one scattered-site PHA units were completed during Year 18, using Year 15 CDBG funds. In Year 17, OHCD allocated $700,000 ($350,000 in Year 17 funds and $350,000 in Year 16 funds) to Community Ventures to finance 21 lease/purchase units, known as the Francisville III project. This project, which was completed in 1993, involved both the rehabilitation of existing properties and the construction of new, single-family units that were sold to low- and moderate-income families.

Beginning in Year 18, OHCD supported the development of Francisville IV, a 21-unit homeownership project, carried out by Community Ventures in cooperation with Francisville CDC. Phase I, composed of 11 units, was completed. Phase II, another 10 units, was completed during Year 25. Francisville IV is a combination of new construction and rehabilitation of existing structures. In Year 25,

OHCD supported the Francisville V project, known as Vineyard Place, 17th Street and Ridge Avenue, by providing up to $300,000 in Year 19 CDBG funding for the acquisition and spot condemnation of properties, for architectural plans and demolition and site work for the development of a homeownership project. OHCD supported Francisville V as part of Home in North Philadelphia by providing $1.466 million in HOME funds to construct 14 units for homeownership. This project was completed in Year 24.

OHCD supported planning and acquisition activities for Francisville VI, an eight-unit homeownership development on the 800 block of Uber Street, and Francisville Seniors, a 42-unit senior housing development on the 1700 block of Edwin Street. In Year 26, OHCD supported the development of these housing projects, to be carried out by Community Ventures in cooperation with Francisville CDC. Francisville VI was completed in Year 27. Francisville Seniors, a 42-unit new-construction and rehabilitation project was completed in Year 28. Francisville was also the site for a pioneering community garden project known as a Greene Countrie Towne.

In Year 21, OHCD supported the Francisville Affordable Housing Design Competition conducted by the Foundation for Architecture by providing funds to acquire and assemble the designated sites on the 1500 block of Poplar Street and the 800 blocks of 15th and 16th Streets. The 1500 block of Poplar Street is now part of the site of Francisville East.

In Year 33, OHCD allocated HTF earnings to support Francisville East, a 44-unit rental development for seniors and families sponsored by Community Ventures. This development is located on the 1500 block of Poplar and 800 blocks of North 15th and 16th Streets. It received tax credits in 2008 and is under construction.

In Year 31, OHCD agreed to support Community Ventures' Francisville Homeownership development through HRP. This venture rehabilitated eight properties to create seven units of moderate-income homeownership opportunities in a rapidly appreciating area. These properties are completed.

During Year 34, the City issued an RFP for a mixed-income homeownership development on a large City-owned parcel at 19th and Wylie Streets, across from the Francisville Playground. The Hankin Group and New Urban Ventures were selected. It will be under construction in Year 37.

In Year 36, OHCD proposed to support the development of Fairmount Gardens, a 55-unit new-construction rental development for chronically-homeless persons sponsored by Project H.O.M.E. This project, located at 1416 Fairmount Ave. was selected through the 2010 Special-Needs RFP and is contingent on the award of LIHTC from PHFA.

2. Cecil B. Moore

As the first RDA urban renewal project in 20 years, the Cecil B. Moore Development District integrates housing development, commercial revitalization, capital improvements and human development initiatives. Combining Year 13, Year 15 and Year 18 CDBG and DCA funds, OHCD allocated $11.7 million in permanent financing and more than $8 million in short-term Float Loan financing toward rehabilitating 140 rental units for low- and moderate-income families on the 1500 block of North Gratz Street and the 1700 block of North 16th Street. The rehabilitation of the 140 units on North Gratz and North 16th Streets by National Temple Limited Partnership III included the modernization of PHA scattered-site units as well. This project was completed in December 1992. The City Capital Program supported site improvements along North Gratz and North 16th Streets in conjunction with this development program. In Year 34, in response to the rental RFP, OHCD agreed to support the preservation of rental units on the 1500 block of North Gratz Street by 1260 Housing Development Corp., contingent on the award of Preservation Tax Credits by PHFA. 1260 now owns the rental units previously developed by National Temple on North Gratz and North 16th Streets.

In Year 17, OHCD allocated $303,000 to support costs associated with National Temple's new Nehemiah Project. Twelve pilot units on the 1600 block of North Gratz Street and the 1500 block of North Bouvier Street were rehabilitated during Year 18.

OHCD made a commitment to implement the homeownership housing development proposed in the Cecil B. Moore Nehemiah plan, even with the HUD Nehemiah funding being withdrawn. Throughout Year 21, OHCD and RDA staff organized a predevelopment planning process involving community members and staff from OHCD, RDA, PHDC, modeled after the successful approach used to organize the Poplar Nehemiah venture. In April 1997, the City was awarded funding under the Homeownership Zone Program to develop a total of 296 units of housing in the Cecil B. Moore neighborhood. Included in this count are the 14 housing units on the 1600 block of North 19th Street developed by the Beech Corp. in conjunction with PHDC and 10 units in the vicinity of 1900 West Master Street that were completed by Tenth Memorial CDC in conjunction with PHDC. The total unit count for the Homeownership Zone was reduced to 293 homeownership units. Three rental units were also provided in the 1700 block of North 18th Street.

The City received a grant of $5.52 million and $18 million in Section 108 loan funds to support the Cecil B. Moore Homeownership Zone. The boundaries of the Homeownership Zone are Montgomery Avenue on the north, Master Street on the south, North Bouvier Street on the east and North 20th Street on the west. Construction of the first 29 houses, on the 1400 through 1700 blocks of North 18th Street and 1600 through 1700 blocks of West Oxford Street was completed in Year 24. Three additional units in Phase I-A were completed in Year 27. In Year 25, construction began on Phase I-B, 39 units of new construction at the former Sink Ironworks site on the 1800 block of Jefferson Street and rehabilitation on the 1400 block of North 18th Street. These were completed in Year 27.

In Year 25, OHCD also supported planning and pre-development work for Phase II of the Homeownership Zone, consisting of 78 new-construction units and 25 rehabilitated units. The first 42 of the units, located generally along Bouvier Street from Master Street to Montgomery Avenue, were completed in 2005. Three historic brownstone buildings on the 1700 block of North 18th Street were converted into owner-occupied duplex units by PHDC. These units were completed in Year 29.

During Year 28, the remaining units in Phase II were combined with Phase III. The area for Phase III is roughly Master Street to Montgomery Avenue, from 19th Street to 20th Street. In December 2002, the RDA issued an RFP for a development partner to complete the remaining 151 units in this expanded Phase III. The goals of the RFP were to increase impact and value by

building at scale and to develop in accordance with a master plan for the area.

A joint venture between OKKS Development and the Michaels Development Corp. was selected in the RFP process. This joint venture formed a Community-Based Development Organization with H.E.R.B. Inc., known as H.E.R.B. CDC, to serve as developer of the remaining 151 units. Construction began on the first 64 units, known as Phase III-1, in December 2005 and was completed in 2006. The final phase of 87 units also received Homeownership Choice funds from PHFA. Construction of 54 of the final 87 units began in 2008 and the remaining 33 units began construction in 2009. The Cecil B. Moore Homeownership Zone was completed in Year 36.

In Year 21, OHCD supported the development of 34 rental units and four homeownership units on the 1600 block of North 16th Street, known as Cecil B. Moore Village, by The Regis Group.

In Year 23, OHCD funded acquisition through eminent domain for Sharswood Court, a 71-unit affordable rental venture on the 1400 blocks of North 22nd and North 23rd Streets and the 2100 and 2200 blocks of Master, Harlan, Sharswood and Stewart Streets. In Year 25, OHCD supported the new construction of Sharswood Court with $1.6 million in HOME funds and $500,000 in CDBG funds for environmental remediation for a total funding commitment of $2.1 million. This project was completed in Year 26. In Year 29, the City supported the development of Sharswood Townhomes Phase II, 60 new-construction rental units by the Michaels Development Corp. This project received Low-Income Housing Tax Credits from PHFA and was completed in Year 32. In the Year 29 Homeownership RFP, the acquisition of 34 parcels within the acquisition zone was recommended for the Michaels Development Corp., to support the new construction of homeownership units.

In the 2009 Affordable Housing RFP, OHCD selected Project H.O.M.E.'s proposal to preserve the rental housing development known as Kairos House, located at 1440 N. Broad Street.

In Year 35, the City supported Thompson Street Apartments, the rehabilitation of 9 units for families in recovery sponsored by Gaudenzia House, located at 1815-19 W. Thompson Street. This project, which was selected through the 2009 Special-Needs Housing RFP, will use CDBG-R funds.

OHCD assisted Habitat for Humanity-North Central with acquisition, foundation work and demolition to support its homeownership program in the Cecil B. Moore neighborhood. In 1997, OHCD provided funding for building the foundations for six homeownership units at 1901-25 Morse St. In 1998, the City provided $212,000 in Economic Stimulus funds for foundation work on five homeownership units at 1801-09 Montgomery Ave. and 1801 N. Gratz St. In Year 25, OHCD provided $102,000 in CDBG funds for demolition and drainage work associated with the new construction of three homeownership units at 1819-27 N. Gratz St. These units were completed. In Year 26, OHCD supported Habitat for Humanity-North Central with $120,000 in CDBG funds for new foundations for six new-construction homeownership units at 1810-26 N. 18th St. These units were completed. The work of Habitat for Humanity-North Central supports the Cecil B. Moore Homeownership Zone efforts. In Year 28, OHCD funded the installation of foundations and other site work for the new construction of three additional units by Habitat for Humanity. These units were completed.

The Commerce Department began the implementation of a broad-based economic development initiative in the Cecil B. Moore Avenue area in Year 17. Specifically, this effort assists the Beech Economic Development Corp. to undertake economic, housing and community development activities designed to create or retain permanent jobs, increase the availability of goods and services and provide low- and moderate-income housing. This Targeted Neighborhood Commercial Area includes 51 percent or more of low- and moderate-income residents and encompasses the 1400 through 2000 blocks of Cecil B. Moore Avenue.

3. Broad Street and Susquehanna Avenue (North Central)

Diamond Street, in the Broad and Susquehanna area, has been a major center for housing rehabilitation in North Philadelphia. During past years OHCD supported rehabilitation of PHA scattered-site houses on the 1500 block of Diamond Street and ACDC's reconstruction of duplexes on the 1700 block of Diamond Street for both homeownership and rental opportunities. ACDC completed new construction of the Eleanor Miller homeownership project on the 1700 block of Page Street. ACDC also rehabilitated Dorothy Lovell Gardens which provides 23 units for homeless people at 2114-16 N. Gratz and 1821-23 Diamond Streets.

In Year 18, OHCD allocated up to $820,000 to ACDC for the Gratz Commons project located in the vicinity of 19th and Diamond Streets. Completed in 1995, this project involved the rehabilitation or new construction of 39 rental units. The City allocated funds for the development of the south side of the 1600 block of Diamond Street by ACDC for the new construction of 17 townhouses. This project was completed in Year 24.

In Year 26, OHCD supported acquisition on the north side of the 1600 block of Diamond Street, in anticipation of future development. Using NTI funds, in Year 28 OHCD supported additional acquisition and encapsulation activities for future development on this block.

Located just west of the area, the Raymond Rosen Apartments was a major PHA priority for modernization. In accordance with the proposed development approach for PHA off-site replacement units, in Year 23 OHCD supported the acquisition and site preparation costs for the new construction of 152 replacement housing units associated with the Raymond Rosen site. Construction of the Raymond Rosen off-site replacement housing in the area of 21st, Woodstock and 20th Streets and Montgomery Avenue was completed in Year 28.

In Year 26, OHCD supported the acquisition of vacant land on the 1400 block of Susquehanna Avenue for future development as senior rental housing. During Year 29, NTI funds were allocated for additional acquisition for this development, known as Susquehanna Village. This project combines senior and family housing and received $2.1 million in HOME and CDBG funds. The project received Low-Income Housing Tax Credits from PHFA and was completed in Year 32 with Community Ventures as the developer.

In Year 26, OHCD supported the rehabilitation of four vacant structures on the 2200 block of North Park Avenue, in coordination with YouthBuild and the block association. This project was completed by PHDC.

In Year 25, OHCD supported the acquisition of eight vacant structures in the Susquehanna neighborhood for rehabilitation through the Homestart Program. The rehabilitation was completed in Year 27. Using NTI funds, 10 additional vacant properties were acquired through condemnation for Homestart in South Lehigh. These properties were rehabilitated in Years 30 and 31.

In Year 34, OHCD supported the development of the Norris Street Townhouses, developed by PHDC, as eight new-construction homeownership units located at 16th and Norris Streets. This project was completed.

4. Strawberry Mansion

Strawberry Mansion has also benefited from concentrated housing rehabilitation and commercial revitalization assistance. During the 1980s, Commerce Department grants helped build Strawberry Square, a major neighborhood retail center. Through its Special Acquisition and Homestart programs, OHCD coordinated rehabilitation for homeownership on blocks near the shopping district. In Year 18, OHCD allocated up to $1 million from its Homestart Program to Strawberry Mansion. The allocation of these funds resulted in the rehabilitation of additional properties for homeownership. Using Year 19 funds, OHCD provided $550,000 for the rehabilitation of eight additional Homestart properties in Strawberry Mansion.

In Year 21, OHCD funded Homestart in Southwest Strawberry Mansion to support neighborhood planning

efforts in that area. OHCD also funded Homestart in Strawberry Mansion in Years 22 and 23.

OHCD allocated $3.3 million for the environmental remediation and new construction of 28 homeownership units at 29th and Dauphin Streets, a development known as Mother Dabney Square. This project, completed in 1997, was developed by PHDC in cooperation with the Strawberry Mansion Housing Coalition. In addition, in Year 19 OHCD allocated $250,000 to PHDC for the rehabilitation of four homeownership units on the 2900 block of York Street, developed in cooperation with the Strawberry Mansion Housing Coalition. These units were completed.

During Year 17, OHCD provided $904,000 in CDBG funds to Philadelphia Landed Interests to rehabilitate the former Most Precious Blood School, 2821-27 W. Sedgley Ave., into 32 rental units for low-income people. This project was completed in January 1993. Using a combination of Year 17 and prior years' CDBG and DCA funds, OHCD allocated permanent financing of $905,862 and bridge financing of $1.2 million to Mansion Court Associates for the rehabilitation of 24 rental units on the 1800 through 2000 blocks of North 32nd Street. Known as Mansion Court, this project complements previous OHCD investment in the projects listed below. OHCD's support with Year 20 funds provided an additional 21 rental units. Mansion Court was completed. Mansion Court has been proposed to be converted to homeownership units using HRP subsidy.

A limited partnership formed by Pennrose Properties completed the rehabilitation of 48 rental units, known as Diamond I, for low- and moderate-income people in the vicinity of 31st-33rd and Diamond Streets with prior years' rental rehabilitation funds. Pennrose rehabilitated an additional 32 rental units, known as Diamond II, in the same area and completed the rehabilitation of the former Sartain School, providing 35 units for elderly occupancy. In Year 33, OHCD supported the successful application for Preservation Tax Credits by Pennrose Properties for capital improvements to Diamond I and II. This preservation development is under construction. During Year 18, OHCD allocated up to $1.3 million to Pennrose Properties for the rehabilitation of approximately 35 rental units, known as the Diamond III project. Of the $1.3 million allocated for the Diamond III project, $1.2 million was temporarily loaned to the Mansion Court project.

With the repayment of the $1.2-million loan, the Diamond III project, located on the 2900 through 3200 blocks of Diamond Street, was completed. OHCD allocated up to $500,000 in Year 18 funds to acquire properties for rehabilitation for Diamond III and other projects.

In Year 19, OHCD allocated $500,000 in HOME funding to PHDC to carry out the Housing Association Reinvestment Corp. project, known as HARC II, which involved the new construction of 10 units for homeownership on the 2600 block of Oakdale Street. This project was completed in Year 24.

In Year 22, OHCD supported planning and acquisition for the rehabilitation of scattered units for homeownership developed by Project H.O.M.E., known as St. Elizabeth's Homeownership. In Year 23, Project H.O.M.E. completed Phase I, four units through the HRP. In Year 24, OHCD provided $709,000 in HOME funds for St. Elizabeth's Homeownership Phase II, eight units on the 1800 block of North 23rd Street and the 2200 block of Berks Street. This project was completed in Year 25. Also, OHCD has supported other development ventures of Project H.O.M.E.

In Year 24, OHCD provided HOME funding for Rowan Homes I, eight rental units for previously homeless families, on the 2700 block of Diamond Street. OHCD also provided a combination of HOME and CDBG funds for Rowan Homes II, 30 transitional housing units on the 1900 block of Judson Street. Rowan Homes I was completed in Year 27 and Rowan Homes II was completed in Year 26.

In the Year 29 Homeownership RFP, acquisition was recommended for St. Elizabeth's Homeownership V,

sponsored by Project H.O.M.E. This project will rehabilitate up to 44 homeownership units on the 1800 and 1900 blocks of North 23rd Street, 1800 block of North Croskey Street and 1800 and 1900 blocks of North 24th Street. It received Neighborhood Revitalization Initiative (NRI) funds from PHFA's Homeownership Choice program and also HOME funding and funding through HRP. Phase I was completed. HTF funds awarded in 2006 allowed the creation of an accessible unit in this development.

In the 2009 Affordable Housing Development RFP, OHCD selected Project H.O.M.E. to rehabilitate six homeownership units on the 2100 block of N. 28th Street, known as Diamond Street Phase VI.

In Year 32, the City supported repairs and improvements to St. Elizabeth's Recovery Residence, 1850 N. Croskey St., using PennHOMES and HOME funds. This project was selected through the Year 31 Special-Needs RFP and also received HTF funds in 2006 and 2007. This project was completed by Project H.O.M.E. in Year 34.

In Year 24, OHCD engaged in planning activities for the rehabilitation of non-PHA vacant structures on the south side of the 3100 block of Berks Street as PHA replacement units or private-market rental units. In Year 25, OHCD supported acquisition through eminent domain of nine privately owned vacant structures. Friends Rehabilitation Program was selected through a site-specific RFP as developer of these units for homeownership using federal HOME funds. This development was completed in Year 29.

In Year 28, the City supported the application for Low-Income Housing Tax Credits by Pennrose Properties and the Strawberry Mansion Housing Coalition for the rehabilitation of the Vernon Apartments (formerly known as the Clifford), located at 33rd and Clifford Streets. OHCD provided subsidy for this 68-unit development. This project was completed in Year 31.

OHCD is supporting an 11-unit new-construction affordable homeownership development at 32nd Street and Cecil B. Moore Avenue. An RFP for this site was issued in Year 32 and Community Ventures was selected as developer. This project is under construction and will be completed in Year 36.

OHCD will support the Strawberry Mansion Homeownership Venture Phase I, sponsored by the Friends Rehabilitation Program. This development of 26 units received an HTF award in 2007 and received PHFA NRI funding in 2008. It is under construction.

In Year 32, OHCD issued the Strawberry Mansion Housing Strategic Plan for the area between Diamond, Berks, 30th and 33rd Streets. This document proposes future homeownership and rental housing ventures. The acquisition of vacant structures on blocks adjacent to the Blaine School for rehabilitation as affordable homeownership was one initiative identified in the plan.

5. Allegheny West and Tioga Nicetown

Allegheny West and Tioga Nicetown have benefited from the industrial and commercial development programs subsidized by CDBG as they are located in the Hunting Park West Enterprise Zone and are designated neighborhood commercial corridors.

In Year 16, OHCD funded Bancroft Court/The Allegheny, a new-construction development of 60 rental townhouses at 1604 W. Allegheny Ave. This project, developed with the C.O.L.T. Coalition, was completed in 1992. In Year 17, OHCD provided $397,500 in Year 17 and prior years' funds and $371,000 in MEND funds to Edgewood Manor Associates, a limited partnership formed by The Regis Group, to rehabilitate 49 rental units at 1501 and 1510 W. Allegheny Ave.

In Year 19, OHCD allocated up to $664,337 in Section 108 funding for the development of 32 rental units (24 new construction, eight rehabilitation), known as Tioga Gardens, at 1801 W. Tioga St. and 3526 N. 18th St. In Year 28, OHCD supported Tioga Arms, a 30-unit tax-credit rental rehabilitation project located at 1828 W. Tioga St. This development was selected in the Year 26 Special-Needs RFP and was completed in 2006.

In Year 20, OHCD funded the rehabilitation of the Edgewood Manor II, 1508 W. Allegheny Ave., by The Regis Group and the Ingerman Group, to provide

56 rental units. Using Year 20 funds, OHCD also supported Tara Development, in cooperation with the C.O.L.T. Coalition, for the rehabilitation of St. Joseph's, 1511-27 W. Allegheny Ave., to provide 62 units of elderly housing. This project was completed.

In Year 36, the City proposed to support the development of senior rental housing at 1900 W. Allegheny Ave. by New Courtland Elder Services. Support for this 60-unit new-construction development is contingent on the award of Low-Income Housing Tax Credits from PHFA. It was selected through the 2010 LIHTC Rental RFP.

In Year 21, OHCD supported PHDC and the Philadelphia Community Civic Organization for acquisition and planning activities for the development of the 2500 blocks of Sterner, Seltzer and Silver Streets, the 3-S Project. In Year 22, OHCD committed $1.5 million for Phase I, the rehabilitation of 16 units of homeownership on the 2500 block of Silver Street. In Year 22, OHCD supported the acquisition of 10 more units for homeownership on the 2500 block of Sterner Street. In Year 26, OHCD supported acquisition and predevelopment activities for Phase II, the development of the 2500 Sterner Street block. Phase II was completed using federal HOME funds.

In Year 25, OHCD supported the acquisition of four vacant structures in the Lower Tioga neighborhood for rehabilitation through the Homestart Program. The rehabilitation was completed in Year 27.

In Year 27, OHCD supported the Allegheny West Foundation (AWF) to rehabilitate up to six properties for homeownership through the YouthBuild program. These properties are located at 2818 and 3060 N. 25th St., 3110 N. 35th St., 2847 and 2849 N. Garnet St. and 2810 N. Wishart St. Also in Year 27, OHCD supported the acquisition of up to 11 properties in the "Forgotten Blocks" area, including the 2800 block of North Garnet Street, 1900 block of Somerset Street, and 2700 and 2800 blocks of North 19th Street. In the Year 29 Homeownership RFP, AWF was selected to rehabilitate 14 vacant units as a second phase of the Forgotten Blocks project. These properties were acquired with NTI funds. This project received HTF funds in 2006 and was completed. Phase III received an HTF award in 2007 to support additional rehabilitated units. In the 2009 Affordable Housing Development RFP, AWF was selected to construct the final five homeownership units in Forgotten Blocks III.

In response to the HTF RFP in 2008, AWF was awarded HTF funds to rehabilitate nine scattered-site homeownership units, known as Stable Homes for Stable Families.

AWF was selected in Year 30 to participate in the Elm Street and Main Street programs funded by DCED. AWF focused on the North 22nd Street commercial corridor and surrounding neighborhoods. Using PHFA MUFFI, Elm Street and Main Street funds, AWF proposed to construct a mixed-use commercial and residential facility at 20th Street and Lehigh Avenue. This project received an HTF award in 2007 and was completed in 2009.

In 2007, Gaudenzia received an HTF award to develop Clearfield Place at Venango, a 30-unit special-needs residence at 2100 W. Venango St. This development received additional HTF support for an additional 15 new-construction units, for a total of 45 units. It was completed in Year 35.

In Year 37 OHCD proposes to support the construction of 20 units of special-needs housing known as Shelton Court at 6433 N. Broad St. in North Philadelphia. Gaudenzia will be the developer. This project was selected through the 2010 Special-Needs Housing RFP and will be funded with NSP2 funds.

In 2007, Tioga United Inc. received an HTF award to finance the rehabilitation of six units of scattered-site homeownership housing in Tioga. It will be under construction in 2011 with financing made available through HRP.

In 2007, Nicetown Court, a 40-unit new-construction rental venture sponsored by Nicetown CDC, received an HTF award and allocation of HOME funds contingent upon the receipt of Low-Income Housing Tax Credits.

This development is located at 4340-50 Germantown Ave. This development began construction in 2010.

In 2009, the Redevelopment Authority and the Philadelphia City Planning Commission undertook planning activities for the Wayne Junction/Nicetown area. In the City's NSP2 application, census tracts 204, 205 and 244 were identified as a redevelopment area to receive selective industrial demolition and at-scale housing investment.

In 2010, the City issued an RFP for housing development using NSP2 funds on the 4400 block of Germantown Avenue. A partnership between Nicetown CDC and Universal Community Homes was selected to construct affordable rental housing, contingent on the award of Low-Income Housing Tax Credits. This project, known as Nicetown Court II, will provide approximately 50 new-construction rental units.

6. Brewerytown

In Year 19 OHCD provided $520,000 for the rehabilitation of eight units of Homestart housing in Brewerytown. In Year 20, OHCD allocated $975,000 for 15 additional Homestart units and in Years 21, 22 and 23 continued its support of the Homestart program in Brewerytown.

In Year 25, OHCD supported the acquisition of vacant structures in Brewerytown for rehabilitation through Homestart. These properties were completed in Year 31. Five additional Homestart units were completed in Year 33.

7. Spring Garden

A partnership of the Spring Garden CDC and The Community Builders developed and managed rental properties in the Spring Garden neighborhood. Known as the Spring Garden Revitalization Project, this venture involved the historic rehabilitation and new construction of 97 units of housing in 38 existing buildings and two vacant lots. Seventy-two units were reserved for public housing, 19 units were targeted to low-income households and six units are available for moderate-income households with rents restricted to people earning 60 percent of median income. Although the project used a combination of Low-Income Housing Tax Credits, a $1.8-million CDBG subsidy and other City funding, the CDBG funds were restricted to the rehabilitation portion only. This mixed-income, mixed-finance development was completed in Year 28.

In 2007, Spring Garden Community Revitalization, a 58-unit rental venture by the Spring Garden Civic Association and Michaels Development Corp., received an HTF award. This venture required Low-Income Housing Tax Credits, federal HOME funds through OHCD and development financing from PHA. It was completed in Year 35.

North Philadelphia: East of Broad Street

Goals

1. Neighborhood Planning and Community Organizations

OHCD has supported neighborhood planning and participation in the area of North Philadelphia East of Broad Street by funding community organizations in many communities. In addition, several community groups were funded by Philadelphia Neighborhood Development Collaborative (PNDC) to carry out neighborhood strategic planning. These groups are Asociación Puertorriqueños en Marcha (APM) and the Hispanic Association of Contractors and Enterprises (HACE). In 2009 the Women's Community Revitalization Project (WCRP) drafted a neighborhood strategic plan with support from the Wachovia Regional Foundation. OHCD will continue discussions on area revitalization plans with these and other groups including Norris Square Civic Association (NSCA) and Ceiba.

2. Homeownership for Neighborhood Revitalization

In recent years, homeownership in Eastern North Philadelphia has become a focus of OHCD's program. The large tracts of vacant land in Eastern North Philadelphia have led to proposals for newly constructed homeownership units by Neighborhood-Based Organizations (NBOs) including Nueva Esperanza, NSCA, HACE and APM.

The 176-unit Poplar Nehemiah development, with its modern amenities and green space, serves as a model for other new-construction ventures. APM and LCA have constructed more than 200 homeownership units in the Ludlow and Pradera developments, building a market in Eastern North Philadelphia. Sales prices in this area have tripled in the last 10 years. The Norris Square Town Houses, sponsored by the NSCA, and Lawrence Court, sponsored by HACE, each received Homeownership Choice funding from PHFA and are extending new-construction opportunities north and east. These developments also build on prior homeownership and rental development by NSCA and HACE.

In prior years, OHCD invested heavily in vacant structure rehabilitation in Eastern North Philadelphia. In Years 15 through 19, the Homestart Program rehabilitated vacant single-family houses near the North Philadelphia Train Station. In Years 17 and 18, OHCD funded Centro Pedro Claver's Homeowner Assistance Program to support the rehabilitation of approximately 70 homes in Eastern North Philadelphia. In Years 13-18, OHCD supported rehabilitation under Philadelphia Rehabilitation Plan's (PRP) Eastern North Philadelphia Initiative, which provided homeownership opportunities. In addition to renovation of housing for homeownership, OHCD provided $2.9 million during Years 14-16 for the significant rehabilitation of the PHA scattered-site buildings that constitute a major portion of Eastern North Philadelphia's housing stock. OHCD has made a significant investment of CDBG and HOME funds for the rehabilitation and new construction of affordable housing in the North Philadelphia area East of Broad Street.

3. CDC and Private Rental Housing

In addition to housing for homeownership, rental housing has been a focus of OHCD funding in Eastern North Philadelphia in recent years through CDCs, other nonprofits, for profit developers, and joint ventures between nonprofits and community groups. CDCs and nonprofits active in Eastern North Philadelphia that have developed rental housing include NSCA, APM, HACE and WCRP.

4. Economic Development

Commercial revitalization is important in the City's investment in Eastern North Philadelphia. The Commerce Department's support of the 5th Street Golden Block shopping area around North 5th Street and Lehigh Avenue under the TNCA program has been especially significant. Other TNCA areas in Eastern North Philadelphia include Germantown and Lehigh Avenues, Germantown and Erie Avenues and

North Marshall Street. The American Street Corridor remains a target for development assistance under the Commerce Department's Enterprise Zone Program.

Area Neighborhoods

The following neighborhoods have emerged as centers of OHCD investment in recent years:

1. East and West Poplar

In Year 18, OHCD allocated up to $1 million in CDBG funds for the acquisition of property in support of the Poplar Nehemiah Project being carried out by the Poplar Enterprise Development Corp. In addition to support provided by OHCD, the Poplar Project received a Nehemiah grant directly from HUD. OHCD supported acquisition and new construction for this development through a combination of CDBG and Section 108 loan funds. All phases of the Poplar Nehemiah Project were completed by Year 26 for a total of 176 new-construction homeownership units. (Phase I, 64 units, was completed in Year 22; Phase IA, 11 units, in Year 23; Phase IIA, 44 units, in Year 24; Phase IIB, 57 units, in Year 26.) In addition, OHCD provided PHA up to $320,000 in Year 20 CDBG funds for demolition at Richard Allen Homes, 1015 Parrish St., as part of its overall renewal activities at Richard Allen. Richard Allen Homes was awarded HOPE VI funds to redesign the development and reduce the density. PHA received $50 million in HOPE VI funds for the creation of 408 units in a mixed-income neighborhood. Phase I, the Gladys B. Jacobs Senior Building, located on the 1100 block of Fairmount Avenue, is an 80-unit, five-story building that was completed in Year 23. Phase II, 150 three-story townhouses, was completed in Year 26. Phase III, an additional 178 new townhouses, was completed.

In Year 24, OHCD provided $20,000 in CDBG funds to Friends Rehabilitation Program for planning work associated with the Alphonso Deal Housing Development, an affordable housing venture in the vicinity of 10th and Wallace Streets. This site is now under construction with Spring Arts Point, a mixed-income, new-construction residential complex which includes seven affordable homeownership units. In Year 32, OHCD committed NTI Equitable Development funds to support these seven units.

In Year 29, OHCD supported the construction of Simpson MidTown Apartments, a 40-unit HUD 202 senior housing development at 10th and Green Streets, by providing $600,000 in federal HOME funds. This project was completed in 2005.

2. North Philadelphia Train Station area

The North Philadelphia Train Station area, which runs from west of Broad Street to east of Broad Street, has been a target area for Homestart. In Year 17, OHCD rehabilitated 16 units for homeownership in the area bounded by 5th to 22nd Streets and Susquehanna to Erie Avenues under Homestart. During Year 18, OHCD provided funding for the rehabilitation of 19 homeownership units under Homestart. In Year 19, OHCD funded the rehabilitation of 11 Homestart houses by providing up to $745,000 in funding.

3. Ludlow

OHCD continues to support new construction and housing rehabilitation in this area. In Year 17, PHA scattered-site units were rehabilitated with prior-year funds and OHCD allocated $480,000 in DCA funds to HACE to finance the construction of 24 rental units, known as Villas de HACE, at 1429-31 Marshall St. and 1426-44 N. 6th St. This project was completed in 1992.

Since Year 17, OHCD has funded the Ludlow Community Association (LCA), in partnership with PHDC, for the development of new-construction homeownership units, known as Ludlow Village, on the 1500 and 1600 block of North 7th, North 8th and Franklin Streets. The first two units were developed as a pilot project to test the effectiveness of a modular housing approach. They were completed in 1994. Construction of five of these units, which were built in the traditional "stick-built" method, was completed in 1997. Sixteen additional units were completed in Year 25, using a combination of Year 21 and Year 22 funds totaling $2.5 million. In addition, LCA rehabilitated four scattered-site homeownership units with YouthBuild to support the Ludlow Village development.

In Year 25, OHCD provided $2.9 million in HOME funds for Ludlow Village IV, the new construction of 25 homeownership units on the east side of the 1600 block of North Franklin Street and the west side of 1600 block of North 7th Street. This development was completed in Year 27. In addition, in Years 25 and 26 OHCD was involved in a collaborative planning effort with PHA for a HOPE VI application to include Ludlow. This proposal was not funded by HUD. PHA submitted a revised Ludlow HOPE VI application to HUD in February 2005 and received a funding commitment from HUD. Ludlow HOPE VI was completed. OHCD provided $1.5 million in DCED funds to support homeownership units as part of the Ludlow HOPE VI.

In Year 26, OHCD supported acquisition and planning efforts for Ludlow Village V on the site bounded by Oxford Street on the north, Franklin Street on the east, Jefferson Street on the south and 8th Street on the west. In Year 31, APM became the developer for this venture which received PHFA NRI funds. This project is known as Ludlow Village V/Pradera Homes III. Construction began in Year 33 and was completed.

In response to the Year 34 HTF RFP, OHCD allocated HTF earnings to support the preservation of One APM Plaza, located at 2327-33 N. 7th St. This facility provides 20 affordable rental units and is owned by APM.

In Year 22, OHCD supported planning and acquisition efforts of WCRP for the development of rental units at 6th and Berks Streets. In Year 24, OHCD provided $1.09 million in CDBG and HOME funds for the new construction of 26 rental units at this site, known as Lillia Crippen Townhouses. This development was completed in Year 25.

In addition, OHCD provided funding to WCRP for the new construction of 20 units of rental housing at 6th Street and Montgomery Avenue, selected through the Year 23 Special-Needs RFP. This venture, known as Lillia Crippen Homes II, was completed in Year 27.

In 1999, the City provided $1 million for acquisition and related costs for 57 properties for a new homeownership initiative on the 1900 block of North 8th and 700 block of West Berks, 1700 block of North Franklin and 700 block of West Norris Streets. This development, known as Pradera Homes (The Meadows) provided for the new construction of 50 homeownership units. The project was awarded $1.7 million by PHFA through its Homeownership Choice Demonstration Program. OHCD provided a total of $2.68 million in HOME funds to support Pradera Homes. This venture was completed in Year 28. In Year 30, OHCD supported the new construction of an additional 53 homeownership units, Pradera Homes II, by APM, located at 8th and Berks Streets. Pradera II received additional Homeownership Choice funds in Year 30. This phase was completed in Year 32.

In 2007, OHCD supported APM's application for PHFA Excellence in Design funding for the Sheridan Street Green Building Initiative. This 13-unit homeownership development at 1801-1869 N. Sheridan St. received an HTF award in 2007 and is under construction.

In 2009 the Home Depot Foundation awarded a $1 million grant over four years to the Philadelphia office of the Local Initiatives Support Corp. and the Pennsylvania Horticultural Society for an environmentally friendly housing and community greening program in partnership with APM. The grant will be used to support Philadelphia Green's planting of trees in the vicinity of Berks Street, Germantown Avenue and Norris Street, and to clean vacant lots and school yards in the area. These efforts will support related plans for APM's Sheridan Street Green Building Initiative and will also retrofit homes in the area to make them more energy efficient.

In Year 35, the City selected APM and its partner, the Jonathan Rose Companies, to develop a new-construction, mixed-use, mixed-income project on a large city-owned site at 9th and Berks Streets. This transit-oriented venture will combine affordable housing, market-rate housing, student housing and retail. It is adjacent to the Temple University Regional Rail commuter stop. This project was selected to

receive City support for the affordable housing units through the 2010 Affordable Rental Housing RFP.

OHCD allocated up to $550,400 in Year 18 HOME funds to Laragione Development for the rehabilitation and new construction of four rental and four homeownership units at 1213, 1215, 1300 and 1302 N. Franklin St. These units were completed in 1995.

In addition, OHCD committed CDBG funding for acquisition and demolition in connection with the construction of the Borinquen Plaza retail center at the site bounded by Norris, Berks, 6th and 5th Streets. This development was carried out by APM and completed in 1999.

Using Temple Apollo funds and HOME funds from the 2009 Affordable Housing RFP, OHCD proposes to support 20 new-construction, affordable home-ownership units at 10th and Diamond Streets, part of a mixed-income, mixed-use development. Mosaic Development Corp. and Metamorphosis CDC were selected as developers through an RFP process.

4. North 5th Street and Lehigh Avenue

The residential area around the "Golden Block" has been an important center for housing rehabilitation. The community has worked with the leadership of St. Christopher's Hospital to design a comprehensive homeownership rehabilitation, rental rehabilitation and social service adaptation for the hospital's former site along North 5th Street. OHCD and the Commerce Department provided $1.6 million in Year 17 and prior years' funds to the Canus Corp. in permanent financing for the rehabilitation of 29 rental units, known as Lehigh Park Center Apartments, at the St. Christopher's Hospital site on North 5th Street and Lehigh Avenue. An additional $1.305 million in Year 18 funds was provided as a bridge loan. HACE took over the management of Lehigh Park I and II in 2003. In Year 30, OHCD allocated funding to HACE to make needed repairs to the buildings and allocated additional funding through the 2009 Affordable Housing Development RFP. In Year 36, OHCD provided $1.483 million for repairs using CDBG-R resources.

Once the bridge loan was repaid, the funds were used for the rehabilitation of the former Morris Pavilion building into 48 rental units known as Lehigh Park, on the 2600 block of North 5th Street. This project was completed. OHCD provided $195,000 in Year 18 CDBG funds for the rehabilitation by PRP and HACE of homeownership units adjacent to the St. Christopher site.

OHCD allocated up to $2 million in Year 19 CDBG funds to HACE to finance the new construction of 80 rental units at 161-71 W. Allegheny Ave., known as Villas del Caribe. This project was completed in 1997. In Year 21, OHCD committed $745,000 for the development of 52 units of elderly rental housing by HACE at 173-83 W. Allegheny Ave., known as Casa Caribe. This project, which was also funded with HUD Section 202 funds, was completed in 1998. In Year 28, OHCD provided $855,000 in gap financing to Caribe Towers, at 3231 N. 2nd St., a 57-unit senior building developed by HACE with support from the HUD Section 202 program. This development, which was selected through the Year 27 Rental RFP, was completed in Year 30.

In Year 33, OHCD agreed to provide HTF earnings to support the preservation of Hancock Manor, a 45-unit development at 164-176 W. Allegheny Ave. owned by Impact Services, which provides housing for homeless veterans and families. This development received Preservation Tax Credits from PHFA and was completed in 2010.

In Year 28, OHCD committed $25,000 for the development of a neighborhood strategic plan for the St. Hugh neighborhood bounded by 5th Street on the west, B Street on the east, Allegheny Avenue on the south and Glenwood Avenue/Venango Street on the north. This plan was completed in Year 29. In Year 28, acquisition of 13 vacant structures in the area surrounding the St. Hugh Church and School was initiated, using NTI bond proceeds. These properties were rehabilitated by HACE using HRP funds.

Using HTF, DCED Housing and Redevelopment Assistance and HOME funds, OHCD is supporting

HACE's Lawrence Court I development, located on the 3300 block of North Lawrence Street. This 50-unit new-construction affordable homeownership development received Homeownership Choice funds from PHFA in 2008 and was completed in Year 36.

OHCD provided $480,000 in Year 17 funds to WCRP to construct 24 rental units, known as Adolfina Villanueva Townhouses I, at 701-17 W. Somerset St. This project was completed in 1992. In Year 18 OHCD allocated up to $100,000 to WCRP for the acquisition and related costs associated with the development of Adolfina Villanueva Townhouses II, 719-35 W. Somerset St. OHCD provided up to $1.12 million in Year 19 funding ($620,000 CDBG, $500,000 HOME) to WCRP for the development of 30 new-construction rental units at this location. Villanueva I and II were selected for preservation funding through the 2010 LIHTC RFP, contingent on the award of Preservation Tax Credits by PHFA.

5. Fairhill/Hartranft

OHCD supported APM to develop 12 rental units (six new construction, six rehabilitation) on the 2300 block of North 7th Street. This development supported APM's 24-unit rental project on the same block, using Year 16 funds. This project was completed. During Year 18, OHCD allocated funds to acquire properties in the surrounding area for future housing development by APM. With Year 19 funds, OHCD provided APM with up to $1.25 million in CDBG funds for its Jardines de Borinquen new-construction rental development, which provided 45 units at 2008-50 N. 6th St. and 2011-57 N. Marshall St. This project was completed. OHCD supported the development of Jardines de Borinquen II, on the 2000 blocks of North 7th and North Marshall Streets, a 45-unit rental project by APM using Years 20 and 21 funds. This project was completed in 1997. In Year 21, OHCD also supported the acquisition and planning activities for eight units of new-construction homeownership at 7th Street and Susquehanna Avenue. In Year 25, OHCD provided $1.03 million in HOME and CDBG funds for the development of these units. The project was completed in Year 27.

As part of OHCD's commitment to use CDBG resources to support the development of replacement public housing units necessitated by the demolition and lower-density redevelopment of the Southwark Plaza housing development, RDA issued an RFP in January 1998 for the new construction of affordable rental housing for low-income persons on the 2200 block of North 6th Street and vicinity. The winning proposal was submitted by APM for the development of 42 units of affordable rental housing known as Taino Gardens. Eleven units were reserved for eligible tenants. OHCD supported this development with $1.5 million in a combination of CDBG and HOME funds in Year 24. Construction was completed in Year 25.

In the 2009 Affordable Housing Development RFP, OHCD selected APM to renovate two older special-needs housing developments, Proyecto Escalera and Hogar de Esperanza.

Through Section 108 loan funds, OHCD provided $1.713 million to the efforts of North Philadelphia Community Help to rehabilitate 43 rental units for low- and moderate-income people on the 2700 block of North 11th Street. This project was completed in Year 26. In Year 18, OHCD allocated up to $1.2 million in CDBG, DCA and federal HOME funds to Michaels Development Corp. for the new construction of 70 rental units at 2200 N. 13th St. This project was completed in 1994.

OHCD supported the Village of Arts and Humanities in the development of Village Homes, a six-unit new-construction homeownership venture on the 2500 blocks of North Warnock and North 11th Streets. The project received acquisition and planning funds from DCA and in Year 25, OHCD provided $800,000 in HOME funds. This project was completed in Year 27.

In the Year 29 Homeownership RFP, the acquisition of 12 vacant lots on the 2700 blocks of North Hope and North Howard Streets was recommended for HACE. This site will support the development of 10 new-construction units.

In Year 30, OHCD supported predevelopment activities for the rehabilitation of 2848-50 N. 9th St. by Women of Excellence. This development, called Project Restoration, provides 14 rental units for homeless women. It was selected through the Year 29 Special-Needs RFP and received McKinney funding in 2004. It was completed in 2007.

In Year 30, the City supported the acquisition of a site at Percy Street and Indiana Avenue for the development of new-construction rental units by WCRP, called Evelyn Sanders Townhomes. Phase I, 49 units, received HTF funds and Low-Income Housing Tax Credits in Year 32 and was completed in 2009. In 2007, HTF earnings were allocated to Phase II. This development received Low-Income Housing Tax Credits and NSP funds and will be completed in Year 36.

6. Norris Square

Since Year 16, OHCD has supported the rehabilitation and new-construction housing efforts of the Norris Square Civic Association (NSCA) for revitalization of the Norris Square neighborhood. OHCD supported acquisition and site preparation and provided $790,000 in construction subsidies for the new construction of 21 units of rental housing on the 100 block of West Norris Street, known as Los Balcones. This project was completed in 1994.

Since Year 18, OHCD has supported acquisition, demolition, environmental remediation and planning activities associated with the development of a former warehouse located at 104-18 W. Norris St., known as La Torre. NSCA constructed 10 units of homeownership housing on this site. This project was completed in Year 29. In addition, OHCD provided $860,270 in Year 19 and Year 20 HOME funds for the rehabilitation of nine scattered-site homeownership units, known as Hope Street I and II. These projects were completed.

In accordance with OHCD guidelines for supporting elderly developments with HUD Section 202 financing, in Year 25 OHCD provided $525,000 in prior years' HOME funds for the development of 35 units of elderly housing on the 2100 block of North Howard Street, at the Norris Square Senior Center. This project was completed in Year 26.

In Years 25 and 26, OHCD supported planning and acquisition efforts for a 33-unit homeownership development on the 2300 and 2400 blocks of North Howard Street, to complement the investment of the School District of Philadelphia in construction of a new Hunter Elementary School on the east side of the 2400 block of North Howard Street. Additional acquisition was funded in Years 28 and 29 with NTI bond proceeds. This development, which is known as Norris Square Town Houses (formerly the Hunter School Homeownership Initiative), was awarded Homeownership Choice funding in 2004. This venture, reconfigured as 48 new-construction units, received a commitment of HTF funds in 2006 and was completed in 2009.

In Year 25, OHCD committed up to $340,000 in CDBG funds to support the rehabilitation of a vacant warehouse building, located at 135-41 W. Norris St., into the Norris Square Childcare Center. This early childhood development facility provides care for 200 preschool children. This project was completed in 2001.

OHCD allocated up to $100,000 in Year 18 funds to United Hands Community Land Trust for the acquisition costs associated with its scattered-site homeownership project. In Year 19, OHCD provided $500,000 in HOME funds for the rehabilitation of 10 properties for homeownership. At the request of United Hands Community Land Trust, this project was carried out by PHDC.

During Year 17, OHCD provided $1.22 million in financing to develop a 20-unit new-construction homeownership project at 1727 N. Hancock St., sponsored by Nueva Esperanza. This project was completed during Year 18. OHCD provided up to $1.3 million in HOME funds to Nueva Esperanza for the development of Villa Esperanza II, a 15-unit new-construction homeownership development on the 2300 block of North Mascher Street. This project was completed in 1997.

In Year 28, OHCD supported acquisition and planning activities for a new-construction rental development of up to 32 units in the area west of Orianna and Diamond Streets. This project, sponsored by WCRP, was selected for acquisition in the Year 27 Special-Needs RFP and for development in the Year 28 Special-Needs RFP. This project, known as Karen Donnally Townhouses, was completed in Year 30. OHCD provided $2,215,700 in CDBG and HOME funds in Year 29 to support construction.

In Year 29, OHCD supported WCRP to build the Iris Nydia Brown Townhouses, 12 new-construction rental units for very low-income families, located at 2742-62 North Mascher St. This venture received Low-Income Housing Tax Credits and was completed in Year 31.

7. Hunting Park

In Year 19, OHCD allocated up to $130,000 in CDBG funds to the Hunting Park CDC for planning and acquisition for homeownership in the area near North Reese, North Fairhill and North 6th Streets. In Year 21, OHCD provided $412,200 in HOME funds for the rehabilitation of four homeownership units on the 4200 block of North Darien Street. In Year 25, OHCD funded the acquisition of three vacant properties identified by Hunting Park CDC to be added to its existing inventory to create a scattered-site rehabilitation package. OHCD awarded HTF funds to Nueva Esperanza to support the rehabilitation of these units through HRP. Two units have been completed.

8. Franklinville

In Year 19, OHCD allocated up to $75,000 in CDBG funding to Centro Pedro Claver for acquisition for a homeownership project. During Year 20, OHCD assisted Centro Pedro Claver in planning activities which identified four appropriate properties for rehabilitation: 704 W. Venango St., 3638 N. Darien St., 3627 N. Marshall St. and 3547 N. 7th St. Known as Franklinville I, these properties were completed.

9. Olde Kensington and Kensington South

In prior years, OHCD has supported a variety of development projects in Olde Kensington, including single-family rehabilitation for homeownership and a 25-unit, new-construction homeownership development at 3rd and Cadwallader Streets known as Kensington Gardens. In Year 21, OHCD supported WCRP's new-construction project of 21 rental units at Master and Orianna Streets, known as Johnnie Tillman Homes. This project was completed in 1997. In Year 36, OHCD selected Johnnie Tillman Homes for preservation funding, contingent upon the award of Preservation Tax Credits from PHFA.

In Year 21, OHCD funded Nueva Esperanza for acquisition and soil remediation at 1322-40 N. Hancock St. for the future new construction of homeownership units. In Year 25, OHCD provided $490,000 in HOME funds for the new construction of seven homeownership units at this site. This project was completed in Year 26.

10. Yorktown

In Year 17, OHCD funded an environmental assessment of the 1400 block of North 13th Street to determine the suitability for housing development. In Year 20, OHCD supported additional testing of the site. In Year 21, OHCD funded the development of Yorktown Arms for 56 rental units of elderly housing. This project was completed in 1997. In Year 28, OHCD supported Yorktown Arms II, a 37-unit addition to Yorktown Arms. This project received Low-Income Housing Tax Credits and was selected through the Year 27 Rental RFP. This project was completed in Year 32.

In the Year 29 Homeownership RFP, acquisition of three scattered-site properties in Yorktown for development by the Yorktown CDC through the HRP was recommended.

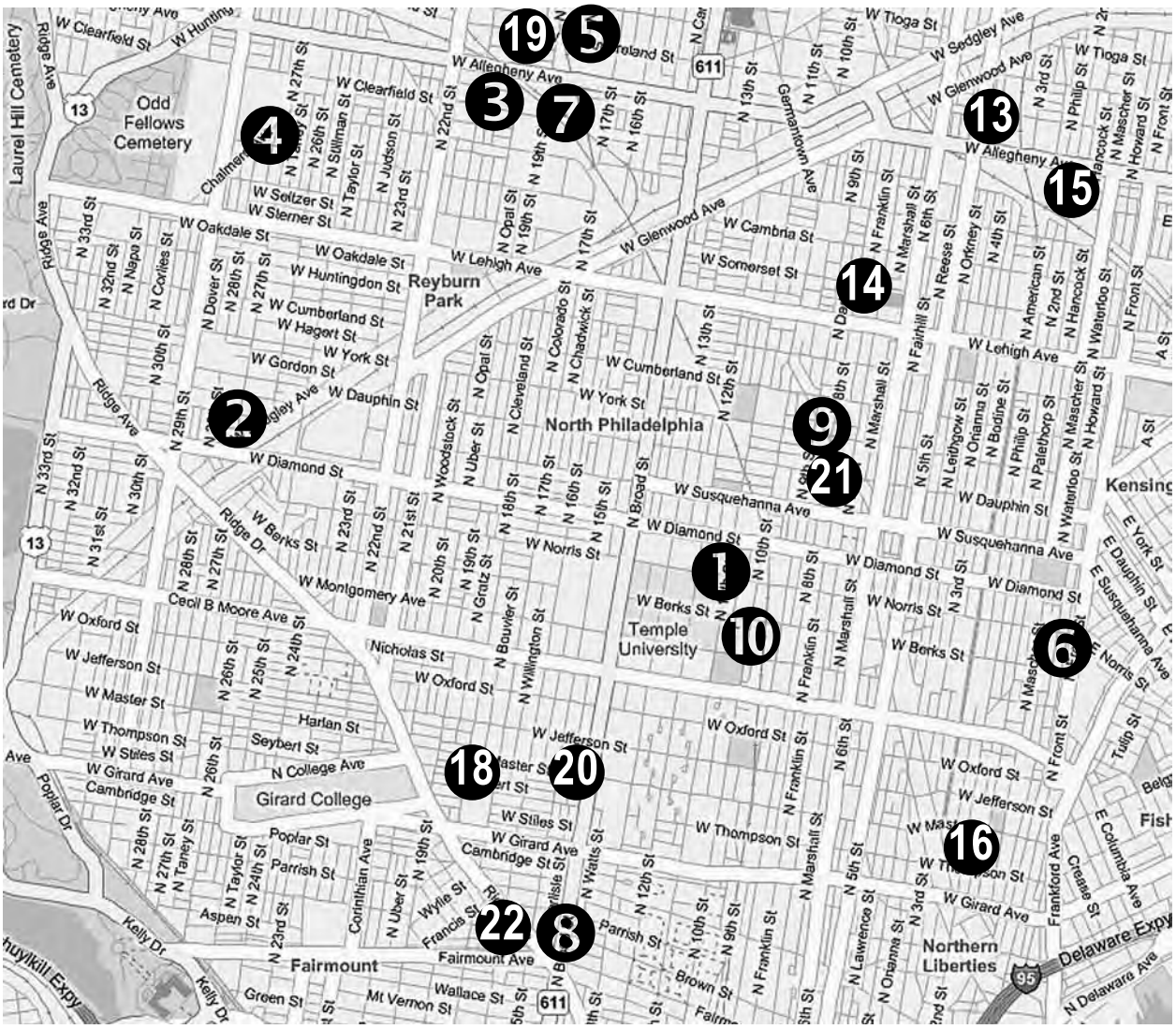
In Year 24, OHCD supported the rehabilitation of 1101 W. Oxford St. The property was completed.

11. Northern Liberties

In Year 33, OHCD supported the development of Mt. Tabor Cyber Village Housing for Seniors, located at 973 N. 7th St. This 56-unit, new-construction rental housing venture received Low-Income Housing

Tax Credits and a 2007 HTF award. The sponsor is Mt. Tabor Community Education and Economic Development Corp. It was completed in Year 34.

Locations of Year 37 Proposed Activities: North Philadelphia



Project Name	Type	Units	Addresses
1. Diamond Green	H	20	2017-27 N. Adler 2010-52 N. 10th 1000-1010 Diamond
2. Diamond Phase VI Homeownership	H	6	2126-2128 N. 28th
3. Forgotten Blocks III	H	5	Various on Opal, Garnet, Gratz & N. 19th
4. Stable Homes for Stable Families	H	9	2920 N. Bailey
5. Tioga Homeownership	H	6	1914 W. Venango
6. Hope-Howard Streets	H	10	2700 blks Howard/Hope
7. 1900 W. Allegheny Ave.	R	60	1900 W. Allegheny
8. Fairmount Gardens	R	55	1416 Fairmount
9. One APM Plaza	R	20	2327-2333 N. 7th
10. 9th & Berks TOD	R	53	900 N 9th
11. Mixed-Use 7612 Ogontz Ave.	R	2	7612 Ogontz*
12. Mixed-Use 4954 Old York Road	R	2	4954 Ol York*

Project Name	Type	Units	Addresses
13. Mixed-Use 2739-47 N. 5th Street	R	2	2739-47 N. 5th
14. Aldofina Villanueva	RP	56	701-11/719-35 Somerset
15. Lehigh Park II Preservation	RP	48	2622-54 N. Lawrence
16. Johnnie Tillman Homes	RP	21	1300 blk Orianna
17. Shelton Court	SN	20	6433 N Broad*
18. Thompson Street Apartments	SN	6	1815-19 W. Thompson
19. Venango Place	SN	53	2101 W. Venango
20. Kairos House Rental Preservation	SN P	36	1440 N. Broad
21. Hogar de Esperanza Proyecto Escalera	SN P	44	2203 Germantown 2253 Germantown
22. 1515 Fairmount Rental Preservation	SN P	48	1515 Fairmount

H = Homeownership R = Rental RP = Rental Preservation
SN = Special Needs SN P = Special Needs Preservation

* Not shown on map (see page 135 for locations)

Kensington/Frankford/ Northeast

Goals

The area east of Front Street to the Delaware River has undergone enormous economic change in the last four decades as many factories closed and population decreased. New residents have joined the older residents in many communities. The area comprises parts of census tracts 143, 158-161, 177-193, 293-302, 315-318, 325-326, 330-332.

1. Neighborhood Planning and Community Organizations

OHCD supports neighborhood planning in this area by funding groups located in Kensington. In Year 27, OHCD funded the preparation of Neighborhood Strategic Plans in Tacony and Mayfair. In Year 30, OHCD funded a Neighborhood Strategic Plan for Bridesburg. New Kensington CDC holds an Elm Street Program contract for residential planning and improvements adjacent to the commercial corridor.

2. Homeownership for Neighborhood Revitalization

OHCD supports the rehabilitation and new construction of single-family rowhomes for homeownership in Kensington and Frankford. In past years, OHCD has supported homeownership rehabilitation by the New Kensington CDC, the Kensington Housing Partnership and Kensington Homeownership Program, which linked neighborhood groups with PHDC to create rehabilitated homeownership housing. OHCD has also funded new construction by Frankford CDC for homeownership in Frankford.

3. Economic Development

The Commerce Department's TNCA program assists business strips at Frankford and Allegheny Avenues, Kensington and Allegheny Avenues, in Kensington/ Harrowgate and on the 4400-5300 blocks of Frankford Avenue.

Area Neighborhoods

1. New Kensington/Fishtown

In Year 16, OHCD provided $514,000 to the New Kensington CDC to rehabilitate seven units for homeownership, consistent with the guidelines of the Homestart Program. OHCD provided $520,000 in Year 17 funds to this organization to finance a seven-unit homeownership project. In Year 18, OHCD allocated $560,000 to New Kensington CDC to rehabilitate eight properties for homeownership.

In Year 19, OHCD allocated to New Kensington CDC up to $600,000 in HOME and CDBG funding to rehabilitate eight properties for homeownership and for acquisition for future rehabilitation.

In Year 21, OHCD supported New Kensington CDC for acquisition for future development of homeownership units and the completion of currently funded projects. In Year 22, OHCD supported New Kensington CDC for the development of 10 homeownership units. In Year 23, OHCD supported New Kensington CDC for the acquisition of an additional 10 units for homeownership. In Year 25, OHCD provided $729,000 in HOME funds for the rehabilitation of 10 scattered-site homeownership units: 2117, 2306 E. Cumberland St.; 2059, 2079, 2081 E. Hagert St.; 2559 E. Norris St.; 2020 E. Sergeant St.; 2547 Tulip St.; and 2347, 2349 E. York St. These properties are completed. In addition, in Year 25 OHCD provided acquisition funding for additional scattered-site homeownership units: 2178 E. Cumberland St.; 2045, 2047 E. Dauphin St.; 2417, 2436 E. Firth St.; 2209 E. Gordon St.; 2064, 2065 E. York St. These properties were completed in Year 32.

In Year 26, OHCD supported planning and pre-development costs associated with the new construction of four homeownership units on the 2400 block of East Dauphin Street, based upon the designs submitted by Wesley Wei in the Francisville Affordable Housing Design Competition held in 1995.

In Year 31, OHCD proposed to support the development of mixed-income homeownership units on the 400 block of Moyer Street.

In 1999, the City provided $175,000 for acquisition and related costs for the Greensgrow Philadelphia Project, an urban agriculture venture located at 2501-27 E. Cumberland St. growing hydroponic lettuce, tomatoes and herbs. In addition, in Year 23, OHCD provided funding for a feasibility study for the New Kensington Center to be developed in a former factory building located at the corner of Coral and Letterly Streets. This site is now 27 units of rental housing, known as Coral Street Arts House. This project was completed in 2005.

In Year 29, OHCD supported the development of Neumann Senior Housing, a 70-unit HUD Section 202 project, located at 1601 E. Palmer St., with $1.05 million in HOME funds. This development was sponsored by North County Conservancy and was completed. In addition, in Year 30, OHCD supported the rehabilitation of 67 units of senior housing known as Neumann North, selected through the Year 28 rental RFP. This development, which is adjacent to Neumann Senior Housing, located at 1741 Frankford Ave., received Low-Income Housing Tax Credits. This project was completed.

In Years 23-36, OHCD supported an Open Space Management Program in New Kensington, in conjunction with the Pennsylvania Horticultural Society (Philadelphia Green), Neighborhood Gardens Association and the New Kensington CDC. OHCD provided funding for the acquisition of 127 lots for use as sideyards and parking, as well as operational support for the Open Space Management Program. OHCD intends to continue its support of this program in Year 37.

2. Kensington/East of Front Street

In Years 17 and 18, OHCD provided a total of $555,595 to KAN/KARP for the development of King's Highway Apartments, a 10-unit rental development on the 3000 block of Frankford Avenue. In Year 22, OHCD supported planning activities of KAN/KARP for the revitalization of the 2900 and 3000 blocks of Frankford Avenue. In Year 25, OHCD provided $1.174 million in HOME funds for the rehabilitation of 31 units of affordable rental housing on the 2900 and 3000 blocks of Frankford Avenue, known as Kings Highway II. This development was completed.

In Year 30, OHCD and KAN/KARP engaged in planning for the area around the new Willard School at Trenton and Auburn Streets to identify opportunities for new housing to support the school.

In Year 18, OHCD allocated up to $250,000 for acquisition and up to $750,000 for the rehabilitation of approximately 20 homeownership units under the Kensington Homeownership Program. This homeownership initiative continues OHCD's commitment to providing additional homeownership opportunities in Kensington, which began under the Kensington Housing Partnership (KHP) venture. Approximately 60 properties were acquired utilizing $594,000 in CDBG Year 14 funds allocated to the KHP program. In addition, $340,000 in Year 15, $750,000 in Year 16 and $750,000 in Year 17 funds were allocated for the rehabilitation of approximately 50 properties by KHP and PHDC. OHCD's total commitment to the KHP projects through Year 18 was $3.434 million. In Year 19, OHCD provided $500,000 in Section 108 funds to rehabilitate nine properties for homeownership in the area designated by KAN/KARP. At the request of KAN/KARP, this development was carried out by PHDC.

In 2006, OHCD allocated HTF funds to Impact Services to rehabilitate a structure located at 124 E. Indiana Ave. into eight housing units for homeless, dually diagnosed veterans. The Veterans Administration is also supporting this venture. This project was completed in Year 35.

In 2007, Covenant House Pennsylvania received an HTF award to develop a new residence for homeless youth known as Rights of Passage on the 2600 block of Kensington Avenue. This project is under construction.

3. Frankford

In Year 18, OHCD allocated $845,000 to Frankford CDC (then called CDC of Frankford Group Ministry) for the acquisition of property, environmental clean-up of the site and new construction of 12 homeownership units, known as the Meadow II project at 4629-39 Paul St. The acquisition of the site also supported the development of a rental project for the elderly, known as Meadow House, which was funded under the HUD 202 program. Meadow House was completed. OHCD allocated $500,000 in Year 19 HOME funds to Frankford CDC for the construction of an additional 12 homeownership units at Meadow II. Meadow II was completed. In Year 21, OHCD supported Frankford CDC for the acquisition of properties through Act 94 condemnation on the 4600 block of Cloud Street for future homeownership development. In Year 22, Frankford CDC received development subsidies through the Philadelphia Bankers' Development Initiative (a City-funded program) for the rehabilitation of eight homeownership units on the 4700 block of Griscom Street. In Year 24, OHCD provided $424,600 in HOME funds for the development of four units of homeownership housing on the 4600 block of Cloud Street. This project was completed in Year 25. In Year 24, OHCD supported acquisition for the development of 15 units of new-construction homeownership housing on the 1800 block of Wilmot Street, known as the Wilmot Meadow Development. OHCD provided $1.773 million in HOME funds for construction in Year 25. This project was completed.

In Year 27, OHCD supported Frankford CDC for the development of Gillingham Court, an 11-unit new-construction homeownership venture located at 4541-4547 Tackawanna St. This site has been remediated and OHCD plans to issue an RFP for a new developer. Frankford CDC was selected in Year 30 to participate in the Main Street program funded by DCED.

4. Bridesburg/Port Richmond

In Year 30, OHCD funded a Neighborhood Strategic Plan in Bridesburg, in consultation with the Bridesburg CDC. The plan addresses a range of community development issues, including riverfront activity along the North Delaware River and housing options.

In Port Richmond, OHCD supported Octavia Hill Association in the preservation of 32 units of affordable rental housing at 2423-29 E. Cambria St. This project was completed in 1997.

5. Juniata Park

In Year 25, OHCD provided $1.65 million for the restoration of the Carl Mackley Apartments located at 1401 E. Bristol St. Originally built in 1934 as a labor-sponsored housing project for union members of the local workforce, the building was rehabilitated in 1999 as 184 units of affordable rental housing.

In 2003, using NTI bond funds, the City supported the acquisition of a six-acre site along Frankford Creek, between Cayuga and Wingohocking Streets for the development of a 50-unit mixed-income homeownership project, the Twins at PowderMill. This project received PHFA Homeownership Choice funding in 2003 and required a City subsidy. In Year 32, Impact Services became the developer. This venture received an HTF award in 2007 and was completed in 2009, when it won the Philadelphia Business Journal's Judges' Choice Award for the Best Real Estate Deal of 2009.

6. Pennypack

In Year 24, OHCD provided $186,500 in HOME funds for the new construction of 50 units of senior housing, known as Manor Glen, located at 8401 Roosevelt Blvd. Financed through the HUD Section 202 program, the development was carried out by Evangelical Senior Housing. The project was completed in 1999.

7. Mayfair/Tacony

In Year 27, OHCD funded the preparation of Neighborhood Strategic Plans in Mayfair and in Tacony. These plans enable community-based organizations to effectively address a wide range of community

development issues, establish priorities and make choices among available community improvement options. The Mayfair Strategic Plan, which was conducted in consultation with the Mayfair CDC, considers the area bounded by Pennypack Creek, Frankford Avenue, Harbison Avenue and Roosevelt Boulevard. The Tacony Strategic Plan, which was conducted in consultation with the Tacony Civic Association, considers the area bounded by Cottman Avenue, the Delaware River, Levick Street and Frankford Avenue.

8. Somerton

In Year 28, OHCD provided $30,000 for planning and predevelopment activities for the rehabilitation of the FOP Senior Apartments, located at 730 Byberry Rd. Improvements to this 106-unit building, which was built in 1971 through the HUD Section 202 program, were financed with tax credits, PennHOMES and NTI funding. This project was completed in Year 30.

In Year 29, OHCD supported Center Park III, a 39-unit HUD 202 senior project, located at 1901 Red Lion Rd. This development is sponsored by the Jewish Federation. This project was completed in 2005.

9. Northeast Philadelphia

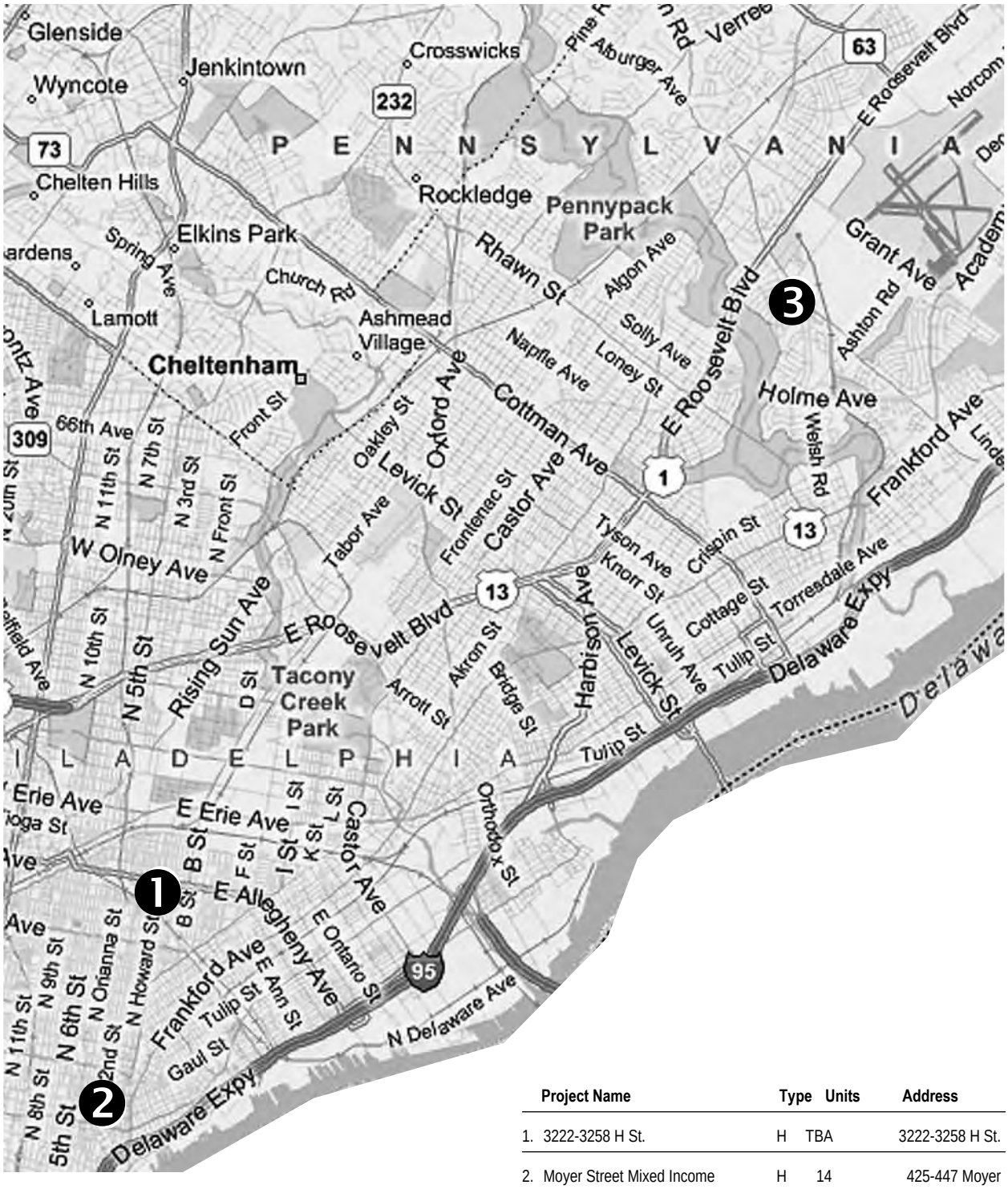
In Year 32, OHCD supported the creation of 62 senior-rental units located at 7023 Rising Sun Ave., known as Pilgrim Gardens. This development received Low-Income Housing Tax Credits and an HTF award. This project is under construction.

In Year 34, in response to the HTF RFP, OHCD awarded HTF earnings to Liberty Resources to acquire and make accessible five condominium units at 7600 E. Roosevelt Blvd. This development has also received Section 811 funds. It was completed.

In the 2009 Affordable Housing Development RFP, OHCD selected Liberty Housing Development Corp. to rehabilitate two accessible rental units at 2628 Welsh Rd. This project will be under construction in Year 37.

In the 2009 Affordable Housing Development RFP, OHCD selected 1260 Housing Development Corp. to rehabilitate 10 rental units at 419 Chandler St. for supported independent living. It is under construction.

Locations of Year 37 Proposed Activities: Kensington/Frankford/Northeast



Project Name	Type	Units	Address
1. 3222-3258 H St.	H	TBA	3222-3258 H St.
2. Moyer Street Mixed Income	H	14	425-447 Moyer
3. Liberty at Welsh Rd.	SN	2	2628 Welsh

H = Homeownership SN = Special Needs TBA=To Be Announced

West Philadelphia

After North Philadelphia, West Philadelphia has received the next greatest share of CDBG resources for neighborhood planning, housing rehabilitation, new-construction housing and economic development.

The area encompasses census tracts 52-75, 77-88, 90-96, and 100-116. OHCD has funded neighborhood planning through community groups in Belmont, Carroll Park and Haddington. The rehabilitation of rowhouses as single-family homeownership units and the creation of affordable rental units in multifamily developments have been priorities for OHCD in West Philadelphia over the years. OHCD supports the Philadelphia Neighborhood Housing Services (PNHS) program in two West Philadelphia neighborhoods: Cobbs Creek and Morris Park. Many West Philadelphia neighborhoods including Parkside, Mantua, Belmont, Mill Creek, Dunlap, Saunders Park, Southwest Philadelphia, Paschall and Eastwick have received development support from OHCD.

Goals

1. Neighborhood Planning and Community Organizations

OHCD has historically supported neighborhood planning activities in West Philadelphia by funding NACs in many communities. In addition, in Years 16, 17 and 18 OHCD supported the West Philadelphia Coalition of Neighborhoods and Businesses to promote neighborhood development.

2. Homeownership for Neighborhood Revitalization

OHCD has supported renovation of single-family rowhomes for homeownership in the West Philadelphia neighborhoods in greatest need. During Year 16, OHCD invested some of its Homestart budget for the rehabilitation of homes in this area. OHCD selected properties for renovation in the Southwest Philadelphia, Mantua and East Parkside areas. This activity built upon the Year 15 Homestart projects in Southwest Philadelphia and Mantua. In Year 17, OHCD allocated more than $1 million for the rehabilitation of Homestart properties in West Philadelphia, and in Year 19 committed additional funding for Homestart in Mantua and Southwest Philadelphia. In Years 20 through 24 and in Year 26, OHCD funded additional Homestart units in Mantua. In conjunction with the West Philadelphia Empowerment Zone, five Homestart houses were completed in Carroll Park, Cathedral Park and Mill Creek. The Partnership CDC has been active in using HRP for rehabilitation in Walnut Hill. PNHS rehabilitated single-family properties in Carroll Park. ACHIEVEability has rehabilitated single family houses for homeownership and rental in Haddington and Cobbs Creek.

3. Multifamily Building Renovations

The City's largest concentration of multifamily rental buildings is located in West Philadelphia. Because many of these have been vacant or significantly deteriorated, their rehabilitation has been a primary developmental objective of OHCD. Using CDBG and/or MEND funds, the RDA has rehabilitated the Art Apartments (30 units), Walnut Park Plaza (123 units) and the Glademore Apartments (81 units). During Year 15, a total of 104 units at the Admiral Court and Dorset Apartments were rehabilitated.

In Year 15, 80 rental units on the 5100 block of Regent Street were rehabilitated. During Year 16, the Dunlap School at 51st and Race Streets was rehabilitated to provide 35 senior-citizen apartments. Two rental projects for the homeless in West Philadelphia, the Von Louhr Apartments (25 units) at 15-25 S. 61st St. and the People's Emergency Center project (11 transitional and nine permanent units) at 3902 Spring Garden St., were completed in Year 16. Locust Towers, a previously vacant 40-unit building, was rehabilitated in Year 17. Seventy-nine rental units were rehabilitated on the 4700 block of Chestnut Street and the surrounding area by the LIH/Chestnut group including the Robert Wood Johnson Foundation. This project was completed in 1992. Bernice Arms, 6000 Baltimore Ave., was completed in 1999 by Pennrose Properties. The Chatham Apartments, a 40-unit rehabilitation

development at 242 S. 49th St., was completed in 2000 by the Ingerman Group. The Holmes School, a 42-unit senior rental development with retail space at 55th and Chestnut Streets, was completed in 2002 by Neighborhood Restorations. A 33-unit building, 4901 Spruce St., was rehabilitated by Pennrose Properties in Year 30.

4. Economic Development

West Philadelphia neighborhoods surround a number of important neighborhood shopping centers. Throughout the past decade, area commercial revitalization has been among the City's important economic development objectives in West Philadelphia. Support for major service retail corridors was maintained. These include 52nd and Market Streets, Lancaster Avenue (4000-4600), Baltimore Avenue (5000-5100), 49th Street and Baltimore Avenue (Cedar Park), 60th and Market Streets, Lansdowne Avenue (5900-6200) and Woodland Avenue. The West Parkside Enterprise Zone is one of the city's Enterprise Zones with ongoing support from the Commerce Department. In addition, a portion of West Philadelphia was designated as part of Philadelphia's Empowerment Zone. Lancaster Avenue in Powelton and Mantua is the core of an Elm Street and Main Street community funded by DCED.

Area Neighborhoods

1. Haddington/Dunlap

In Year 16, $1.95 million in DCA prior year funds was invested to renovate Dunlap School at 5031 Race St. into 35 units of housing for elderly people. In addition, $36,000 in CDBG Year 16 funds was allocated for the rehabilitation of four rental units at 519-21 N. 55th St. by Philadelphians Concerned About Housing (PCAH). OHCD allocated an additional $525,000 for 21 units of special-needs housing to PCAH for Haddington I in the vicinity of 54th and Summer Streets. This project was completed in 1997. OHCD continued its commitment to the neighborhood by providing an additional $1.5 million to PCAH for an additional 28 scattered-site units of special-needs housing, known as Haddington II. This project was completed in 1998. OHCD also provided $1.5 million in Section 108 loan funds for an additional 20 units of scattered-site rental housing, known as Appletree Housing. This project was completed in Year 26. In Year 27, OHCD supported PCAH in its next venture, known as Avondale Housing. This development, which provides 18 units of permanent housing for single-parent families in transitional housing programs, was completed in Year 28. In Year 28, OHCD supported Ruby Housing, an 11-unit scattered-site rental rehabilitation project sponsored by PCAH. This development was selected in the Year 27 Special-Needs RFP and provides permanent supportive housing for formerly homeless families. This venture was completed in Year 29. In Year 29, OHCD supported PCAH's Woodcrest Housing development, the acquisition and rehabilitation of 11 scattered-site properties in the vicinity of 54th and Parrish Streets. This development was selected through the Year 28 Special-Needs RFP and was completed in Year 30. PCAH is now known as ACHIEVEability.

At the request of Haddington Leadership Organization, PHDC completed the rehabilitation of three scattered-site homeownership units, using Year 18 funds. In Year 16, OHCD funded the Greater Germantown Housing Development Corp. (GGHDC) to assist the West Philadelphia Housing Development Corp. (WPHDC) with acquisition and startup costs. In Year 17, OHCD continued its financial support of WPHDC by allocating $500,000 to its rehabilitation program. At the request of WPHDC, PHDC completed the rehabilitation of four homeownership units.

In Year 22, OHCD allocated $400,000 to the construction of Booth Manor, a 50-unit rental development for the elderly located at 5522 Arch St., sponsored by the Salvation Army. CDBG funds were combined with $4.788 million in federal Section 202 funds. This project was completed in 1998.

In 2007, OHCD provided an HTF award to support the development of Booth Manor II, 50 units of senior rental housing that received HUD Section 202 funding. This development is located at 5520 Arch St., adjacent to Booth Manor and was sponsored by the Salvation Army. It was completed in Year 34.

In Year 23, OHCD allocated $1.5 million for the rehabilitation of the former Brooks School, located at 5631-43 Haverford Ave., into 33 units of affordable rental housing. Developed by the Ingerman Group, this project was completed in 1998. To support the Brooks School development, PHDC rehabilitated a duplex unit (homeowner's unit plus rental unit) at 5623 Wyalusing Ave. through the Homestart Program. This property was completed in Year 28.

In the Year 29 Homeownership RFP, ACHIEVEability was selected to rehabilitate up to 10 scattered-site units for homeownership in Haddington and Cobbs Creek. This project, known as Dewey Housing, was completed in Year 33.

OHCD has supported the planning and acquisition efforts of the Mt. Carmel CDC in an area bounded by 57th Street on the east, 59th Street on the west, Vine Street on the north and Arch Street on the south. Working with ACHIEVEability, Mt. Carmel CDC intends to pursue a strategy of rehabilitation of vacant structures, some infill new construction and development of green space.

OHCD supported Cecil Housing, the rehabilitation of 11 units of scattered-site housing by ACHIEVEability. This project was selected through the Year 29 Special-Needs RFP and received Low-Income Housing Tax Credits in 2006. This development was completed in 2007.

In the 2009 Affordable Housing Development RFP, OHCD selected ACHIEVEability to construct or rehabilitate 10 scattered site homeownership units in the vicinity of 58th and Race Streets, known as Aspen Housing. In the same RFP, OHCD selected ACHIEVEability to preserve 7 scattered-site affordable rental units known as Cherry Tree Housing.

2. Parkside

Parkside was a major center for West Philadelphia development throughout the 1980s. The city's Special Acquisition homeowner rehabilitation program rebuilt a significant section of East Parkside. This is one of the major areas where industrial development and housing rehabilitation have reinforced each other. OHCD provided financing of $835,000 in Years 16 and 17 CDBG funds to rehabilitate 18 units at 4150-52 Parkside Ave. by the Parkside Historic Preservation Corp. This project was completed in 1993. In Year 19, OHCD allocated $2 million in Section 108 funds for the rehabilitation of the Brentwood Apartments (44 units) at 4120-40 Parkside Ave. by Pennrose Properties in conjunction with the Parkside Historic Preservation Corp. This project was completed. In addition, OHCD provided $852,500 for the development of 16 units of affordable rental housing at the Brantwood, 4144 Parkside Ave., developed by Parkside Historic Preservation Corp. and Pennrose Properties. This project was completed in 1999.

In Year 29, OHCD supported 1260 Housing Development Corp.'s Pennsgrove Permanent Housing Initiative, the construction of 10 housing units for persons with mental illnesses. This development was selected through the Year 28 Special-Needs RFP and received McKinney funding. Because site control and zoning approvals could not be obtained for the Pennsgrove location, this project was combined with funding for Powelton Heights, a 48-unit affordable rental development for persons with mental illnesses, located at 4113-43 Warren St. Powelton Heights was completed in 2006.

In Year 26, OHCD supported planning and acquisition activities for the rehabilitation of up to 32 units of homeownership housing in the West Philadelphia Empowerment Zone through a joint venture between Parkside Association of Philadelphia and Community Ventures. In Year 27, OHCD funded the acquisition of these units. OHCD funded the rehabilitation of these units through a combination of CDBG, HOME and Empowerment Zone resources. Twenty-six units, in two phases, were completed in Year 31.

3. Overbrook

Overbrook remains connected to Philadelphia Neighborhood Housing Services (PNHS) as a Self-Reliant Neighborhood. The Lansdowne Avenue retail corridor between 59th and 63rd Streets received

support through the Commerce Department. OHCD provided $345,330 to PNHS to rehabilitate seven units for homeownership, located at 1650 N. Allison St.; 5537 and 5543 Jefferson St.; 5512 Lansdowne Ave.; 5727 N. Park Ave.; 5839 N. 12th St. and 5735 N. 13th St. These properties were completed in Year 24.

4. Wynnefield

In Year 19, OHCD allocated up to $1.5 million in CDBG funds to Kearsley/Christ Church Hospital for the new construction of 60 units of elderly housing at 2100 N. 49th St. in a facility that provides a continuum of care. This project was completed.

In Year 28, OHCD supported Monument Mews, a new-construction 60-unit rental development on the Methodist Services for Families and Children Campus at 4300 Monument Rd. This development serves formerly homeless and/or low-income special-needs households and was selected through the Year 27 Special-Needs RFP. It was completed in 2004.

In Year 29, OHCD supported the rehabilitation of an additional 11 units of rental housing at 4300 Monument Rd., known as Fresh Start. This development was selected through the Year 28 Special-Needs RFP and was completed in Year 33.

In response to the HTF RFP, in Year 34 OHCD supported the development of Ivy Residence II, a Section 202 senior residence being developed by the Salvation Army at 4050 Conshohocken Ave. This development provides 53 new-construction rental units. It was completed in 2010.

5. Mantua

Mantua has been a development area of the City's housing programs for more than a decade. OHCD invested $1 million in Year 16 CDBG funds in the renovation of vacant houses for homeownership under Homestart. In Year 17, OHCD allocated additional funds to rehabilitate another seven homes in Mantua under its Homestart Program. OHCD allocated $495,000 in Year 19 funds for the rehabilitation of seven Homestart houses in Mantua. OHCD provided $670,000 for the development of nine Homestart units in Mantua in Year 20. In Year 25, OHCD supported the rehabilitation of five additional Homestart units. OHCD has also supported PHA scattered-site renovation here using CDBG funds and allocated $16,000 in Year 16 funds to upgrade the heating system at Stephen Smith Towers, 1030 Belmont Ave. In Year 19, OHCD allocated $1.3 million in HOME funds for the new construction of 22 rental units, known as Spencer's Place, at 36th and Aspen Streets, developed by Pennrose Properties. This development was completed in 1997. Mantua was an NTI acquisition zone.

In Year 30, the City supported the application for Homeownership Choice Program funding from PHFA for Union Hill Homes, 51 new-construction and one rehabilitated affordable for-sale units located in the vicinity of Union and Aspen Streets. This project received Homeownership Choice funds in 2005 and construction was completed.

In Year 31, OHCD agreed to support the development of Mantua Presbyterian Apartments at 34th Street and Haverford Avenue, a HUD-funded 66-unit Section 202 senior development, by committing $350,000 in HTF funds and $975,000 in HOME funds. It was completed in Year 34.

OHCD supported the development of the Melon Supportive Independent Living development by 1260 Housing Development Corp., a 10-unit new-construction rental venture located at 3616-3628 Melon St. This development was allocated HTF funds in 2006 and was completed in Year 33.

OHCD also supported the development of the Mantua Supportive Independent Living development, 1260 Housing Corp.'s 10-unit Section 811 venture located at 3613-3619 Fairmount Ave. This project was completed.

In Year 35, the City proposed to support WPRE II (West Philadelphia Real Estate), a 40-unit scattered site affordable rental development at various sites in Mantua, contingent on the award of Low-Income Housing Tax Credits from PHFA. This project was selected through the 2009 Affordable Housing RFP.

The project received tax credits and NSP2 funds and is construction.

In Year 36, OHCD proposed to support WPRE III, 60 scattered-site new-construction and rehabilitated rental units, contingent upon the receipt of tax credits from PHFA. This project was selected through the 2010 LIHTC RFP.

In Year 35, the City supported Ogden Gardens, Autism Living and Working, the new construction of 4 rental units for adults living with autism, located on the 4000 block of Ogden Street. This development, which secured Section 811 funds, will use CDBG funds. It was selected through the 2009 Special-Needs Housing RFP. This project is under construction.

In the City's NSP2 application, Mantua census tracts 108 and 109 were identified as a redevelopment area to receive significant funding for residential housing development.

In Year 37 OHCD proposes to support the rehabilitation of Mt. Vernon Manor Apartments on Wallace Street in West Philadelphia. The project will preserve 75 units of rental housing. NSP2 funds will finance this project.

6. Carroll Park

In Year 19, OHCD allocated $850,000 in Section 108 loan funds to PNHS and the Ingerman Group for the rehabilitation of 30 rental units in the Hestonville Apartments at 5400 Lansdowne Ave. This project was completed in 1995. In Year 22, PNHS expanded its program as the Carroll Park community became a full service PNHS neighborhood entitled to the full range of NHS programs and services. In Year 26, OHCD supported planning and predevelopment activities for the rehabilitation of seven scattered-site homeownership units. These units were completed in 2005. In Year 27, OHCD supported the rehabilitation of seven Homestart properties in conjunction with the Empowerment Zone. These properties were completed in Year 28.

In the Year 29 Homeownership RFP, acquisition of 21 scattered-site properties in Carroll Park for development by Resources for Human Development through the HRP was recommended.

In Year 32, OHCD helped to plan for the development of up to 12 units for homeownership by the Phoenix Project CDC in conjunction with Resources for Human Development.

7. Cathedral Park

OHCD supported Habitat for Humanity-West Philadelphia through acquisition of properties on the 4900 block of West Stiles Street. In Year 26, OHCD provided $12,260 in CDBG for the acquisition of two additional properties on this block for rehabilitation as homeownership units through the Habitat for Humanity program. Through the 2009 Affordable Housing Development RFP, OHCD proposed to support the construction of two homeownership units by Habitat on the 4200 block of West Stiles Street. These properties will be under construction in 2011.

In Year 27, OHCD funded the rehabilitation of one Homestart unit in conjunction with the Empowerment Zone. Using NTI acquisition funding, the City is acquiring properties on the 4900 block of West Girard Avenue. This site will be developed as new-construction homeownership units, using a combination of HOME and Empowerment Zone funding. OHCD will issue an RFP to select a developer for this project.

8. Belmont/Mill Creek Area

In Year 20, OHCD allocated up to $600,000 in City Economic Stimulus funding for the new construction of 135 homeownership units to be developed at 46th and Market Streets by Philadelphia Interfaith Action (PIA). In Year 21, OHCD allocated an additional $2.35 million in Economic Stimulus funds for a total commitment to PIA of $2.95 million. FY '95 City Capital funds supported infrastructure and site improvements for this development. This project was completed. In Year 18, OHCD supported the Sarah Allen project by providing $1.03 million to the Friends Rehabilitation Program (FRP) to construct and rehabilitate 36 rental units at 41st and Parrish Streets. OHCD continued this commitment to the Sarah Allen project in Year 20 by funding the rehabilitation of 87 units

of elderly housing at this site. This OHCD funding commitment supported the rehabilitation of the former Sarah Allen Nursing Home building, which received an award of $6.96 million in federal Section 202 funding. In Year 21, OHCD provided $900,000 for Sarah Allen IV, a combination of rehabilitation and new construction of 40 rental units that was completed in 1998. In Year 24, RDA issued an RFP for the development of scattered-site rental units in the vicinity of 41st and Brown Streets. FRP in conjunction with the Belmont Improvement Association was selected as the developer. In Year 26, OHCD provided $1.15 million in CDBG and HOME funds for this 27-unit development, now known as Belmont Gardens. This project was completed in 2001.

In Year 22, OHCD supported the acquisition of 15 properties for rehabilitation into homeownership and rental housing to be developed by FRP. In Year 25, OHCD provided $750,000 in HOME funds for Belmont Homes, eight units of homeownership and two rental units. This project was completed in Year 26. In Year 27, OHCD supported Home in Belmont, a scattered-site homeownership development of eight rehabilitated properties and one new-construction unit for a total of nine housing units. This project was completed in Year 31. A second phase of Home in Belmont is planned. These two ventures will support the Sarah Allen development.

In Year 22, OHCD supported acquisition for Belmont Affordable Homes, a 37-unit scattered-site rental development in the vicinity of 42nd Street, Belmont Avenue and Parrish Street. This project, formerly known as the Waverly Development, was carried out in two phases. Belmont Affordable I, consisting of 17 units, was completed in 1997. Belmont Affordable II, consisting of 20 units of rental housing, was completed in 1998. In Year 27, OHCD supported Belmont Affordable III, an additional 46 units of rental housing, using a combination of CDBG funds and Low-Income Housing Tax Credits. This project was completed in Year 28. In Year 28, OHCD supported Belmont Homes IV, an 11-unit affordable tax-credit development in the area of 42nd Street and Girard Avenue, selected in the Year 27 Rental RFP. This was completed. In Year 29, OHCD supported Belmont Homes V, 24 rental units, selected through the Year 28 Rental RFP. This project was completed in Year 30.

In Year 23, OHCD provided $1.15 million to H.E.L.P. I, a combination of new construction and rehabilitation of 40 units of permanent homeless housing at 4900 Wyalusing Ave. This development, based upon a successful New York model, was completed in 1998. In Year 24, OHCD provided $980,000 to H.E.L.P. II for 50 units of transitional homeless housing at 4901 Wyalusing Ave. This project was completed in 1999.

In Year 20, OHCD allocated $1.5 million for the modular construction of 72 rental units at 45th and Parrish Streets, known as Jameson Court, by Michaels Development Corp. This development was completed in 1997.

During Year 27, PHA was awarded a HOPE VI grant for the comprehensive redevelopment of public and affordable housing in Mill Creek, now known as Lucien E. Blackwell Homes. The Mill Creek HOPE VI development was completed.

In Year 27, OHCD provided $350,000 in gap financing for the St. Ignatius Senior Housing development, 67 new-construction rental units, at 42nd Street and Fairmount Avenue. This project, known as Angela Court I, was completed in 2003. In Year 31, OHCD agreed to support the development of Angela Court II, located at 44th Street and Fairmount Avenue, to provide 54 senior rental units. This development received HTF funding in 2006 and 2007 and was completed in Year 33.

In conjunction with the West Philadelphia Empowerment Zone, OHCD supported one Homestart rehabilitation in Mill Creek in Year 27. This unit was completed.

In Year 30, OHCD provided $400,000 in prior years' CDBG funding to support site improvements at Mt. Olivet Village, a PHA rehabilitation project in the Mill Creek revitalization area. This project was completed in 2008.

9. Cobbs Creek

In Year 23, PNHS expanded its program to the Cobbs Creek community. Cobbs Creek is a Full Service PNHS neighborhood, entitled to the full range of rehabilitation and loan services, community improvements and technical assistance provided by PNHS. In Year 24, OHCD provided $1.75 million for the rehabilitation of 6000 Baltimore Ave. into 46 units of elderly housing. The development, carried out by Pennrose Properties, was completed in Year 25. In Year 25, OHCD provided $300,000 in CDBG funds for the environmental remediation of the former Holmes School, located at 55th and Chestnut Streets. In Year 26, OHCD provided an additional $1.5 million in CDBG and HOME funds for the rehabilitation of the building into 40 units of senior housing. The City also provided $750,000 in Economic Stimulus funds to support the creation of commercial space in the building. This project, developed by Neighborhood Restorations Inc., was completed in Year 27.

In the Year 29 Homeownership RFP, ACHIEVEability, then known as Philadelphians Concerned About Housing (PCAH), was selected to rehabilitate 10 scattered-site units for homeownership in Haddington and Cobbs Creek. This project, known as Dewey Housing, was completed in Year 33.

In Year 31, the City provided $250,000 in prior years' reprogrammed HOME funds to support The Partnership CDC's development of 8 units of affordable rental housing on the 100 and 200 blocks of South 60th Street. This project received Mixed Use Facility Financing Initiative (MUFFI) funds from PHFA.

10. Walnut Hill and Garden Court

In prior years, OHCD supported the rehabilitation of apartment buildings in Walnut Hill, including 104 units at the Admiral Court and Dorset. In Year 25 OHCD provided $1.797 million in HOME and CDBG funds for the rehabilitation of the Chatham Apartments, 242 S. 49th St., into 40 units of affordable rental housing. The developer was the Ingerman Group. In Year 29, OHCD supported the moderate rehabilitation of 4901 Spruce St., a 33-unit building, by Pennrose Properties. This development, which was selected through the Year 27 Rental RFP, received Low-Income Housing Tax Credits and was completed in Year 30.

In Year 18, OHCD provided up to $52,000 to PCAH to rehabilitate one rental unit at 135 S. 51st St.

In Year 21, OHCD supported the rehabilitation of 12 scattered-site units for homeownership by The Partnership CDC. This development was completed in Year 25. In Year 22, OHCD supported the acquisition and planning efforts of The Partnership CDC for the rehabilitation of eight more scattered-site homeownership units. This development was completed.

In Year 27, the City supported the acquisition of 10 properties in Garden Court for rehabilitation by The Partnership CDC through HRP.

In 2007, The Partnership CDC received an HTF award to construct two duplexes (owner's unit plus a rental unit) on the 4500 block of Sansom Street.

11. University City

In Year 24, OHCD provided $825,000 in HOME funds to support Ralston/Mercy Douglass House, a HUD Section 202 project consisting of the new construction of 55 units of elderly housing at 39th and Market Streets. This project was completed in Year 27.

12. West Powelton

OHCD has long supported the work of People's Emergency Center CDC (PEC CDC) to provide homeownership opportunities in the neighborhood surrounding the People's Emergency Center. In Year 19, OHCD provided $452,500 for the rehabilitation of eight scattered-site units for permanent housing for formerly homeless families. Known as Partnership Homes, this project was completed in 1996. In Year 25, OHCD supported the development of Imani Homes II, a seven-unit rental development on the 4000 block of Green Street for formerly homeless persons. This development received funding through the HUD McKinney program in 1999 and was completed in 2002. In Year 26, OHCD supported the development of Imani Homes III, a five-unit rental development on the 300 block of North 41st Street. This project received

McKinney funding in 2000 and was completed. In Year 27, OHCD supported the development of Imani Homes IV, an eight-unit permanent supportive rental housing project on the 3900 block of Lancaster Avenue and the 4000 block of Green Street. This project received McKinney funding in 2001 and was completed in 2005. In Year 28, OHCD supported acquisition funding for Imani Homes V, an 11-unit supportive-service rental housing project for persons with special needs. This project, located on the 3800 block of Haverford Avenue, received development financing in Year 29 and was completed. In Year 30, OHCD awarded PEC CDC funding for an additional 10 units of supportive-service rental housing to be located on and around the 3900 block of Haverford Avenue. This project is now part of Cloisters III, a 50-unit affordable rental housing development financed with Low-Income Housing Tax Credits and completed in Year 32.

OHCD supported the development by PEC CDC of Fattah Homes at 4011 Lancaster Avenue and Bernice Elza Homes at 3800 Brandywine Street, rental units for formerly homeless families using McKinney and HOME funds. Bernice Elza Homes received an HTF award in 2007 and was completed in Year 35. Fattah Homes received a MUFFI award from PHFA. This development will provide retail space on Lancaster Avenue and apartments for formerly homeless families. Fattah Homes was completed in 2010.

OHCD is supporting the new construction by PEC CDC of 23 units, including Jannie's Place, a 17-unit new building located at 611-27 N. 40th St., using HTF, HOME and McKinney funds. This development was awarded Low-Income Housing Tax Credits from PHFA. It began construction in Year 35. In Year 35 the City supported the preservation of six rental units at 3902 Spring Garden St. using federal HOME funds.

PEC CDC was selected in Year 30 to participate in the Elm Street and Main Street programs funded by DCED. PEC CDC will focus on the Lancaster Avenue commercial corridor and surrounding neighborhoods.

In Year 27, OHCD provided up to $255,000 to support the rehabilitation of the Rudolphy/Mercy Douglass Home for the Blind, located at 3827 Powelton Ave., into 17 rental units for independent living. This project received HUD Section 811 financing and was completed in Year 28.

13. Upper Southwest Philadelphia/Elmwood

In Year 19, OHCD allocated up to $660,000 in funds from Year 19 CDBG and Section 108 to the South 55th Street Partnership to rehabilitate 20 rental units at 800-18 S. 55th St. This project was completed in 1997.

14. Cedar Park

In Year 21, OHCD committed $700,000 to Baltimore Avenue Revitalization Corp. for acquisition and demolition costs associated with the construction of a community-based outpatient medical center located at 5008-28 Baltimore Ave. This project was completed in 1998.

Through the 2009 Affordable Housing Development RFP, OHCD selected The Beaumont Initiative and Right-Sized Homes to construct two accessible homeownership units at 5015-19 Beaumont Ave.

15. Southwest Philadelphia

Southwest Philadelphia below Baltimore Avenue remains among the most depressed areas of West Philadelphia. In Year 18, OHCD funded the Southwest CDC to provide neighborhood planning activities in the area. OHCD invested more than $800,000 in Year 16 for rehabilitation under the Homestart Program. OHCD provided $330,000 for five Homestart properties in Southwest Philadelphia in Year 19, using prior years' funds. OHCD supported Homestart in Year 23. Woodland Avenue is a major retail service corridor that has received support through the Commerce Department.

OHCD provided $1,181,800 in Years 26 and 27 HOME funds to support the new construction of 15 homeownership units on the 4700 block of Reinhard Street. Developed by The Nonprofit Housing Development Corp., this project was completed.

During Year 22, OHCD worked on a conservation/preservation approach to address deterioration in the First Genesis area of Southwest Philadelphia. Six severely deteriorated properties were demolished and eight vacant properties were encapsulated in order to protect them for future rehabilitation.

During Year 24, four vacant properties were marketed through the Homestart Program. Rehabilitation of these properties was completed during Year 25. Condemnation was initiated during Year 24 on additional vacant properties on the 6000 blocks of Kingsessing Avenue and Allman Street.

Using NTI bond proceeds, the City acquired properties in the area from 56th to 60th Streets, Woodland Avenue to Chester Avenue, for the Southwest Renewal Initiative. Through this venture, the Board of City Trusts, PHDC and Presbyterian Homes redeveloped properties for homeownership in conjunction with HRP. HTF funds were provided in 2006. Phases 1 and 2, a total of 25 units, were completed. Five additional houses, sponsored by PHDC, began construction in Year 34. These properties were completed.

In Year 29, OHCD funded the Greenway Presbyterian Apartments, a HUD 202-funded senior development located at 2050 S. 58th St. Consistent with the selection criteria, this 68-unit development received $1.02 million in HOME funds. This project was completed in 2005.

In 2007, OHCD provided an HTF award and HOME funds to support the Reba Brown Senior Residence located at 1413 S. 50th St. This 75-unit rental development is sponsored by Mt. Zion CDC and has received HUD Section 202 funding. It was completed in 2009.

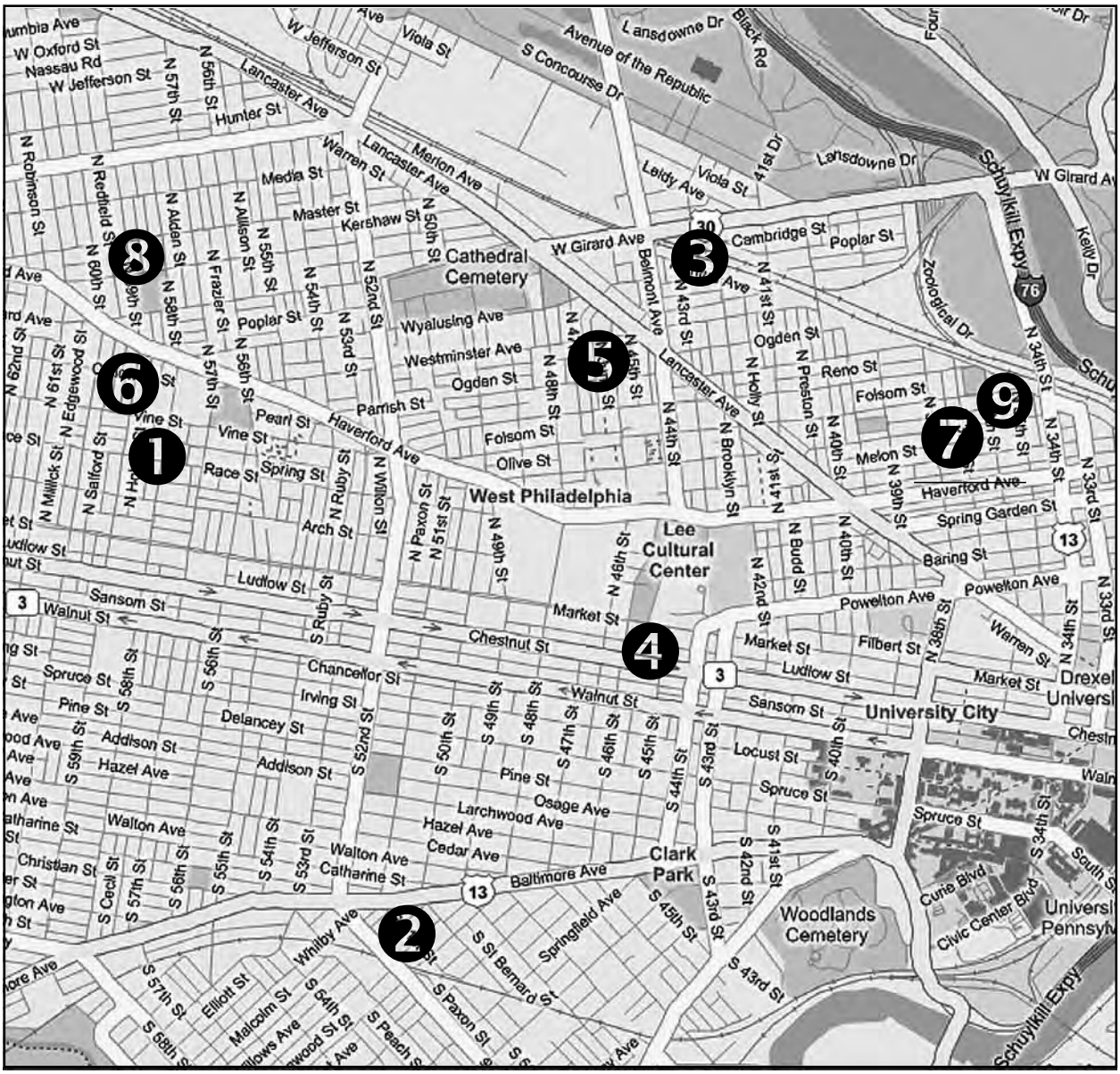
16. Eastwick

In Year 30, the City proposed to support Inglis Apartments at Elmwood, on the 6100 block of Eastwick Avenue. This new-construction apartment building provides 40 rental units for persons with physical disabilities. This project was selected through the Year 29 Special-Needs RFP. It received Low-Income Housing Tax Credits and was completed in Year 33.

In Year 34, in response to the Rental Development RFP, OHCD proposed to support HELP USA's 63-unit, new-construction rental development located at 6100 Eastwick Ave. with HTF and HOME funds, contingent on the awarding of Low-Income Housing Tax Credits from PHFA. The development received tax credits and is under construction.

In Year 36, OHCD proposed to support HELP IV, HELP USA's 61-unit new-construction rental development located at 7200 Grovers Avenue, contingent on the award of Low-Income Housing Tax Credits from PHFA. This project was selected through the 2010 LIHTC RFP.

Locations of Year 37 Proposed Activities: West Philadelphia



Project Name	Type	Units	Address
1. Aspen Housing	H	10	N. Cecil, Race, N. 58th & N. 59th
2. Beaumont Accessible Homes	H	2	5015-5019 Beaumont
3. Phoenix Project	H	12	Various
4. Sansom Street Revitalization	H	4	4500 blk Sansom
5. 4200 Stiles Phase II	H	2	4211-4215 W. Stiles
6. 58th and Vine Streets	H	TBA	TBA
7. WPRE III	R	60	3726 Melon
8. Cherry Tree Housing Preservation	RP	7	512 N. Allison
9. Mt. Vernon Manor Apartments	RP	75	3311 Wallace

H = Homeownership R = Rental RP = Rental Preservation
SN = Special Needs SN P = Special Needs Preservation
TBA = To Be Announced

Center City

1. Chinatown North

Due to development pressure from the Pennsylvania Convention Center and other commercial development, the opportunity to increase the supply of affordable housing in the Chinatown area is very limited. For this reason, the Philadelphia Chinatown Development Corp. has expanded development north of Vine Street for its community, in census tracts 1, 2, 5, 126 and 127. In Year 19, OHCD allocated $1.8 million in HOME funds for the acquisition, planning and development of 36 new-construction homeownership units at 8th and Vine Streets by the Philadelphia Chinatown Development Corp. This project was completed. In Year 24, OHCD allocated funds for the acquisition of a site at the northwest corner of 9th and Wood Streets for future homeownership development. In Year 27, OHCD supported the construction of 10 units of homeownership housing on this site, known as Sing Wah Yuen. Construction was completed in 2003.

2. Center City

In Year 28, OHCD supported the rehabilitation of Kate's Place, 1929 Sansom St., into 144 affordable rental units. The development was sponsored by Project H.O.M.E. and received Low-Income Housing Tax Credits. This project was selected through the Year 27 Rental RFP and will maintain an affordable housing resource in this area of Center City. This project was completed in Year 30.

In Year 31, OHCD supported repairs to Casa Farnese, located at 13th and Lombard Streets. This project was completed. In Year 35, OHCD awarded funding for additional repairs to Casa Farnese through the 2009 Affordable Housing Development RFP. This project is under construction using CDBG-R funds.

In Year 33, OHCD supported St. John the Evangelist House (renamed Connelly House), a 79-unit new-construction facility for homeless adults located at 1211-13 Clover St. This development is sponsored by Project H.O.M.E. and the Bethesda Project. It received Low-Income Housing Tax Credits and was completed in Year 36.

In Year 36, OHCD proposed to support the development of the William Way Senior Residences, a 60-unit affordable rental development at 1313-17 Spruce St., contingent on the award of Low-Income Housing Tax Credits from PHFA. The developer is Pennrose Properties. This project was selected through the 2010 LIHTC Rental RFP.

Project Name	Type	Units	Address
1. William Way Senior Residences	R	60	1313-1317 Spruce

South Philadelphia

South Philadelphia is the most economically and racially diverse area of the city. Neighborhoods of desperate poverty coexist with those of considerable affluence, held together by a strong middle-class foundation of single-family rowhomes. In recent years, the extension of Center City's real estate market has made market-rate housing possible in much of South Philadelphia. The section of South Philadelphia that has received the most OHCD assistance is comprised of census tracts 13-51. South Philadelphia neighborhoods that have received OHCD assistance include Queen Village, Pennsport, Whitman, Hawthorne, Point Breeze and Southwest Center City. Significant development initiatives in selected neighborhoods remain. The Port of Philadelphia is an Enterprise Zone under the auspices of the Commerce Department. Point Breeze is a redevelopment area for the Neighborhood Stabilization Program 2.

Goals

1. Neighborhood Planning and Community Organizations

OHCD has supported neighborhood planning in South Philadelphia by funding community organizations in several neighborhoods.

2. Homeownership for Neighborhood Revitalization

A neighborhood development goal is to preserve low-income housing while retaining a delicate balance among low-, moderate- and upper-income residents. To accomplish this, OHCD targeted CDBG funds for homeownership through Homestart in South Philadelphia from Years 16 to 27. The Jefferson Square homeownership development produced both affordable and market-rate units. Universal Community Homes has built new, affordable homeownership units in Point Breeze. PHA has built new-construction homeownership units using HOPE VI funds in Grays Ferry and Hawthorne.

3. Private and CDC Rental Development

With its easy access to Center City, South Philadelphia has been a focus for rental development by both private developers and CDCs. In 1991 the Ingerman Group completed a large-scale rental rehabilitation project on the 1900-2100 blocks of Christian Street in Southwest Center City. In Year 17, OHCD provided financing for the conversion of the former Landreth School in Point Breeze into 51 rental units. This project was completed in 1992. In Year 18, OHCD allocated $300,000 to the Hawthorne CDC to acquire and rehabilitate properties for rental units, $1.094 million to Pennrose Properties and the Housing Consortium for Disabled Individuals for 27 new-construction rental units on South 16th Street, and $715,000 in Year 18 and prior years' funds to Octavia Hill and YouthBuild for 22 units of rehabilitated rental housing in Point Breeze. Universal Community Homes has produced affordable rental housing in Southwest Center City and Point Breeze.

Area Neighborhoods

1. Queen Village

Located in the vicinity of 4th Street and Washington Avenue, the Courtyard Apartments at Riverview (formerly Southwark Plaza) is surrounded by Queen Village and is one of PHA's largest developments. With a total development cost of approximately $58 million, Courtyard Apartments at Riverview was supported primarily by $39.5 million in Major Reconstruction of Obsolete Projects (MROP) grants supplied by HUD to PHA with additional contributions of limited partner equity proceeds and CDBG funds of $2 million. Developed by a joint venture of Southwark Development Corp., Affordable Community Housing Advocates Inc., Housing Association of Delaware Valley and the National Housing Partnerships Inc., the renovated development consists of 165 units of elderly housing in the one remaining high-rise building and 305 newly constructed townhouses for a total of 470 units. The development was completed in Year 26. The Queen Village Neighbors Association has been a leading

force in involving PHA tenants and residents of the surrounding community in joint projects and dialogue.

2. Jefferson Square

As part of OHCD's commitment to use CDBG resources to support the development of replacement public housing units necessitated by the demolition and lower density redevelopment at Southwark Plaza, the RDA issued an RFP in January 1998 for the rehabilitation of Mt. Sinai Hospital North Building, located at 430 Reed St., into rental housing for elderly persons. The winning proposal was submitted by Michaels Development Corp. which developed 37 units for eligible residents. In Year 24, OHCD provided $1.678 million in CDBG and HOME funds to support this venture, which was completed in Year 26.

In 1998, the City committed $3 million in Economic Stimulus funds to support acquisition and development of 94 homeownership units in the Jefferson Square neighborhood, bounded by Federal Street on the north, Reed Street on the south, 4th Street on the east and 5th Street on the west. The developer was Jefferson Square CDC. The development was awarded $1 million by PHFA through its Homeownership Choice Demonstration Program in 2001. Phase 1, 30 affordable and 12 market-rate units, was completed. OHCD provided CDBG subsidy to support the affordable units. Phase II of this development provided an additional 52 market-rate housing units and was completed.

3. Greenwich/Whitman

In Year 19, OHCD allocated $450,000 to rehabilitate six units for homeownership through the Homestart Program. OHCD continued its support of the rehabilitation of homeownership units in Greenwich/Whitman by Community Ventures in cooperation with Weccacoe Development Association.

In Year 24, OHCD committed $825,000 for Greenwich/Whitman I, a development of 10 scattered-site units. This development was completed in Year 25. In Year 26, OHCD supported Greenwich/Whitman II, an additional 13 homeownership units on and near the 500 block of McClellan Street. This development was completed in 2004.

In Year 22, OHCD supported the acquisition costs associated with the rehabilitation by United Communities Southeast Philadelphia of five units of homeownership housing on the 500 block of Emily Street. This development was completed in Year 28.

In Year 27, the City supported acquisition funding for the South Philadelphia Presbyterian Apartments, 67 units of affordable new-construction senior housing at 5th and Jackson Streets. This project, which received HUD Section 202 and HOME financing, was completed in 2005.

4. Hawthorne

OHCD allocated $200,000 to Hawthorne CDC for the rehabilitation of four rental units, located at 1236-40 Catharine St. and 801 S. 13th St. This development was completed in 1996.

In 1998, PHA received a $25.2 million HOPE VI development grant for the revitalization of Martin Luther King Plaza, located at 13th and Fitzwater Streets. The planned revitalization called for the demolition of the four high-rise towers on site, which was completed in October 1999, and the development of 330 rental units and 150 homeownership units through a combination of rehabilitation and new construction. OHCD agreed to provide up to $4.5 million in CDBG funds for acquisition, demolition and relocation costs associated with MLK revitalization, to be paid over five years. In Year 26, OHCD committed $1 million in CDBG funds for MLK acquisition. In accordance with the agreement with PHA, OHCD allocated $1.5 million in CDBG funds in Year 27 to support acquisition associated with MLK revitalization and allocated $1.4 million in Year 28. In Year 28, OHCD provided $638,500 in prior years' Section 108 loan funds for demolition activities to support the construction of additional MLK units. OHCD allocated $200,000 for MLK acquisition costs and $1.012 million for demolition and remediation costs in Year 29.

5. Italian Market

In Year 36, OHCD issued an RFP for affordable senior rental housing at 927 Ellsworth St. on a City-owned parcel. St. Maron's CDC was selected. This award is contingent on the receipt of LIHTC from PHFA.

6. Southwest Center City

Through Homestart, OHCD has supported the rehabilitation of 76 units of homeownership housing since Year 16. The area immediately south of South Street in the 30th Ward has been a center for significant rental rehabilitation to preserve affordable low- and moderate-income housing in the face of rapidly rising rents and real estate assessments. In Year 19, OHCD allocated up to $770,000 in HOME funds for the development by The Regis Group of one rental and 13 homeownership units, known as Bancroft Court, at 1609-13 Fitzwater St., 726-30 S. Bancroft St. and 1613, 1631, 1633, 1637, 1703, 1705, 1708 Webster St. In Year 19, OHCD allocated up to $500,000 in CDBG funds for the acquisition of 36 units of rental housing known as Artists' Village, at 17th and Bainbridge Streets. OHCD provided $850,000 for this project by The Regis Group and the South of South Neighborhood Association (SOSNA), using Year 20 funds. This project was completed in 1995.

In Year 22, OHCD supported environmental assessments on the vacant lot at the corner of 18th and Christian Streets that was proposed for new construction of eight units of homeownership, known as Julian Abele Homes. The site was developed as market-rate housing.

In Year 21, OHCD provided $1.5 million for the new construction and rehabilitation of 32 rental units at 15th and Christian Streets, known as Universal Court, by Pennrose Properties and Universal Community Homes. This development was completed in 1998.

In Year 22, OHCD provided $732,300 for the development of 21 new-construction rental units on the 800 block of South 16th Street, known as Universal Court II, by Universal Community Homes. This project was completed in 1999.

Since Year 21, OHCD has supported Universal Community Homes to carry out the rehabilitation of homeownership units with YouthBuild. In Year 21, OHCD provided $338,850 in HOME funds for the rehabilitation of five properties on the 1400 block of Montrose Street. In Year 22, OHCD provided $291,180 in HOME funds for the rehabilitation of five homeownership units on the 1000 block of South Chadwick Street. In Year 23, OHCD provided $251,580 in HOME funds for the rehabilitation of five properties on the 700 block of South Hicks Street. These properties were completed. In Year 24, OHCD provided an additional $265,000 in HOME funds for the rehabilitation of three homeownership units on the 1400 block of Montrose Street. The properties were completed.

In Year 21, OHCD provided $897,270 for the rehabilitation of five properties into 10 units of housing (five homeownership and five rental) on the 1600 block of Christian Street, known as Doctors' Row. This project was completed. In Year 24, OHCD provided $898,250 in HOME funds for an additional five buildings on the 1600 block of Christian Street to be rehabilitated as 10 units, known as Doctors' Row II. The project was completed in Year 26. Doctors' Row was developed by SOSNA and Gary Reuben.

In Year 25, RDA, at the direction of OHCD, initiated an Urban Renewal Taking in connection with the Martin Luther King Plaza HOPE VI development. As part of that Taking, the RDA received authority to acquire and assemble development packages on the 700 block of South 15th and the 900 and 1000 blocks of South 17th Streets. These blocks were proposed for market-rate and affordable homeownership development. In Year 28, OHCD proposed to support a new-construction homeownership development carried out by Universal Community Homes and SOSNA on the 900 and 1000 blocks of South 17th Street. The RDA now intends to issue an RFP for the development of these sites.

As part of OHCD's commitment to use CDBG resources to support the development of replacement

public housing units necessitated by the demolition and lower-density redevelopment of Southwark Plaza, RDA issued an RFP in January 1998 for the rehabilitation of the former St. Anthony's School at 2317-33 Carpenter St. and properties in the vicinity. The winning proposal was submitted by Ingerman-Regis Corp. and SOSNA, which developed 38 units of elderly housing in the school building and 15 units of family housing for eligible tenants in the vicinity. Properties on the north side of Montrose Street were treated through rehabilitation and the remainder of the site included both rehabilitation and new construction. The development included parking and maximized the creation of open space. In Year 24, OHCD provided $1.65 million in CDBG and HOME funds to support this development, which was completed in Year 26.

OHCD supports the work of the Greater St. Matthew CDC to revitalize the neighborhood near 23rd and Fitzwater Streets, through the acquisition and rehabilitation or new construction of homeownership housing units, both affordable and market rate. NTI bond proceeds funded acquisition. OHCD proposes to support at least eight affordable units using HOME funds. This project has received a commitment of funding from the M. Night Shyamalan Foundation.

In Year 30, OHCD proposed to support a senior housing development known as Osun Village at 2308-12 Grays Ferry Ave., carried out by Universal Community Homes and Odunde. This development received Low-Income Housing Tax Credits. It was completed in 2010.

7. Point Breeze

Point Breeze has been a significant center for city development for the past 23 years. Point Breeze was one of the original Greene Countrie Townes, an urban gardening and open space management program sponsored by Philadelphia Green. The area has benefited from various homeowner and rental rehabilitation programs. Eighteen units were selected for rehabilitation under the Homestart Program in Year 15, and three in Year 16. In Year 17 OHCD provided financing for the rehabilitation of the former Landreth School, 1201 S. 23rd St., into 51 affordable rental units. In Year 18 OHCD allocated $1.094 million in CDBG, HOME and DCA funds to Pennrose Properties for the new construction of 27 rental units, known as Tasker Village, at 1508-40 S.16th St. These developments were completed.

OHCD has supported the YouthBuild Program in Point Breeze since Year 18 by providing the needed development subsidies. YouthBuild provides training in building construction to young adults completing high school. In Year 19, OHCD allocated a total of $715,000 in Year 18 and prior years' funds to Octavia Hill for the rehabilitation of 22 rental units. In Year 19, OHCD allocated up to $201,000 in Section 108 funds to YouthBuild/Octavia Hill for the rehabilitation of 10 rental units. In Year 20, OHCD continued its support of a YouthBuild/Octavia Hill project by providing $350,000 for 17 scattered-site homeownership units. In Year 21, OHCD allocated an additional $500,000 for YouthBuild activities in Point Breeze. All of these projects were completed. In Year 25, OHCD provided $150,000 in HOME funds to Eighteenth Street Development Corp. for a YouthBuild project to rehabilitate two homeownership units at 1523 S. Hicks St. and 1525 S. Garnet St. This project was completed in Year 26. In Year 26, OHCD provided $457,100 in HOME funds to Universal Community Homes for a YouthBuild project on the 2100 block of Cross Street. Seven properties were rehabilitated as homeownership units. This development was completed in Year 27. In Year 28, OHCD allocated $330,400 in HOME funds for the rehabilitation of four rental units at 1311-15 Point Breeze Ave. by Universal Community Homes as a YouthBuild project. This project was completed in 2005.

Point Breeze Avenue is a major TNCA corridor supported by PCDC. In Year 23, OHCD supported the preparation of the Point Breeze Neighborhood Strategic Plan by the Point Breeze Community Development Coalition. It outlines development priorities for the neighborhood.

In Year 24, OHCD provided $199,000 in CDBG funds for the rehabilitation of the Point Breeze Civic Association community center, located at 1518 S. 22nd St. This work was completed in 1999. In Year 24, Presbyterian Homes was selected by the RDA as the redeveloper of a vacant parcel at 1401-35 S. 16th St. Presbyterian Homes constructed 85 units of senior housing on this site, using HUD Section 202 financing. Supported with $1.275 million in Year 25 HOME funds, this project was completed in Year 27.

In Year 24, RDA issued an RFP for the development of affordable rental housing through a combination of new construction and rehabilitation in the vicinity of 16th and Federal Streets. Universal Community Homes was selected to develop 53 units of affordable rental housing. In Year 25, OHCD provided $1.7 million for this development, using a combination of CDBG and HOME funds. This project, known as Universal Point, was completed in Year 27.

In Year 28, OHCD proposed to support a homeownership development of 18 new-construction units, known as Point Breeze Estates, in the vicinity of 16th and Federal Streets. This development, carried out by Universal Community Homes, supports its Universal Point rental development. This venture was completed in 2005. A third phase of Universal Point, known as the Commons at Point Breeze, 55 rental units, was developed by Universal Community Homes. This project received PHFA tax credits and was completed in Year 33.

During 2002, the City supported a neighborhood planning effort for the redevelopment of the 2300 blocks of Cross and Greenwich Streets. This project is a combination of demolition, housing rehabilitation and new construction, and greening and open space. Using NTI bond proceeds, acquisition was initiated in Year 28. OHCD supported this venture of 12 homeownership units developed by Universal Community Homes. It was completed in Year 33.

OHCD supported the new construction of 22 units of housing known as Respite II, to be built by Citizens Acting Together Can Help (CATCH), at 1208 S. 15th St. for persons with mental illnesses. This development was selected through the Year 28 Special-Needs RFP and was completed in 2005.

In response to the 2008 HTF RFP, OHCD allocated HTF earnings to Liberty Resources to acquire and make accessible 11 rental units located at 1100 S. Broad St. This development received Section 811 funds. It was completed in 2009.

In Year 35, the City supported Patriot House, the rehabilitation of 15 units at 1221-29 S. 15th St., for veterans with special housing needs, developed by CATCH. This project was selected through the 2009 Special-Needs Housing RFP and will be under construction in 2011.

In the Year 29 Homeownership RFP, the acquisition of seven vacant lots and seven vacant structures in Point Breeze was recommended for Habitat for Humanity. This acquisition will support the development of eight new-construction and seven rehabilitated units.

Through the 2009 Affordable Housing Development RFP, OHCD proposes to support the construction of four homeownership units by Habitat on the 2200 block of Latona Street.

In the City's NSP2 application, Point Breeze census tracts 20, 21, 31, and 32 were identified as a redevelopment area to receive significant funding for residential housing development, and HUD subsequently approved the City's request to include census tracts 22 and 30 in the redevelopment area. The City issued an RFP for housing development in Point Breeze, and Community Ventures was selected to build 11 affordable homeowernship units.

8. King's Village and Grays Ferry

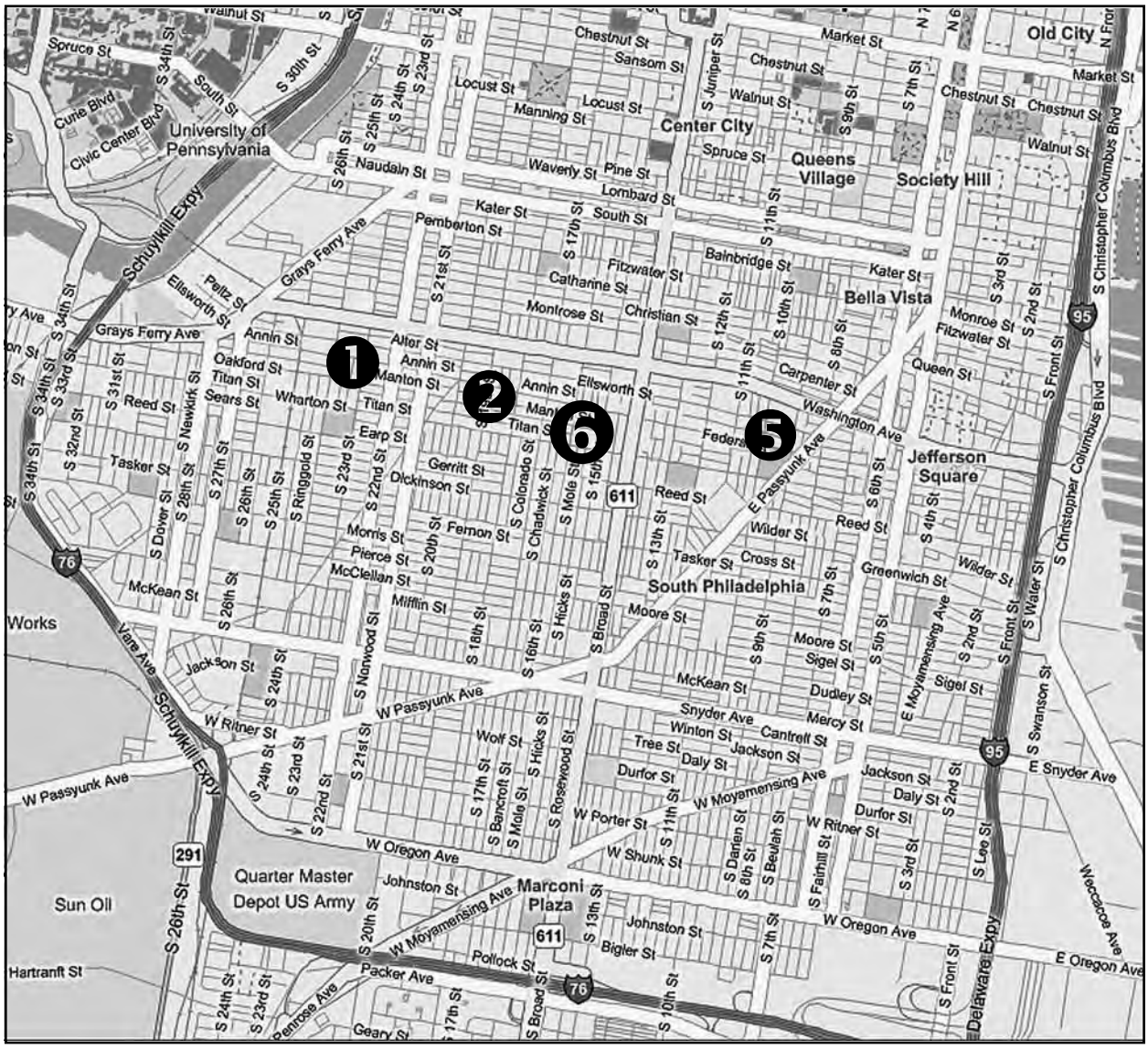
In Year 19, OHCD allocated $1.5 million to Michaels Development Corp. for the new construction of 70 units of affordable rental housing, known as Grays Ferry Apartments, at 32nd and Wharton Streets. This development was completed in 1994. OHCD allocated $1.5 million for the new construction of 21 units of affordable rental housing on the 2700 block of Titan Street. This development was completed in 1998.

OHCD allocated $1.933 million for the rehabilitation of 21 units on the 2700 block of Sears Street for sale to income-eligible first-time homebuyers. This development, which was carried out by PHDC, was completed in Year 25. In Year 26, OHCD supported acquisition of the remaining vacant properties on the block. In Year 27, OHCD funded the rehabilitation of the remaining vacant properties to complete this homeownership venture. This project, known as Sears Street II, was completed.

In Year 28, OHCD supported the rehabilitation of the former Anthony Wayne School at 28th and Morris Streets into 35 senior rental apartments. This venture received Low-Income Housing Tax Credits and was completed in Year 30.

In Year 30, OHCD supported a feasibility study for the reuse of the former St. John Neumann High School located at 2600 Moore St. as senior housing. In Year 32, OHCD provided $1.5 million in gap financing and $265,000 in HTF funds to this 75-unit senior-housing venture, which received Low-Income Housing Tax Credits in 2006. It was completed in Year 33.

Locations of Year 37 Proposed Activities: South Philadelphia



Project Name	Type	Units	Address
1. Latona Street	H	4	2238-44 & 2241-45 Latona
2. Point Breeze Affordable Housing	H	23	1100 S. 20th, 1200 S. 17th, 1600 blk Federal
3. HELP IV	R	61	7200 Grovers*
4. Mixed-Use 4622-24 Woodland Ave	R	2	4622-24 Woodland*
5. 9th & Ellsworth Senior Housing	R	50	927 Ellsworth
6. Patriot House	SN	15	1221-1229 S. 15th

H = Homeownership R = Rental SN = Special Needs

* Not shown on map (see page 135 for locations)

Northwest Philadelphia

Northwest Philadelphia, encompassing Germantown, East Falls, Logan, Ogontz, West Oak Lane, Mount Airy and Chestnut Hill, is among the city's most diverse sections. It includes census tracts 204-205, 232, 233, 236-239, 240-249, 252, 253, 265-271 and 274-286. OHCD investment has focused on Lower Germantown, Logan, West Oak Lane and Fern Rock-Ogontz-Belfield.

Goals

1. Neighborhood Planning and Community Organizations

Northwest Philadelphia has strong community organizations as well as CDCs. OHCD has supported neighborhood planning efforts in the Wister section of Germantown and in Logan.

2. CDC-Sponsored Housing Development

The Greater Germantown Housing Development Corp. (GGHDC) received CDBG funding for homeownership and Section 202 funding for elderly housing along Germantown Avenue as part of a comprehensive commercial and residential project known as Freedom Square. In addition, GGHDC converted the former Hamill Mill factory into rental apartments for the elderly and disabled, and received Years 18 and 19 OHCD funding to provide additional rental housing in rehabilitated vacant houses scattered throughout lower Germantown. These projects complement the commercial revitalization of Germantown Avenue spurred by CDBG funds administered by the Commerce Department. They aim to stabilize lower Germantown while retaining its economic and cultural diversity.

The West Oak Lane CDC, the 4500 North 20th Street Block Association in Logan and PNHS in Fern Rock were each awarded Year 18 funds to rehabilitate houses for homeownership in their areas.

3. Private Rental Rehabilitation

In Germantown, the Queens Row project resulted in the rehabilitation of 29 rental units near the Queen Lane train station. OHCD supported the Ogontz Avenue Revitalization Corp. in the development of Ogontz III, a 15-unit rental development at 7100 Ogontz Ave. It was completed in 1995. In Year 16, OHCD funded the renovation of Ogontz Hall, a multifamily rental building in the heart of the Ogontz Avenue commercial district. It was completed in 1992.

4. Economic Development

Through OHCD and the Commerce Department, the City has supported commercial revitalization in Central Germantown, Lower Germantown and Ogontz Avenue. The Ogontz Avenue-Ogontz Hall project is an example of the City's success in working with both nonprofit, community-based developers and the private sector in achieving neighborhood revitalization.

Area Neighborhoods

1. Lower Germantown

Lower Germantown is the center of various commercial revitalization, rental rehabilitation and new-construction projects. These include Commerce Department investment in the redevelopment of the Lower Germantown Business District and OHCD support of CDBG and DCA funds for the Queens Row rental rehabilitation project which provided 29 housing units.

In addition, OHCD provided $400,000 in prior years' funds to GGHDC to rehabilitate the Hamill Mill Apartments at Church Lane and Lena Street into 40 rental units for low- and moderate-income elderly and disabled persons. This project was completed. During Year 18, OHCD allocated $1.5 million in CDBG funds and $335,000 in DCA prior years' funds to GGHDC to rehabilitate 50 rental units, known as the Lower Germantown Housing project. In Year 19, OHCD allocated GGHDC $1.2 million in CDBG and Section 108 funds for

operating support and for the rehabilitation of 34 additional rental units, known as Lower Germantown II. This project was completed in 1995.

Total funding of $1.3 million was allocated in Year 17 to support the residential portions of GGHDC's Freedom Square project, a mixed-use development project on the 5100 block of Germantown Avenue in the Wister Urban Renewal Area. The project contains 20,550 square feet of retail/commercial space and 47 units of new-construction rental housing for senior citizens, known as Elders Place. The retail site provides goods and services to the Germantown/Wister community that is inhabited by low- and moderate-income families. Other funds were provided to the commercial portion of the project through the PIDC Neighborhood Economic Development Program as were necessary and/or appropriate to complete this activity. Boundaries of the target development area are: east of Germantown Avenue, west of Lena Street, north of Wister Street and south of Collom Street.

In Year 21, OHCD allocated $650,000 to GGHDC for the development of 19 rental units on the 6500 block of Germantown Avenue, known as Blakestone Housing. It was completed in 1997.

In Year 25, OHCD provided $855,000 in HOME funds to support GGHDC's LINK Housing I development, up to 10 units of new construction and three units of rehabilitated homeownership, on blocks with prior investment surrounding Freedom Square. The three rehabilitated units have been completed.

In Year 26, OHCD allocated up to $600,000 in HOME funds for Elders Place II, the rehabilitation of a vacant former factory building on the southeast corner of Collom and Lena Streets into 40 units of senior housing. Elders Place II received a commitment of HUD 202 financing. This project was completed in 2004.

In Year 25, OHCD provided $312,600 in HOME funds to GGHDC for the rehabilitation of four homeownership units through the YouthBuild program. These properties are completed.

In addition, using the City's coordinated approach for treating troubled buildings, GGHDC, in partnership with the Ingerman Group, rehabilitated Manheim/Wissahickon Gardens, located at Manheim Street and Wissahickon Avenue, as a mixed-income development for rental and homeownership units. This development, known as Cricket Court Commons, was completed in 1999.

In Year 28, OHCD supported planning and feasibility activities for the redevelopment for housing of the former Manna Bible Institute, located at 700 E. Church Lane, by the Church Lane Development Corp.

In Year 33, OHCD proposed to support construction of three units of infill housing for homeless families, Belfield Avenue Townhouses, developed by Raise of Hope, located at 1735-39 Belfield Ave.

In Year 35, OHCD supported the development of My Place Germantown, located at 209 E. Price St., a 12-unit rental development for formerly homeless persons using SHP and HOME funds. The developer was Community Ventures. The project was selected through the Year 33 Special-Needs RFP and was completed in 2010.

2. Central Germantown Commercial District

The City has funded the Central Germantown Council, a neighborhood business organization, to serve this district. The Council performs economic and community development activities designed to create or retain permanent jobs and increase the availability of goods and services. It helps businesses that provide goods and services to this low- and moderate-income neighborhood. The Council provided technical assistance to support planning for Germantown Plaza, a retail development prepared for a vacant parcel at Chelten and Wayne Avenues. The Council refers firms seeking financial assistance to PCDC, PIDC, the Client Services Unit of the Commerce Department and other agencies. It also provides staff support to the Germantown Business Association and aggressively markets and promotes the rehabilitation and reuse of vacant and/or underutilized commercial and residential properties. Finally, the Council aids

the City in the implementation of effective public improvement projects concentrated in these subareas: Chelten Avenue (Pulaski Avenue to Baynton Street), Germantown Avenue (Ashmead Place to Walnut Lane), Wayne Avenue (Schoolhouse Lane to Rittenhouse Street), Maplewood Mall (Germantown Avenue to Greene Street), Armat Street (Germantown Avenue to Lena Street) and Vernon Park (between Germantown Avenue and Greene Street).

OHCD allocated a total of $3 million in prior years' CDBG and federal HOME funds to rehabilitate 131 single room occupancy units at the YMCA of Germantown, 5722 Greene St., which was completed. The rehabilitation at this location preserves an important housing resource for homeless men. In Year 34, OHCD provided additional funding for repairs to the heating system of the Germantown YMCA.

In Year 28, OHCD supported the Center in the Park senior housing development, a 70-unit tax-credit rental development located at 5818 Germantown Ave. This project was completed. In 2006, OHCD allocated HTF funds to support the development of Inglis Gardens at Germantown, a 15-unit new-construction rental development for persons with disabilities at 322-24 E. Walnut Lane. This project received HUD Section 811 funding and was completed in Year 33.

3. Mt. Airy

In Year 28, OHCD supported New Covenant Senior Housing, a 56-unit affordable rehabilitation development at 7500 Germantown Ave. This tax-credit rental project was selected in the Year 27 Rental RFP. This project was completed in Year 30.

In Year 28, OHCD supported the development of Section 202 elderly and Section 811 disabled development by New Courtland Inc., located at Sedgwick Street and Germantown Avenue, consistent with its guidelines for Housing Development Assistance. These projects are completed.

In the Year 29 Homeownership RFP, Mt. Airy USA was selected to construct up to 15 new homeownership units on a parcel that it owned at 251-279 E. Montana St. Construction was completed.

In 2007 and 2008, New Courtland Elder Services received an HTF award and an allocation of HOME funds to support the Apartments at Cliveden, a 60-unit senior rental development located at 319 W. Johnson St. This venture received Low-Income Housing Tax Credits and is under construction.

In the Year 34 Rental RFP, the Presser Senior Apartments, located at 101 W. Johnson St., was selected for HOME funding support, contingent on the awarding of Low-Income Housing Tax Credits. The project received tax credits and construction was completed in Year 36 using CDBG-R funds. This 45-unit building was developed by the Philadelphia Preservation Group.

In Year 36, the City proposed to support the rehabilitation of Nugent Senior Apartments, 26 units at 221 W. Johnson Street, by the Philadelphia Preservation Group. Support is contingent on the award of Low-Income Housing Tax Credits by PHFA. This project was selected through the 2010 LIHTC Rental Housing RFP.

4. Logan

In 1986 when the problem of subsidence in the area was first identified in an engineering study, OHCD began supporting a program of acquisition and relocation assistance to residents of the Logan Triangle Area using a combination of state and federal grants and Section 108 Loan funds. The relocation of all eligible residents of the Logan Triangle was completed in 2010.

In Years 23 and 24, OHCD funded a study by the Army Corps of Engineers to analyze the soil conditions and evaluate alternative uses for the area. Completed in 1999, the study included an environmental assessment and alternative reuse plans. The study suggested the approximate cost of preparing the land for redevelopment will be $48 million, in addition to the costs of environmental remediation. The RDA intends to issue an RFP for the reuse of the site.

In Year 20, OHCD allocated prior years' funds to complete the rehabilitation of the 4500 block of North 20th Street through the Homestart Program.

5. Fern Rock-Ogontz-Belfield

Fern Rock-Ogontz-Belfield remains connected to Philadelphia Neighborhood Housing Services (PNHS) as a Self-Reliant Neighborhood. In Year 16, OHCD allocated $140,000 in Year 16 funds and $110,000 in prior year funds to rehabilitate five properties for homeownership by PNHS in conjunction with the Albert Einstein Medical Center. These units were completed. During Year 18, OHCD continued its commitment to this project by allocating up to $250,000 in CDBG and HOME funds to rehabilitate five properties, known as the PNHS/Einstein project, for homeownership. Using Year 20 funds, OHCD supported PNHS by funding the rehabilitation of three units for homeownership at 6036 Camac St., 5645 and 6008 N. Marvine St.

In Year 24, OHCD provided $876,000 for the rehabilitation of The Elkin Residence, located at 11th Street and Clarkson Avenue, into 73 units of elderly housing. This development, financed through the HUD Section 202 program, was carried out by Community Renaissance Alliance, a partnership of the Albert Einstein Healthcare Network and The Community Builders. This project was completed.

In Year 25, OHCD provided $1.422 million in HOME funds for the new construction of 14 units of homeownership housing on the 1400 block of Clearview Street, the former site of the Devon Manor Apartment. Demolition was completed in 1996. The Regis Group was selected through an RFP to be the developer. This project was completed.

6. West Oak Lane

In Year 17, OHCD allocated $390,000 to West Oak Lane CDC to rehabilitate six homeownership units. OHCD continued its support to the West Oak Lane CDC by providing $556,000 in Year 18 HOME and CDBG funds to rehabilitate 12 units for homeownership.

In Year 21, OHCD supported West Oak Lane CDC and Ogontz Avenue Revitalization Corp. (OARC) for the rehabilitation of eight homeownership units. These units were completed.

In Year 16, CDBG and DCA funds were allocated for the rehabilitation of Ogontz Hall, a 29-unit rental project on the 7100 block of Ogontz Avenue. This project was completed in 1992. In Year 19, OHCD allocated $498,000 for planning costs, acquisition and rehabilitation of rental housing by OARC as part of a mixed-use site, known as Ogontz III, in the vicinity of the 7100 block of Ogontz Avenue. This project was completed in 1995. The City has also provided ongoing support to the revitalization of the shopping district around the 7100 block of Ogontz Avenue.

In addition, OHCD committed $1 million in CDBG funds to OARC for acquisition and rehabilitation of the former Penn Emblem building, located at 2111-13 Eastburn Ave., to house the Southeastern Pennsylvania Employment and Training Center. This project was completed in 1998.

In Year 30, the City provided $1.05 million in HOME funds to support the rehabilitation of Philip Murray House II, a 70-unit senior housing development located at 6300 Old York Rd. This project also received federal Section 202 funding. This development was completed in 2006.

7. East Falls

In 1997, PHA received a $26.7-million HOPE VI development grant for the revitalization of the Schuylkill Falls Development, located at 4325 Merrick Rd. The demolition of the two high-rise towers occurred in December 1996. The planned revitalization called for the creation of a mixed-income community through the construction of 300 new housing units, a mix of 150 homeownership units and 150 rental units, with some of each type developed as market-rate housing. In Year 24, OHCD committed to providing construction financing through a CDBG Float Loan of $5.7 million. In Year 26, OHCD committed $1.2 million in HOME funds to support the construction of 135 affordable rental units.

8. Roxborough

In Year 27, OHCD provided $975,000 in HOME funds, in accordance with the Selection Criteria for Rental Projects, for acquisition for the development of 4200 Mitchell St. as 65 units of senior housing. This development, called Pensdale Housing, was financed through the HUD Section 202 program and was carried out by Friends Rehabilitation Program and Intercommunity Action Inc. It was completed in 2004. In Year 33, OHCD supported a second phase of senior housing on Mitchell Street, 38 units sponsored by Intercommunity Action Inc., using Low-Income Housing Tax Credits. This project received tax credits in 2007 and was completed. In the 2009 Affordable Housing Development RFP, OHCD selected Pensdale II to receive HTF earnings to capitalize a rental reserve fund to make units affordable to households with incomes of less than 30% AMI.

Locations of Year 37 Proposed Activities: Northwest Philadelphia

Project Name	Type	Units	Address
1. Nugent Senior Apartments	R	26	221 W. Johnson
2. Nicetown Court II	R	50	4400 Germantown
3. Mixed-Use Germantown Ave.	R	2	6513 & 6614-24 Germantown
4. Belfield Avenue Townhouses	SN	3	1735-39 Belfield

R = Rental SN = Special Needs

Other Actions

Cecil B. Moore Homeownership Zone

In April 1997, the City of Philadelphia was awarded an Economic Development Initiative (EDI) grant of $5.52 million, to be matched with an $18 million Section 108 Loan, to develop 296 units of housing in the Cecil B. Moore neighborhood under the federal Homeownership Zone Economic Development Initiative. The unit count was later reduced to 293. The Cecil B. Moore Homeownership Zone (Homeownership Zone) transformes the urban landscape of the Cecil B. Moore neighborhood and created new homeownership opportunities for low-, moderate- and middle-income households. The boundaries of the Homeownership Zone are as follows:

- Eastern boundary: Bouvier Street
- Western boundary: 20th Street
- Northern boundary: Montgomery Avenue
- Southern boundary: Master Street

By creating a total of 293 new units of affordable owner-occupied housing, the Homeownership Zone drew families back to the Cecil B. Moore neighborhood at the same time that an unprecedented level of private, local and federal investment was occurring in and around the community. These investments include Temple University's $88-million sports and entertainment center; commercial revitalization and economic development initiatives supported with local funds and Empowerment Zone resources; a new charter school; and the Avenue of the Arts initiative. The new housing units and site improvements throughout the Homeownership Zone dramatically transformed the character of the Cecil B. Moore community and complemented the commercial and institutional investments by restoring a viable market for goods and services in the neighborhood and eliminating blight and decay.

In Year 22, the initial phase of acquisition was completed, and the Master Street 2000 development of 10 units was initiated. Master Street was completed in Year 23. In Year 23, construction began on Phase I-A of Cecil B. Moore, with construction of 30 units completed during Year 24. Three additional units in Phase I-A were completed in Year 27. During Year 24, construction of the 14-unit Beechwood development was initiated. These units were completed during Year 26. At the beginning of Year 25, construction began on Phase I-B (39 units). These units were completed in Year 27. During Year 25, planning and acquisition for Phase II (approximately 90 units) took place. Construction of 51 of these units began during Year 26. During Year 28, this 51-unit phase (known as Phase II-B) was reduced to 43 units due to the severely deteriorated condition of some units proposed for rehabilitation. These units were completed in 2005. Construction was begun on three historic duplexes with a total of six units in Year 28. These units were completed in Year 29.

During Year 28, the remaining units to be built in Phase II were combined with the remaining units proposed for Phase III, into a new, final, Phase III of 151 units. At the request of the City, the RDA issued an RFP for a development partner to carry out master planning and construction of Phase III. The developer selected through the RFP process was OKKS-Michaels Development Corp., which formed a Community-Based Development Organization with H.E.R.B. Inc. known as H.E.R.B. CDC to carry out these activities. The City acquired the site for Phase III. All EDI funds for the Homeownership Zone were expended by September 2003. Construction of 64 units in Phase 3 began in 2005 and was completed in FY 2007. Phase III-2, 54 units, began construction in 2008 and were completed in 2009. The remaining 33 units began construction in 2009 and were completed in 2010. Financing for the final 87 units included a Homeownership Choice award from the Pennsylvania Housing Finance Agency, state Department of Community and Economic Development Housing and Redevelopment Assistance funds and a Section 108 loan through OHCD for $10.5 million.

Neighborhood Revitalization Strategy

In conjunction with the Homeownership Zone funding award, OHCD designated a portion of the Cecil B. Moore community as a Neighborhood Revitalization Strategy (NRS) area, as defined in the *Consolidated Plan* regulations at 24 CFR Part 91.215(e)(2). The area in question is bounded by 20th Street on the west, Bouvier Street on the east, Master Street on the south and Montgomery Avenue on the north. It includes parts of census tracts 139, 140, 147 and 148. The area lies primarily within a federally designated Empowerment Zone and, in accordance with HUD guidance, is presumed by HUD to meet the requirements for NRS. The NRS has allowed for a mix of incomes in the Homeownership Zone. Up to 49 percent of all units developed have been made available to households with incomes of more than 80 percent of area median income. The remaining 51 percent of housing units are reserved for low- and moderate-income households (with incomes at or below 80 percent of area median income).

Lead-Based Paint Hazard Reduction

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. Since January 2002, more than 9,000 properties had lead hazards remediated, including more than 4,200 HUD-repossessed properties as a primary prevention effort. By December 2007, the backlog of more than 1,400 outstanding violations was eliminated; no cases were added to the backlog.

The Health Department has lowered its intervention level to two tests > 10(µg/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 275 new cases of "environmental intervention blood lead (EIBL)" will be identified and 250 risk-assessment inspections will be conducted. Of these risk-assessment inspections 10 will be in the homes of children with blood lead levels above 45 (µg/dl) and the remainder in the homes of children with blood lead levels between 10 and 44 (µg/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 150 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 100 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 properties with children.

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 HUD regulation calls for significant attention to lead-hazard control in most of the City's housing repair programs, rehabilitation or rental assistance funding 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 2010, 274 of the homes of these families were inspected for lead hazards, and 142 had lead hazards remediated before the children were ever exposed to lead.

Under its contract with the local HUD office, in FY 2010 the Health Department inspected 205 vacant properties that were to be sold by HUD as a result of FHA mortgage default and 151 required remediation and were made lead-safe.

In all its housing rehabilitation programs, that 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 U.S. Environmental Protection Agency (EPA) passed the Renovation and Remodeling Law in 2008. Since April 2009, this law required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust. Philadelphia's Childhood Lead Poisoning Prevention Program is now an EPA-certified training provider and will be providing this mandatory training.

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 Healthy Homes Program to evaluate homes for multiple health and safety hazards. 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 the Healthy Homes Program.

Through a recently-awarded Healthy Homes Production grant, the CLPPP will partner with St. Christopher's Hospital to provide a home assessment on health and safety hazards for their patients with asthma that is not well managed.

HOME Program Guidelines

Ownership and Interest Standards for Homeownership Programs

All properties will be sold at market value to homebuyers who will finance their purchase through a bank mortgage. Assistance will be provided to prospective buyers to secure a bank mortgage. Ownership interest will be in the form of fee-simple title or ownership or membership in a cooperative.

- **Initial Buyer/Owner**—must occupy the property as his/her principal residence, retaining legal title to the property. The owner will not lease all or any portion of the property unless the HOME funds were used to assist the low-income owner to acquire single-family housing that contains more than one unit. In this case, the owner must occupy one unit as his/her principal residence and lease the rental unit in accordance with the HOME rental housing affordability requirements.
- **Period of Affordability**—the property must remain affordable for five to 15 years, depending on the amount of HOME assistance provided per unit. Rehabilitated properties receiving less than $15,000 per unit must remain affordable for a minimum of five years. Rehabilitated properties receiving $15,000 to $40,000 per unit must remain affordable for a minimum of 10 years. Rehabilitated properties receiving more than $40,000 in HOME assistance must remain affordable for at least 15 years.
- **Maintenance of Affordability**—if the property is offered for resale during the period of affordability, OHCD will impose one of several options to assure compliance with the HOME requirements.

Option 1.

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

a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50% to 80% of the median income for the Philadelphia Area as determined by the Department of Housing and Urban Development or as otherwise approved.

b) The purchase price of the property by the buyer cannot exceed an "affordable price." An affordable price is the lower of:

   1) The purchase price paid by the buyer to acquire the property, which price may be increased annually by an amount equal to ten percent (10%) of the buyer's original purchase price; or

   2) The amount of $180,000 increased annually at a rate of two percent (2%).

c) The seller of the property will be entitled to receive a "fair return" on his/her investment, which will consist of the seller's equity (down payment paid by seller at the time of his/her purchase, principal payments made on any loan used to acquire the property, the cost of any capital improvements) and a share of the net proceeds from the sale (sale price less seller's equity) to be determined by the City on a project-by-project basis.

The above conditions and restrictions will be incorporated in a mortgage securing repayment of the Development Subsidy. The mortgage will remain in full force and effect for the period of affordability from the date of its execution.

Option 2.

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

Option 3.

The Recapture Option will apply when the HOME assistance is used to provide a subsidy to a low-income homebuyer ("Direct Subsidy") to reduce the purchase price of the property from fair-market value to an affordable price. This option allows the City to recapture all or part of the Direct Subsidy if the HOME recipient sells the property to any buyer within the affordability period. The amount of Direct Subsidy that is recaptured will be reduced on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the required affordability period.

HOME Program Timetable

It is anticipated that federal HOME funds will be used for programs and projects according to the following schedule.

Neighborhood-Based Homeownership

Projects identified and funds obligated in Year 37.

New Construction

Projects identified and funds obligated in Year 37.

Neighborhood-Based Rental

Projects identified and funds obligated in Year 37.

Homeless and Special-Needs Housing—Development Financing

Projects identified and funds obligated in Year 37.

Housing Development Assistance

Projects identified and funds obligated in Year 37.

Homeless and Special-Needs Housing—Housing Assistance - MH/MR

Obligated and spent during Year 37.

Homeless and Special-Needs Housing—Rental Assistance

Obligated and spent during Year 37.

General Administration

Spent during Year 37.

Long-Term Compliance

The Redevelopment Authority, which provides HOME funds to affordable housing developments under contract to OHCD, reviews these developments for compliance with HOME guidelines, including long-term affordability and beneficiary incomes. The Redevelopment Authority will continue to provide this monitoring during Year 37.

Affirmative Marketing

Each developer of a HOME-funded development of five or more HOME-assisted units must adopt an approved affirmative marketing plan consistent with the requirements of 24 CFR 92.351. Affirmative marketing is a threshold criteria for HOME-funded rental, homeownership and special-needs projects, as outlined in the Selection Criteria found in the Appendix of the *Consolidated Plan*.

CHDO Set-Aside

OHCD's Policy and Planning Unit tracks the expenditure of HOME funds to ensure that a minimum of 15 percent is set aside for qualified Community Housing Development Organizations (CHDO).

The City will continue to commit at least 15 percent of HOME funds to CHDO activities, as required by the HOME regulations at 24 CFR 92.300. The reservation of funds will be made within 24 months after HUD notifies the City of the execution of the HOME Investment Partnership Agreement, as required by regulation. The City commits funds to specific projects as projects are ready to go to financial closing.

CDBG Program Guidelines

CDBG Low-Mod Benefit

Based on the City's experience in the year ending June 30, 2010, it is estimated that approximately 98.8 percent of CDBG funds will be used for activities that benefit persons of low- and moderate-income. No geographical distinctions are anticipated in activities based on low or moderate income.

Public Services Certification

In accordance with CDBG regulations, the City certifies that all activities to be carried out with CDBG funds and made eligible as "public services" under 24 CFR 24.201(e) represented new activities or increases in the levels of service in the first year in which they were funded. These activities include:

- Housing Counseling
- Housing Counseling - Foreclosure Prevention
- Anti-Predatory Loan Products
- Tangled Title
- Community Legal Services
- Community Legal Services - SayeYourHomePhilly Hotline
- Utility Emergency Services Fund
- UAC's Earned Income Tax Credit Counseling Program
- YouthBuild Philadelphia
- Emergency Shelter Grant
- Rental Assistance/Homeless & HIV/AIDS
- Business Improvement District Assistance
- Neighborhood Economic Development
- Energy Coordinating Agency
- Philadelphia Green Community Gardening

BUDGET

Anticipated Budgetary Resources

OHCD anticipates receiving federal, state and program income budgetary resources during Year 37, including Section 108 loans for economic development. In addition, OHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credit program; PHFA's PennHOMES program: and private mortgage lending. OHCD will also receive funds from the Philadelphia Housing Trust Fund.

The recently enacted federal fiscal year 2011 budget will have a significant impact on the City's Year 37 (City fiscal year 2012) community, economic and housing development programs. The proposed programs and corresponding budget presented in the *Year 37 Proposed Consolidated Plan* reflect a 16.5 percent reduction in CDBG funds, which is approximately $9 million, and a 11.6 percent reduction in HOME funds, which is approximately $2 million. In addition, the Commonwealth of Pennsylvania is proposing budget reductions, including the elimination of Housing and Redevelopment Assistance (HRA) funding, which will result in an additional loss of approximately $4 million. In Year 37 the Philadelphia Housing Trust Fund budgeted amount is $7 million, a decrease of $500,000 from Year 36 due to a reduced number of real estate transactions.

Despite these budgetary challenges, the City remains committed to its core community development, economic development and housing programs and proposes funding them at levels slightly below those in Year 36.

Community Development Block Grant

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

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

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.

HUD regulations require that matching funds be provided in order to access the federal HOME funds. While Philadelphia's match requirement has been reduced because the City is considered to be fiscally distressed, since FFY '93 the City has had to provide a 12.5 percent match for the HOME funding. The City's use of HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by 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 the first time funding for HUD's American Dream Downpayment Initiative (ADDI). These funds, which were a federal set-aside from the HOME program, were 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 previous 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 and in Year 34, $81,000. ADDI funds are used to promote the affordability of specific City-supported homeownership developments, usually in neighborhoods with escalating market prices. HUD no longer funds ADDI. OHCD expects to spend the remaining balance of ADDI funds in Year 37 on existing projects.

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 eligible metropolitan area has been limited to Bucks, Chester, Delaware, Montgomery and Philadelphia counties.

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

The HOPWA funding formula is based on cumulative AIDS cases reported and on the incidence rate for cases reported in the last year. In Year 37 the HOPWA program will be funded with this year's federal allocation of $7.385 million and $1.840 million of prior years' reprogrammed funds.

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 requires that the City apply for ESG funds through the Consolidated Plan. In Year 37, OHCD will continue to assign 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 2,684 year-round shelter beds. In Year 37, the City will provide General Funds to meet the match requirement for the federal ESG entitlement.

In Year 34, the City of Philadelphia received funds through the American Recovery and Reinvestment Act of 2009 for Homelessness Prevention and Rapid Rehousing Services (HPRR). These funds were part of the ESG program and were administered by the City's Office of Supportive Housing. The City released its Proposed Substantial Amendment to the *Year 34 Consolidated Plan* to describe the proposed usage of these funds for homelessness prevention and related services. Funding was used to provide homelessness prevention assistance to households who would otherwise become homeless and to provide assistance to rapidly rehouse households as defined by the McKinney-Vento Homeless Assistance Act. The award

totalled $21,486,240 and will be spent over a three-year period. To comply with HUD Citizen Participation requirements, the City accepted comments on the Proposed Substantial Amendment, and gained approval from City Council by Resolution. In Year 36, the City amended its HPRR budget to expend more funds earlier in the grant period, and expects to expend the remainder of the grant in Year 37.

Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care Funds were awarded under a national competition to local nonprofit homeless service organizations. On behalf of these organizations, the City is the recipient of the grant funds and provides administrative oversight in the development and provision of homeless housing and rental assistance.

In FY 2004, the City received $23.7 million in Continuum of Care funds, including Shelter Plus Care renewals; in FY 2005, $23.1 million; in FY 2006, $13.1 million; in FY 2007, $25.2 million; in FY 2008, $25.2 million; in FY 2009, $26.3 million; and in FY 2010, $25.3 million.

City Bond Financing

In Year 32, the City borrowed $150 million to provide funding for the ReStore Philadelphia Corridors initiative and other City initiatives. The City allocated $31.5 million in Year 33 to ReStore.

Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). The HTF provides a sustainable funding stream for affordable housing by dedicating a portion of document recording fees. In addition, the FY 2005 NTI budget included $1.5 million to capitalize the HTF. Creation of the HTF required state enabling legislation, a City Council ordinance and a Mayor's Executive Order.

The City Council ordinance created the HTF with specific requirements for the expenditure of funds and provided for the Mayor to appoint an oversight board. The HTF serves a range of income levels, with half of the funds targeted to very low-income families and individuals earning at or below 30 percent of Area Median Income and half targeted to low- and moderate-income households earning between 30 percent and 115 percent AMI. The HTF also addresses a variety of housing needs with half of its funds producing new or substantially rehabilitated homes and half supporting housing preservation, home repair and homelessness prevention. An Oversight Board comprised of public officials and community representatives recommends policies, proposes how funds should be allocated and monitors implementation of the HTF. OHCD takes the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Consolidated Plan*.

Based on the funds raised to date in FY 2011, it is anticipated that the HTF will earn approximately $7 million in Year 37.

Commonwealth of Pennsylvania Funds

Each year the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED) has published guidelines for applying for DCED funding for housing and community development activities. In prior years, the City has used DCED's Housing and Redevelopment Assistance (HRA) funds to support the Basic Systems Repair Program Tier 1 and the Heater Hotline. In Year 35, the City budgeted $6.8 million in DCED funds, but state budget constraints reduced the amount awarded to $4 million. In Year 36, the City budgeted $4 million in DCED funds for BSRP Tier 1 and the Heater Hotline. In Year 37, the Commonwealth of Pennsylvania's proposed budget for FY 2011-FY 2012 eliminates all HRA funding, and as a result OHCD is not able to fund BSRP Tier 1 and proposes to fund the Heater Hotline at a reduced level using Housing Trust Fund earnings.

The City also receives funding from DCED for the Main Street and Elm Street programs. Main Street supports planning and improvements in neighborhood commercial corridors. Elm Street supports planning and improvements in residential areas adjacent to neighborhood commercial corridors. People's Emergency Center CDC, Allegheny West Foundation, Mt. Airy USA and Frankford CDC have participated in Main Street and Elm Street. DCED is in the process of restructuring the Main Street and Elm Street programs and it is uncertain what the level of funding will be in Year 37.

PHFA Financing, Low-Income Housing Tax Credits

The Pennsylvania Housing Finance Agency (PHFA) has a variety of financing mechanisms for creating affordable rental housing. It provides permanent financing for rental projects through the PennHOMES Program. PHFA also allocates federal Low-Income Housing Tax Credits (LIHTC) to generate private investment equity for rental ventures. Applications for both PennHOMES financing and LIHTC are competitive. Philadelphia developments may receive up to $32,500/unit in PennHOMES financing but increase their chances of receiving financing by requesting a lower per-unit amount.

PHFA provides mortgages for homebuyers. In addition, PHFA can exercise its authority to provide volume-cap allocations for bond financing to the RDA. The RDA uses the volume-cap allocation to issue tax-exempt bonds to provide home-improvement loans and mortgages to the owners of multifamily projects and single-family homes. For example, the PHIL Program is financed through a volume-cap allocation allowing the sale of tax-exempt bonds.

In 2000, PHFA set aside funds to create the Homeownership Choice Program (HCP) to increase investment in housing in urban areas while building mixed-income communities and encouraging diversity of homeownership opportunities. The Homeownership Choice Program consists of three initiatives: 1) the Homeownership Construction Initiative (HCI) to promote large-scale new construction developments of homeowner housing; 2) the Mixed-Use Facility Financing Initiative (MUFFI) created to encourage the revitalization of commercial corridors; and 3) the Neighborhood Revitalization Initiative (NRI) to support smaller-scale infill and vacant-structure rehabilitation efforts. In past years, HCP funds have supported wholesale neighborhood revitalization in Eastern North Philadelphia and west of Temple University, the first new homeownership development in fifty years in Juniata Park, new homeownership

developments in South, West and North Philadelphia, and mixed-use developments throughout the city

PHFA did not provide HCP funding in FY 2010 and has not announced HCP funding availability for 2011.

Section 108 Loan Program

In the past, the City used the Section 108 Loan Program to provide debt financing for economic development ventures and to support specific affordable housing ventures. Economic development funding was encumbered to OHCD and administered by OHCD, the Commerce Department, PIDC or PCDC. The economic development loans were used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, machinery and equipment acquisition, infrastructure improvements and related project costs. Economic development projects funded through the Section 108 Loan Program include the Kvaerner Philadelphia Shipyard, the Reading Terminal, the PSFS building, City Hall Annex and Six Penn Center. Housing ventures include the Cecil B. Moore Homeownership Zone development, acquisition and relocation in the Logan Triangle Area, Basic Systems Repair Program and various homeownership, rental and special-needs housing developments.

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

In Year 37 no Section 108 loans will be sought for housing development activities and a relatively modest loan in the amount of $20 million will be sought for economic development activities. The Year 37 Section 108 loan for economic development is proposed to support a loan pool to make loans available for commercial and industrial lending throughout the city. The loans will be used to support an array of development needs including but not limited to site acquisition, site preparation, construction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs.

PHA Housing Choice Voucher Program

One of the largest sources of federal funds available for housing and community development in the City of Philadelphia is the Housing Choice Voucher Program operated by the Philadelphia Housing Authority (PHA). For PHA's FY 2006 (the year ending March 31, 2006), PHA received $142.8 million in total voucher funding; for FY 2007 (ending March 31, 2007), $147 million; for FY 2008 (ending March 31, 2008), $180.7 million; for FY 2009 (ending March 31, 2009), $167.5 million; for FY 2010 (ending March 31, 2010), $177 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the Housing Choice Voucher program for other purposes, such as funding for capital activities like new construction, building new affordable housing, and providing training for low-income clients to help them up and out of subsidized housing, as well as for the traditional Housing Choice Voucher rental assistance program. In October 2008, PHA's MTW status was extended for another 10 years.

Interim Construction Assistance

The *Consolidated Plan* authorizing ordinance proposed to be adopted by City Council allows the City to use up to $30 million for interim construction assistance ("float loans") provided that security requirements acceptable to the Director of Finance are met. These funds may support eligible activities by providing construction loans to approved projects and by improving the timeliness of payment to developers.

Specific projects are identified and funded through Consolidated Plan amendments consistent with the City's amendment policy. In general, float loans are made for a period not to exceed one year.

City of Philadelphia General Funds

Historically, OHCD has received very limited resources from the City's General Fund, which are local tax dollars that support City services. During Year 34, the City's budget crisis required the reduction of 10 percent in General Fund revenue allocated to OHCD, for a "rebalanced" budgetary resource of $5.5 million. These funds supported the Pennsylvania Horticultural Society's (PHS) vacant land management program, mortgage foreclosure prevention, the Utility Emergency Services Fund, the Housing Trust Fund and the Child Care Facilities Fund. In Year 36, General Fund resources supported PHS's vacant land management program, settlement assistance and the tangled title fund. The *Year 37 Consolidated Plan* proposes to allocate a total of $2.5 million in FY 2012 General Fund resources consistent with Mayor Nutter's proposed FY 2012 budget.

Neighborhood Stabilization Program Funds

During Year 34, the City was awarded $16.8 million in Neighborhood Stabilization Program (NSP1) funds from the U. S. Department of Housing and Urban Development. The City's approved proposal, which was a substantial amendment to the *Year 34 Consolidated Plan*, is available in the *Year 35 Consolidated Plan* at www.phila.gov/ohcd. NSP1 funds had to be obligated within 18 months of the execution of the grant agreement with HUD. The City also received from the Pennsylvania Department of Community and Economic Development (DCED) an additional $3.75 million in NSP funds.

During Year 35 in the second round of NSP funding, Philadelphia was awarded $43.9 million in Recovery Act funding to stabilize neighborhoods with high levels of foreclosure, vacant housing and the blight those factors can cause. Funded through the American Recovery and Reinvestment Act of 2009, this second round of NSP grants (NSP2) was awarded competitively to applicants who developed innovative ideas to address the impact the housing crisis has had on local communities while demonstrating that they have the capacity to be responsible stewards of taxpayer dollars. The *Year 36 Consolidated Plan* assumed that one third of the NSP2 funds would be expended in FY 2011. The *Year 37 Proposed Consolidated Plan* assumes that an additional one third of the NSP2 funds will be spent in FY 2012.

SCHEDULE A: ECONOMIC DEVELOPMENT ACTIVITIES
(In Thousands)

	CDBG YEAR 37 - FISCAL YEAR 2012			
	CDBG	STATE	OTHER	TOTAL
A. Business Assistance				
1. PIDC Business Loan Programs	6,500		3,100	9,600
2. Section 108 Loan Program (PIDC)			20,000	20,000
3. Technical Assistance to Micro Businesses	750			750
4. Mixed-Use Development Program	500			500
Subtotal: Business Assistance	*7,750*		*23,100*	*30,850*
B. Targeted Neighborhood Commercial Area Assistance				
1. Storefront Improvement Program & Targeted Block Façades	700		100	800
2. Targeted Corridor Revitalization Management Program	900			900
3. Main Street Program		500		500
4. Targeted Neighborhood Economic Development Program	200			200
5. Neighborhood Plans (PCPC)	100			100
6. Business Improvement District Assistance	453			453
7. Targeted Neighborhood Business Attraction & Expansion	300			300
Subtotal: Targeted Neighborhood Commercial Area Assistance	*2,653*	*500*	*100*	*3,253*
C. Community-Based Organization Assistance				
1. Neighborhood Development Fund (PIDC)	357			357
2. Neighborhood Development Grant Activities	1,000			1,000
3. Capacity-Building Assistance for NBOs	230			230
4. CDC Tax Credit Program			3,000	3,000
Subtotal: Community-Based Organization Assistance	*1,587*		*3,000*	*4,587*
D. Annual Operating Costs				
1. Commerce/Program Delivery	276			276
2. PIDC/Program Delivery	1,299			1,299
3. Commerce/General Administration	1,384	25		1,409
Subtotal: Annual Operating Costs	*2,959*	*25*		*2,984*
GRAND TOTAL: ECONOMIC DEVELOPMENT	**14,949**	**525**	**26,200**	**41,674**

SCHEDULE B: YEAR 37 STATE RESOURCES
(In Thousands)

	CDBG YEAR 37- FISCAL YEAR 2012		
	STATE-DCED		
	WEATH.	OTHER	TOTAL
I. HOUSING PRESERVATION			
A. Emergency Repairs, Preservation, Weatherization			
1. Weatherization (DCED to PHDC)	2,341		2,341
II. COMMUNITY ECONOMIC DEVELOPMENT			
A. Targeted Neighborhood Commercial Area Assistance			
1. Main Street Program		500	500
III. COMMUNITY PLANNING & CAPACITY BUILDING			
A. Elm Street Program		275	275
IV. ANNUAL OPERATING COSTS			
A. General Administration			
1. PHDC	197		197
2. Commerce		25	25
B. Program Delivery			
1. PHDC	724		724
GRAND TOTAL: STATE RESOURCES	**3,262**	**800**	**4,062**

SCHEDULE C: YEAR 37 OTHER RESOURCES
(In Thousands)

CDBG YEAR 37 - FISCAL YEAR 2012

	RA Bond Proceeds	TNCA Bond Proceeds	General Fund	Emergency Shelter	Other Federal	Other Private	Section 108	TOTAL
I. AFFORDABLE HOUSING PRODUCTION								
A. American Recovery & Reinvestment Act Housing Gap Financing								
1. Neighborhood Stabilization Program 2 Housing Gap Financing					8,891			8,891
II. HOUSING PRESERVATION								
A. Housing Counseling								
1. Settlement Assistance Grants			100					100
2. Tangled Title Fund			30					30
B. Home Equity Financing & Rehab Assistance								
1. PHIL Program	4,000							4,000
2 Neighborhood Stabilization Program 2					4,279			4,279
III. HOMELESS & SPECIAL-NEEDS HOUSING								
A. Emergency Shelter Grant				2,241				2,241
B. Homeless Prevention & Rapid Rehousing Services					7,162			7,162
IV. VACANT LAND MANAGEMENT & COMMUNITY IMPROVEMENTS								
A. Management of Vacant Land								
1. PHS Vacant Land Management			2,390					2,390
V. COMMUNITY ECONOMIC DEVELOPMENT								
A. Business Assistance								
1. PIDC Business Loan Programs		2,100				1,000		3,100
2. Section 108 Loan Program (PIDC)							20,000	20,000
B. Targeted Neighborhood Commercial Area Assistance								
1. Storefront Improvement Program & Targeted Block Façades		100						100
C. Community-Based Organization Assistance								
1. CDC Tax Credit Program						3,000		3,000
VI. ANNUAL OPERATING COSTS								
A. OHCD General Administration					250			250
B. RDA General Administration					1,213			1,213
GRAND TOTAL: OTHER RESOURCES	**4,000**	**2,200**	**2,520**	**2,241**	**21,795**	**4,000**	**20,000**	**56,756**

SCHEDULE D: YEAR 37 HTF RESOURCES
(In Thousands)

	CDBG YEAR 37 FISCAL YEAR 2012
	HTF Total
I. AFFORDABLE HOUSING PRODUCTION	
A. Affordable Rental Housing	
1. Neighborhood-Based Rental Production	3,000
II. HOUSING PRESERVATION	
A. Emergency Repairs, Preservation, Weatherization	
1. Heater Hotline - PHDC/ECA	1,000
III. HOMELESS & SPECIAL-NEEDS HOUSING	
A. Adaptive Modifications Program	1,355
B. Homelessness Prevention Program	595
IV. ANNUAL OPERATING COSTS	
A. Program Delivery	
1. OHCD	55
2. PHDC	416
3. RDA	248
B. General Administration	
1.OHCD	331
GRAND TOTAL: HTF RESOURCES	**7,000**

SCHEDULE E: CDBG ADMINISTRATIVE COST LIMITATION (In Thousands)

	CDBG YEAR 37 FISCAL YEAR 2012 YEAR 37	
A. Resource Base		
1. CDBG Entitlement	46,187	
2. Projected Program Income	14,624	
TOTAL: RESOURCE BASE	**60,811**	
B. Administrative Limitation (20%)		**12,162**
C. Administrative Budget		
1. Housing Agencies		
a. OHCD	4,790	
b. PHDC	1,454	
c. RDA	798	
d. Support Services & Project Planning	100	
e. Nonprofit Subrecipients	100	
2. Economic Development		
a. Commerce	1,409	
b. Nonprofit Subrecipients	100	
3. General Service Departments		
a. Law	288	
b. City Planning	459	
TOTAL: ADMINISTRATIVE BUDGET		**9,498**
D. ADMINISTRATIVE ALLOWANCE (B-C)		**2,664**

SCHEDULE F: CDBG COMMUNITY ECONOMIC DEVELOPMENT BY CDCs

(Pursuant to Council Bill #000716)

(In Thousands)

	CDBG YEAR 37 FISCAL YEAR 2012	
	YEAR 37	
A. Resource Base		
1. CDBG Entitlement	46,187	
2. Projected Program Income	14,624	
TOTAL: RESOURCE BASE	**60,811**	
B. CDC Economic Development Requirement (5%)		**3,041**
C. CDC Economic Development Budget		
1. Community-Based Organization Assistance		
a. PIDC Neighborhood Development Fund	357	
b. Neighborhood Development Grants	1,000	
c. Targeted Economic Neighborhood Development Program	200	
d. Targeted Corridor Revitalization Management Program	900	
e. Business Improvement District Assistance	453	
f. Business Attraction and Expansion	300	
g. Capacity-Building Assistance for NBOs	230	
Subtotal: Community-Based Organization Assistance	*3,440*	
TOTAL: COMMUNITY ECONOMIC DEVELOPMENT		**3,440**
D. AMOUNT IN EXCESS OF REQUIREMENT (C-B)		**399**

Resource Comparison
CDBG Year 36 (FY 2011) and CDBG Year 37 (FY 2012) (in thousands)

Resources		CDBG YEAR 36 FISCAL YEAR 2011		CDBG YEAR 37 FISCAL YEAR 2012		INCREASE (DECREASE)	
Part I	a						
A. CDBG							
1. Entitlement		55,326		46,187		(9,139)	
2. Prior Years' Reprogrammed Funds		503		1,164		661	
3. Reprogrammed - Economic Development		4,699		2,652		(2,047)	
4. Program Income							
(a) OHCD		250		250		0	
(b) PHDC		500		500		0	
(c) RDA		2,920		2,920		0	
(d) PIDC		8,318		9,318		1,000	
(e) Commerce		1,120		1,620		500	
(f) Central Germantown Council		16		16		0	
Subtotal: CDBG			*73,652*		*64,627*		*(9,025)*
B. HOME							
1. Federal - Direct Allocation		16,445		14,530		(1,915)	
Subtotal: HOME			*16,445*		*14,530*		*(1,915)*
C. OTHER FEDERAL							
1. Emergency Shelter Grant		2,296		2,241		(55)	
2. Housing Opportunities for Persons With AIDS (HOPWA)		8,786		7,385		(1,401)	
3. HOPWA - Prior Years' Reprogrammed Funds		206		1,840		1,634	
4. American Recovery and Reinvestment Act							
(a) Homelessness Prevention & Rapid Rehousing (ESG)		7,162		7,162		0	
(b) Neighborhood Stabilization Program 2		14,633		14,633		0	
Subtotal: Other Federal			*33,083*		*33,261*		*178*
D. COMMONWEALTH OF PENNSYLVANIA							
1. DCED							
(a) Housing		4,000		0		(4,000)	
(b) Elm Street Program		750		300		(450)	
(c) Economic Development - Main Street Program		500		500		0	
(d) Adaptive Modifications Program		500		0		(500)	
2. Weatherization	b	3,262		3,262		0	
Subtotal: Commonwealth of PA			*9,012*		*4,062*		*(4,950)*
Subtotal: Resources Part I			**132,192**		**116,480**		**(15,712)**
Part II	a						
E. OTHER RESOURCES							
1. Bond Proceeds (RDA)		4,000		4,000		0	
2. Bond Proceeds (TNCA)		2,200		2,200		0	
3. City General Fund (excluding HTF)		2,800		2,520		(280)	
4. Small Business Loan Guarantee Pool (PIDC)		1,000		1,000		0	
5. Economic Development (Section 108 Loan)		20,000		20,000		0	
6. CDC Tax Credits		3,000		3,000		0	
7. Housing Trust Fund (HTF)		7,500		7,000		(500)	
Subtotal: Resources Part II			**40,500**		**39,720**		**(780)**
GRAND TOTAL: RESOURCES			**172,692**		**156,200**		**(16,492)**

a Resources contained in Part I of the schedule are able to be accessed by the Office of Housing and Community Development by presenting an acceptable application to HUD, DPW and DCED. Resources in Part II are dependent upon the actions of other governmental units and may not be available in CDBG Year 37.

b These awards are allocated directly to PHDC and are not appropriated by the City.

Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12) (in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
AFFORDABLE HOUSING PRODUCTION																
A. Affordable Homeownership Housing																
1. Neighborhood-Based Homeownership Production		1,558						1,558		1,133						1,133
2. New Construction Program		1,997		300				2,297		997						997
Subtotal: Affordable Homeownership Housing	*0*	*3,555*	*0*	*300*	*0*	*0*	*0*	*3,855*	*0*	*2,130*	*0*	*0*	*0*	*0*	*0*	*2,130*
B. Affordable Rental Housing																
1. Neighborhood-Based Rental Production	1,338	4,047			3,187			8,572	699	4,468			3,000			8,167
2. Development Financing for Homeless & Special-Needs Housing		3,000						3,000		2,500						2,500
3. Housing Development Assistance		1,400						1,400		1,400						1,400
4. Mixed-Use Development Program	500							500	500							500
Subtotal: Affordable Rental Housing	*1,838*	*8,447*	*0*	*0*	*3,187*	*0*	*0*	*13,472*	*1,199*	*8,368*	*0*	*0*	*3,000*	*0*	*0*	*12,567*
C. American Recovery & Reinvestment Act - Housing Gap Financing																
1. NSP2 Housing Gap Financing						8,891		8,891						8,891		8,891
Subtotal: ARRA - Housing Gap Financing	*0*	*0*	*0*	*0*	*0*	*8,891*	*0*	*8,891*	*0*	*0*	*0*	*0*	*0*	*8,891*	*0*	*8,891*
Total: Affordable Housing Production	**1,838**	**12,002**	**0**	**300**	**3,187**	**8,891**	**0**	**26,218**	**1,199**	**10,498**	**0**	**0**	**3,000**	**8,891**	**0**	**23,588**

Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12)
(in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
HOUSING PRESERVATION																
A. Housing Counseling																
1. Settlement Assistance Grants							350	350							100	100
2. Housing Counseling & Foreclosure Intervention																
- Neighborhood & Citywide Housing Counseling	3,677		300					3,977	3,432		300					3,732
- Residential Mortgage Foreclosure Prevention	700							700	700							700
- Community Legal Services	350							350	350							350
- SaveYourHomePhilly Hotline	570							570	570							570
- Training Activities	65							65	65							65
3. Vacancy Prevention Activities																
- Tangled Title Fund	50						50	100	50						30	80
- Anti-Predatory Loan Products	60							60	60							60
4. (GP)UAC- Earned Income Tax Credit (EITC)	48							48	48							48
Subtotal: Housing Counseling	*5,520*	*0*	*300*	*0*	*0*	*0*	*400*	*6,220*	*5,275*	*0*	*300*	*0*	*0*	*0*	*130*	*5,705*
B. Emergency Repairs, Preservation, Weatherization																
1. Emergency Repair Hotline - Tier 1				2,350				2,350								0
2. Heater Hotline - PHDC/ECA				1,100				1,100					1,000			1,000
3. Weatherization & Basic Systems Repair Program																
- Tier 2	10,321				700			11,021	10,321							10,321
4. Targeted Housing Preservation Program					200			200								0
5. Weatherization (DCED to PHDC)				2,341				2,341				2,341				2,341
6. SHARP Home Repair Program	325							325	325							325
7. Utility Emergency Services Fund	1,525							1,525	1,275							1,275
8. Energy Coordinating Agency	800							800	669							669
Subtotal: Emergency Repairs, Preservation, Weatherization	*12,971*	*0*	*0*	*5,791*	*900*	*0*	*0*	*19,662*	*12,590*	*0*	*0*	*2,341*	*1,000*	*0*	*0*	*15,931*
C. Home Equity Financing & Rehab Assistance																
1. Homeownership Rehabilitation Program	600							600								0
2. PHIL Loans	650						4,000	4,650							4,000	4,000
3. Neighborhood Housing Services - Loan Program	257							257	257							257
4. Impact Services Building Materials Program	123							123	123							123
5. Neighborhood Stabilization Program 2						4,279		4,279						4,279		4,279
Subtotal: Home Equity Financing & Rehab Assistance	*1,630*	*0*	*0*	*0*	*0*	*4,279*	*4,000*	*9,909*	*380*	*0*	*0*	*0*	*0*	*4,279*	*4,000*	*8,659*
Total: Housing Preservation	**20,121**	**0**	**300**	**5,791**	**900**	**4,279**	**4,400**	**35,791**	**18,245**	**0**	**300**	**2,341**	**1,000**	**4,279**	**4,130**	**30,295**

Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12)
(in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
HOMELESS & SPECIAL-NEEDS HOUSING																
A. Emergency Shelter Grant	50						2,296	2,346	50						2,241	2,291
B. Housing Assistance - MH/MR		330						330		330						330
C. Rental Assistance/Homeless	200	2,469	300					2,969	200	2,259	510					2,969
D. HOPWA			8,077					8,077			8,128					8,128
E. Adaptive Modifications Program	250			500	1,504			2,254					1,355			1,355
F. Technical Assistance/Planning																
1. Homeless	25							25								0
2. Disabled	25							25								0
G. Homelessness Prevention Program					784			784					595			595
H. Homelessness Prevention & Rapid Rehousing Services						7,162		7,162						7,162		7,162
Total: Homeless & Special-Needs Housing	**550**	**2,799**	**8,377**	**500**	**2,288**	**7,162**	**2,296**	**23,972**	**250**	**2,589**	**8,638**	**0**	**1,950**	**7,162**	**2,241**	**22,830**
EMPLOYMENT & TRAINING																
A. Employment/Training Network																
1. Communities in Schools	171							171								0
2. ActionAIDS			65					65			65					65
B. YouthBuild Philadelphia	600							600	502							502
Total: Employment & Training	**771**	**0**	**65**	**0**	**0**	**0**	**0**	**836**	**502**	**0**	**65**	**0**	**0**	**0**	**0**	**567**

Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12)
(in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
VACANT LAND MANAGEMENT & COMMUNITY IMPROVEMENTS																
A. Management of Vacant Land																
1. Environmental Clearance	100							100	100							100
2. Philadelphia Green Community Program	400							400	400							400
3. PHS Vacant Land Management	500						2,400	2,900	500						2,390	2,890
4. Neighborhood Gardens Association	25							25	25							25
5. New Kensington Open Space Management	71							71								0
6. Vacant Land Strategy Planning	100							100								0
Subtotal: Management of Vacant Land	*1,196*	*0*	*0*	*0*	*0*	*0*	*2,400*	*3,596*	*1,025*	*0*	*0*	*0*	*0*	*0*	*2,390*	*3,415*
B. Site & Community Improvements																
1. PNHS Community Improvements/Model Blocks	200							200	150							150
2. Child Care Facilities Fund	650							650	543							543
Subtotal: Site & Community Improvements	*850*	*0*	*0*	*0*	*0*	*0*	*0*	*850*	*693*	*0*	*0*	*0*	*0*	*0*	*0*	*693*
Total: Vacant Land Management & Community Improvements	**2,046**	**0**	**0**	**0**	**0**	**0**	**2,400**	**4,446**	**1,718**	**0**	**0**	**0**	**0**	**0**	**2,390**	**4,108**

Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12) (in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
COMMUNITY ECONOMIC DEVELOPMENT																
A Business Assistance																
1. PIDC Business Loan Programs	6,500						3,100	9,600	6,500						3,100	9,600
2. Section 108 Loan Program (PIDC)							20,000	20,000							20,000	20,000
3. Technical Assistance to Micro Businesses	750							750	750							750
4. Creative Industry Program	300							300								0
5. Mixed-Use Development Program	500							500	500							500
Subtotal: Business Assistance	*8,050*	*0*	*0*	*0*	*0*	*0*	*23,100*	*31,150*	*7,750*	*0*	*0*	*0*	*0*	*0*	*23,100*	*30,850*
B. Targeted Neighborhood Commercial Area Assistance																
1. Storefront Improvement Program & Targeted Facades	700						100	800	700						100	800
2. Targeted Corridor Revitalization Management Program (CDCs)	1,075							1,075	900							900
3. Main Street Program				500				500				500				500
4. Targeted Neighborhood Economic Development Program (CDCs)	300							300	200							200
5. Neighborhood Plans (PCPC)	0							0	100							100
6. Business Improvement District Assistance (CDCs)	500							500	453							453
7. Targeted Neighborhood Business Attraction & Expansion	300							300	300							300
Subtotal: Targeted Neighborhood Commercial Area Assistance	*2,875*	*0*	*0*	*500*	*0*	*0*	*100*	*3,475*	*2,653*	*0*	*0*	*500*	*0*	*0*	*100*	*3,253*
C. Community-Based Organization Assistance																
1. PIDC Neighborhood Development Fund (CDCs)	500							500	357							357
2. Neighborhood Development Grants	1,000							1,000	1,000							1,000
3. Capacity-Building Assistance for CDCs	230							230	230							230
4. CDC Tax Credit Program							3,000	3,000							3,000	3,000
Subtotal: Community-Based Organization Assistance	*1,730*	*0*	*0*	*0*	*0*	*0*	*3,000*	*4,730*	*1,587*	*0*	*0*	*0*	*0*	*0*	*3,000*	*4,587*
Total: Community Economic Development	**12,655**	**0**	**0**	**500**	**0**	**0**	**26,200**	**39,355**	**11,990**	**0**	**0**	**500**	**0**	**0**	**26,200**	**38,690**

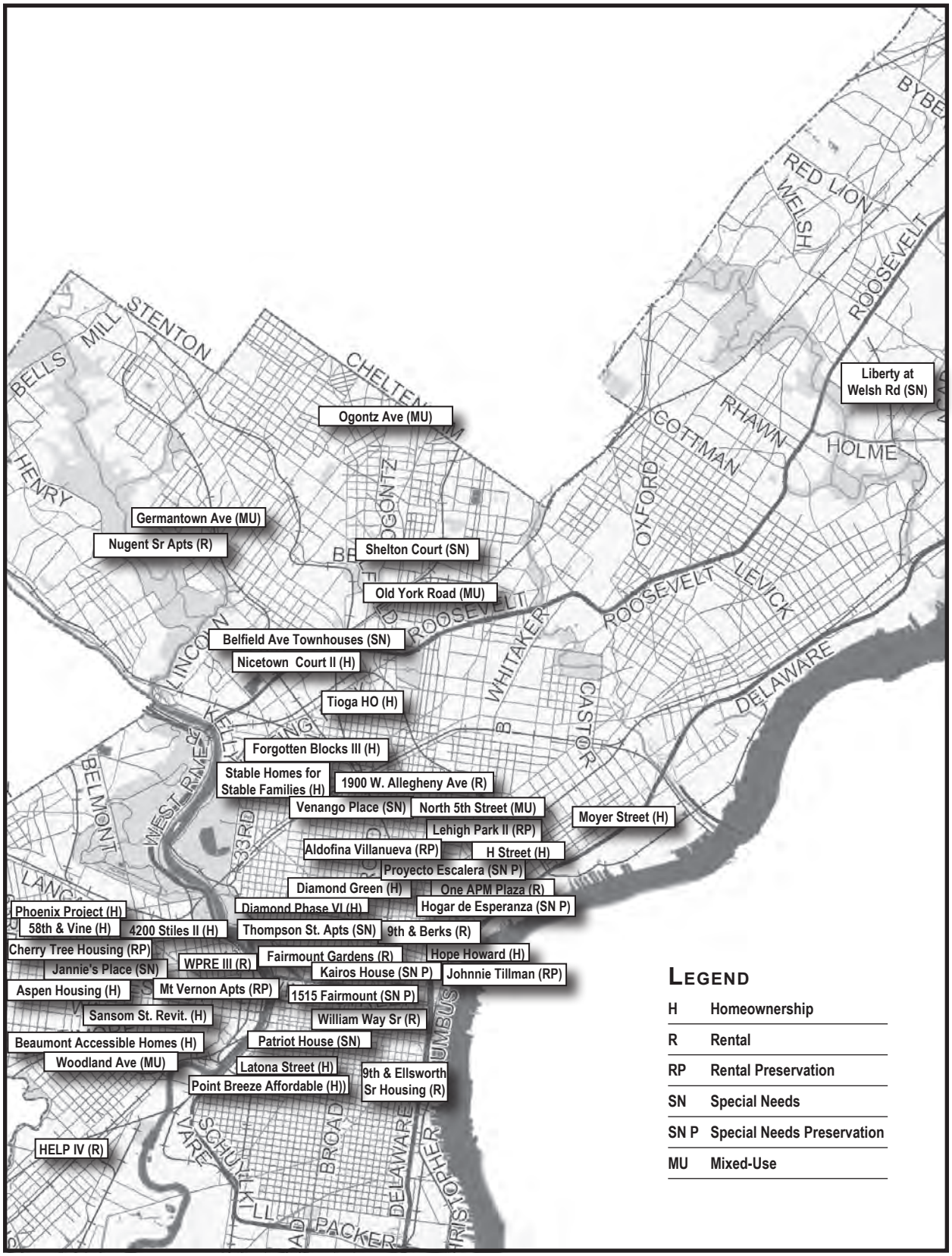
Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12)
(in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
COMMUNITY PLANNING & CAPACITY BUILDING																
A. CDC Support Services & Planning																
1. LISC	48							48								0
2. Community Design Collaborative	89							89	50							50
3. Philadelphia Association of CDCs	35							35	35							35
B. Neighborhood Services	1,700							1,700	1,350							1,350
C. Elm Street Program				700				700				275				275
D. Vital Neighborhoods Initiative								0	100							100
Total: Community Planning & Capacity Building	**1,872**	**0**	**0**	**700**	**0**	**0**	**0**	**2,572**	**1,535**	**0**	**0**	**275**	**0**	**0**	**0**	**1,810**
SECTION 108 LOAN PRINCIPAL & INTEREST REPAYMENTS - HOUSING																
A. Rental & Homeownership Development (Year 21)	2,224							2,224	2,075							2,075
B. Year 24	1,458							1,458	1,396							1,396
C. Year 25	1,517							1,517	1,473							1,473
Total: Section 108 Loan Principal & Interest Repayments - Housing	**5,199**	**0**	**0**	**0**	**0**	**0**	**0**	**5,199**	**4,944**	**0**	**0**	**0**	**0**	**0**	**0**	**4,944**

Budget Detail - CDBG Year 36 (FY 11) and CDBG Year 37 (FY 12)
(in Thousands)

	CDBG Year 36 - Fiscal Year 2011								CDBG Year 37 - Fiscal Year 2012							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
ANNUAL OPERATING COSTS																
A. Program Delivery																
1. OHCD	773				59			832	630				55			685
2. PHDC	4,635			974	416			6,025	4,380			724	416			5,520
3. RDA	9,229				296			9,525	7,763				248			8,011
4. Commerce	330							330	276							276
5. PIDC	1,554							1,554	997							997
6. L&I	1,000							1,000	1,000							1,000
Subtotal: Program Delivery	*17,521*	*0*	*0*	*974*	*771*	*0*	*0*	*19,266*	*15,046*	*0*	*0*	*724*	*719*	*0*	*0*	*16,489*
B. General Administration																
1. OHCD	5,851	770	250		354	250		7,475	4,790	675	222		331	250		6,268
2. PHDC	1,638	200		197				2,035	1,454	176		197				1,827
3. RDA	905	674				1,213		2,792	798	592				1,213		2,603
4. Commerce	1,656			50				1,706	1,409			25				1,434
5. Law	345							345	288							288
6. City Planning	684							684	459							459
Subtotal: General Administration	*11,079*	*1,644*	*250*	*247*	*354*	*1,463*	*0*	*15,037*	*9,198*	*1,443*	*222*	*222*	*331*	*1,463*	*0*	*12,879*
Total: Annual Operating Costs	**28,600**	**1,644**	**250**	**1,221**	**1,125**	**1,463**	**0**	**34,303**	**24,244**	**1,443**	**222**	**946**	**1,050**	**1,463**	**0**	**29,368**
GRAND TOTAL PROGRAM ACTIVITIES	**73,652**	**16,445**	**8,992**	**9,012**	**7,500**	**21,795**	**35,296**	**172,692**	**64,627**	**14,530**	**9,225**	**4,062**	**7,000**	**21,795**	**35,834**	**156,200**
RESOURCE ALLOCATION	**73,652**	**16,445**	**8,992**	**9,012**	**7,500**	**21,795**	**35,296**	**172,692**	**64,627**	**14,530**	**9,225**	**4,062**	**7,000**	**21,795**	**35,834**	**156,200**

Locations of Year 37 Proposed Activities



Executive Summary

The *Year 37 Consolidated Plan* is the City of Philadelphia's application to the U. S. Department of Housing and Urban Development for four programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership program, the Housing Opportunities for Persons With AIDS (HOPWA) program and the Emergency Shelter Grant (ESG) program. It also details the City's spending on community development, including community economic development, from other city and state resources. The *Plan* outlines the expenditure of approximately $156 million in federal, state and local funds for community development.

The objectives identified in the *Consolidated Plan* are to create suitable living environments, provide decent, affordable housing and create economic opportunity. These objectives are addressed through a variety of community, housing and economic development activities. The objective of creating suitable living environments includes activities to provide stable housing for homeless individuals and families and households with special needs (such as persons with AIDS). It also includes activities designed to build the capacity of community nonprofit organizations, such as funding for Neighborhood Advisory Committees and technical assistance to community development corporations (CDCs). Suitable living environments are also created through community gardening and the greening of vacant land. Outcome indicators for this objective include placing homeless and at-risk persons in stable housing, improving neighborhoods and locations greened or gardened.

The objective of providing decent, affordable housing is addressed in several ways. Philadelphia's CDBG program has historically allocated more than 50 percent of program funds to housing programs, including the creation of new housing units (both rental and homeownership), the preservation of existing units through home-repair grants, and housing counseling to assist first-time homebuyers as well as to address problems of delinquency and default. Outcome indicators for this objective include creating new, affordable housing units through new construction or rehabilitation, ensuring sustainable housing through investment in housing preservation, and assisting households to buy their first home through housing counseling and settlement grant assistance.

Creating economic opportunities is the third major objective of the program. The City will provide assistance to businesses that create jobs, provide employment and training opportunities and provide technical assistance to community-based organizations. Outcome indicators include jobs created, commercial corridors improved, individuals trained and community-based organizations assisted.

The City is pleased with its past performance in the community development program. The *Consolidated Annual Performance and Evaluation Report (CAPER)* for the year ending June 30, 2010, indicates that the City exceeded its goals in many areas and made substantial progress in other areas.

The City's "Citizen Participation Plan," detailed in the "Appendix," encourages citizen input and review of the Consolidated Plan at three stages: in a Needs Hearing held in December in conjunction with the CAPER hearing, after the issuance of the *Preliminary Consolidated Plan*, and before City Council, which must review and approve the *Consolidated Plan* before its submission to HUD. In an effort to broaden citizen awareness and participation, each version of the Plan is posted on OHCD's web site (www.phila.gov/ohcd/consolplan) and extensive advertising is placed before each public hearing. Citizens are also able to be placed on an extensive mailing list to receive notices of hearings. At the hearing on the *Preliminary Plan* held on April 14, 2011, most people who testified were supportive of the *Plan*. Most testifiers requested that funding for their organization or program be held constant in anticipation of reduced CDBG and HOME allocations.

Table 3a
Objectives, Outcomes and Indicators: Performance Measures

Objectives	Outcomes	Programs*	Indicators	Funding**	Totals
Creating Suitable Living Environments (SL)					
	Accessibility/ Availability	Homeless and Special-Needs Housing	135 Low- and Moderate-Income Households In Stable Housing	$2,500,000	
		Homeless and Special-Needs Housing - Short Term	1,950 Low- and Moderate-Income Households In Stable Housing	$4,532,000	
		Child Care Facilities Fund	8 facilities improved	$543,000	$7,575,000
	Affordability	NACs - Community Capacity Building	609,000 Low- and Moderate-Income Residents Will Benefit	$1,350,000	$1,350,000
	Sustainability	Community Improvements	120,000 Low- and Moderate-Income Residents Will Benefit	$400,000	
		Community Improvements	120,000 Low- and Moderate-Income Residents Will Benefit	$2,890,000	
		Community Improvements	16,000 Low- and Moderate-Income Residents Will Benefit	$25,000	
		PACDC	15 Organizations Assisted	$35,000	
		Vital Neighborhoods Initiative	5 Organizations Assisted	$100,000	$3,450,000
		Operational Support		$2,500,000	$2,500,000
Subtotal (SL)					**$14,875,000**
Providing Decent Affordable Housing (DH)					
	Accessibility/ Availability	Affordable Homeownership	90 Housing Units Created	$1,133,000	
		Affordable Homeownership	22 Housing Units Created	$997,000	
		Affordable Rental Housing	400 Housing Units Created/ Preserved	$8,167,000	
		Mixed-Use Development Program	10 Housing Units Created/ Preserved	$1,000,000	
		Affordable Rental Housing	100 Housing Units Created/ Preserved	$1,400,000	
		Community Design Collaborative	10 Organizations Assisted	$50,000	$12,747,000
	Affordability:	Affordable Rental Housing	20 Households Provided Rental Assistance	$330,000	
		Affordable Rental Housing	380 Households Provided Rental Assistance	$2,969,000	
		Affordable Rental Housing - HOPWA	950 Households Provided Rental Assistance	$9,225,000	
		Environmental Clearance	5 sites remediated	$100,000	$12,624,000

* Programs are listed in the Budget Detail and expanded upon in the Action Plan narrative.

** Funding is broken out in the Budget Detail.

Table 3a
Objectives, Outcomes and Indicators: Performance Measures

Objectives	Outcomes	Programs*	Indicators	Funding**	Totals
Providing Decent Affordable Housing (contd.)					
	Sustainability:	Housing Counseling	10,350 Low- and Moderate-Income Households Will Benefit	$3,432,000	
		Housing Counseling for People Living with AIDS	1,300 Low- and Moderate-Income Households Will Benefit	$300,000	
		Housing Counseling	1,000 Low- and Moderate-Income Households Will Benefit	$700,000	
		Housing Counseling	200 Low- and Moderate-Income Households Will Benefit	$350,000	
		Housing Counseling	1,800 Low- and Moderate-Income Households Will Benefit	$570,000	
		Housing Counseling	10,350 Low- and Moderate-Income Households Will Benefit	$65,000	
		Tangled Title Fund	8 Low- and Moderate-Income Households Will Benefit	$80,000	
		Anti-Predatory Loan Products	20 Low- and Moderate-Income Households Will Benefit	$60,000	
		EITC	500 Low- and Moderate-Income Households Will Benefit	$48,000	
		Repairs/Preservation/Rehab Assistance	1,680 Housing Units Preserved	$10,321,000	
		Repairs/Preservation/Rehab Assistance	300 Housing Units Preserved	$325,000	
		Utility Grants	1,925 Housing Units Preserved	$1,275,000	
		ECA - Preservation/Rehab Assistance	1,675 Housing Units Preserved	$669,000	
		Repairs/Preservation/Rehab Assistance	20 Housing Units Preserved	$407,000	
		Repairs/Preservation/Rehab Assistance	1,000 Housing Units Preserved	$123,000	
		Section 108 Payments	2,962 Housing Units	$4,944,000	$23,669,000
		Operational Support		$20,450,000	$20,450,000
Subtotal (DH)					**$69,490,000**

* Programs are listed in the Budget Detail and expanded upon in the Action Plan narrative.

** Funding is broken out in the Budget Detail.

Table 3a
Objectives, Outcomes and Indicators: Performance Measures

Objectives	Outcomes	Programs*	Indicators	Funding**	Totals
Creating Economic Opportunities (EO)					
	Accessibility/ Availability	Growth Loan Program	850 Jobs	$26,500,000	
		Technical Assistance to Micro Businesses	100 Businesses Assisted	$750,000	
		Targeted Neighborhood Economic Development Program (CDCs)	200 Low- and Moderate-Income Persons	$200,000	
		Targeted Neighborhood Business Attraction & Expansion	20 Businesses Assisted	$300,000	
		Neighborhood Development Grant Program	300,000 Low- and Moderate-Income Residents Will Benefit	$1,000,000	
		Neighborhood Development Fund	200,000 Low- and Moderate-Income Residents Will Benefit	$357,000	
		Callowhill Strategic Plan	1 Plan Prepared	$100,000	
		Capacity Building for NBO's	10 Organizations Assisted	$230,000	$29,437,000
	Sustainability:	Storefront Improvement Program	300,000 Low- and Moderate-Income Residents Will Benefit	$800,000	
		Targeted Neighborhood Support Activities	609,000 Low- and Moderate-Income Residents Will Benefit	$900,000	
		Business Improvement Assistance Program	300,000 Low- and Moderate-Income Residents Will Benefit	$453,000	
		Employment & Training	60 Individuals Trained	$65,000	
		Employment & Training	125 Individuals Trained	$502,000	$2,720,000
		Operational Support		$2,959,000	$2,959,000
Subtotal (EO)					**$35,116,000**
Total					**$119,481,000**

Table 3B
Annual Housing Completion Goals

	Annual Expected Number Completed	Resources Used During Period			
		CDBG	HOME	ESG	HOPWA
Annual Affordable Rental Housing Goals (Sec. 215)					
Acquisition of existing units	0	☐	☐		☐
Production of new units	450	☑	☑		☐
Rehabilitation of existing units	20	☐	☑	☐	☐
Rental assistance	950	☐	☑		☑
Total Sec. 215 Rental Goals	1,420	☑	☑	☐	☑
Annual Affordable Owner Housing Goals (Sec. 215)					
Acquisition of existing units	0	☐	☐		
Production of new units	110	☑	☑		
Rehabilitation of existing units	9,072	☑	☐		
Homebuyer assistance	10	☐	☑		☐
Total Sec. 215 Owner Goals	9,292	☑	☑	☐	☐
Annual Affordable Housing Goals (Sec. 215)					
Homeless	9,636	☑	☑	☑	☑
Non-Homeless	9,622	☑	☑	☐	☐
Special Needs	930	☑	☑	☐	☑
Total Sec. 215 Affordable Housing	20,188	☑	☑	☑	☑
Annual Housing Goals					
Annual Rental Housing Goal	1,420	☑	☑	☐	☑
Annual Owner Housing Goal	9,292	☑	☑	☐	☐
Total Annual Housing Goal	10,712	☑	☑	☐	☑

☑ = Resources used ☐ = Resources not used = Resources not available

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of federal funds, either alone or in conjunction with the investment of other public or private funds.

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Owner-Occupied Housing

Project Title
Neighborhood-Based Homeownership Production

Description
The City will support the creation of new or rehabilitated housing for homeownership affordable to low- and moderate-income households. The units will be developed through neighborhood-based community development corporations (CDC's) and developers who have formed partnerships with neighborhood organizations. Individual projects are identified in the Action Plan narrative and on the accompanying maps.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 1
HUD Matrix Code 14A	CDBG Citation 92.206
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 90
Local ID 1	Units Upon Completion 90

Funding Sources:	
CDBG	
ESG	
HOME	1,133,000
HOPWA	
Total Formula	1,133,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,133,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Owner-Occupied Housing

Project Title
Homeownership New Construction

Description
The City will fund the construction of new affordable housing for sale to homebuyers, that is important in rebuilding neighborhoods in the most blighted areas of Philadelphia. In addition to providing affordable housing, new housing construction at scale can rebuild housing markets and increase value in communities affected by disinvestment and abandonment. New construction will provide residents with modern amenities such as off-street parking and larger lots at lower density.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 2
HUD Matrix Code 12	CDBG Citation 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 22
Local ID 2	Units Upon Completion 22

Funding Sources:	
CDBG	
ESG	
HOME	997,000
HOPWA	
Total Formula	997,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	997,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Rental Housing

Project Title
Neighborhood-Based Rental Housing Production

Description
The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits. Individual projects are identified in the Action Plan narrative.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 3
HUD Matrix Code 14B	CDBG Citation 570.202, 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 400
Local ID 3	Units Upon Completion 400

Funding Sources:	
CDBG	699,000
ESG	
HOME	4,468,000
HOPWA	
Total Formula	5,385,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	3,000,000
Total	8,167,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Rental Housing and Commercial Rehabilitation

Project Title
Mixed-Use Pilot Program

Description
The City will fund mixed-use, commercial and residential development on or adjacent to commercial corridors. This program will address vacant commercial properties with rental residential units on the upper floors.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 4
HUD Matrix Code 14B	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMH, LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 10
Local ID 4	Units Upon Completion 10

Funding Sources:	
CDBG	1,000,000
ESG	
HOME	
HOPWA	
Total Formula	1,000,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,000,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Homeless and Non-Homeless Special Needs

Project Title
Development Financing for Homeless and Special-Needs Housing

Description
The City will fund the development of permanent housing for the homeless, persons with substance abuse, persons with an intellectual disability, persons with HIV or AIDS and disabled persons. OHCD intends to provide development financing to projects selected through a competitive process. An RFP will be issued by OHCD to provide development financing for projects serving special-needs populations.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SL-1	Project ID 5
HUD Matrix Code 14B	CDBG Citation 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 135
Local ID 5	Units Upon Completion 135

Funding Sources:	
CDBG	
ESG	
HOME	2,500,000
HOPWA	
Total Formula	2,500,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	2,500,000

The primary purpose of the project is to help: ☒ the Homeless ☒ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Rental Housing

Project Title
Housing Development Assistance

Description
The City will support rental developments that receive other federal funding through the Housing Development Assistance budget. In general, the program provides gap financing for construction activities. For rental development with commitments of HUD 202 (elderly) or HUD 811 (disabled) financing, the OHCD subsidy is capped at $15,000 per unit, based upon a dollar-for-dollar match of other funds.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 6
HUD Matrix Code 14B	CDBG Citation 92.205(d)
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 100
Local ID 6	Units Upon Completion 100

Funding Sources:	
CDBG	
ESG	
HOME	1,400,000
HOPWA	
Total Formula	1,400,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,400,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Neighborhood and Citywide Housing Counseling

Description
The City will fund housing counseling agencies that will carry out pre-purchase, mortgage default, delinquency and specialized housing counseling.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 7
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 10,350
Local ID 7	Units Upon Completion 10,350

Funding Sources:	
CDBG	3,432,000
ESG	
HOME	
HOPWA	
Total Formula	3,432,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	3,432,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Housing Counseling

Description
The City will fund housing counseling agencies that will carry out specialized housing counseling to households afflicted with HIV and/or AIDS.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 8
HUD Matrix Code 5	CDBG Citation 574.300(b)(1)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 1,300
Local ID 8	Units Upon Completion 1,300

Funding Sources:	
CDBG	
ESG	
HOME	
HOPWA	300,000
Total Formula	300,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	300,000

The primary purpose of the project is to help: ☐ the Homeless ☒ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Residential Mortgage Foreclosure Prevention

Description
The city will fund housing counseling agencies that will carry out mortgage default, foreclosure and vacancy prevention services.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 9
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 1,000
Local ID 9	Units Upon Completion 1,000

Funding Sources:	
CDBG	700,000
ESG	
HOME	
HOPWA	
Total Formula	700,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	700,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Community Legal Services

Description
The City will support services targeted to assist low- and moderate-income homeowners in combating predatory lending and stabilizing neighborhoods.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 10
HUD Matrix Code 05C	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 200
Local ID 10	Units Upon Completion 200

Funding Sources:	
CDBG	350,000
ESG	
HOME	
HOPWA	
Total Formula	350,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	350,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
SaveYourHomePhilly Hotline – Community Legal Services

Description
The City will support the SaveYourHomePhilly hotline and technical assistance to housing counseling agencies targeted to low- and moderate-income homeowners to combat predatory lending and help stabilize neighborhoods.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 11
HUD Matrix Code 05C	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 1,800
Local ID 11	Units Upon Completion 1,800

Funding Sources:	
CDBG	570,000
ESG	
HOME	
HOPWA	
Total Formula	570,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	570,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Other—Nonprofit Capacity Building

Project Title
Training Activities for Housing Counseling Organizations

Description

The City will support technical assistance that is provided to CDBG-funded housing counseling organizations to enable the more efficient delivery of services to their clients. This funding will support the 10,350 clients served under the Housing Counseling portion of the *Plan*.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 12
HUD Matrix Code 19C	CDBG Citation 570.201(p)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 10,350
Local ID 12	Units Upon Completion 10,350

Funding Sources:	
CDBG	65,000
ESG	
HOME	
HOPWA	
Total Formula	65,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	65,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Tangled Title Fund

Description
Philadelphia VIP will manage vacancy prevention activities, recruit volunteer attorneys to assist with mortgage foreclosure cases and resolve title problems.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 13
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 8
Local ID 13	Units Upon Completion 8

Funding Sources:	
CDBG	50,000
ESG	
HOME	
HOPWA	
Total Formula	50,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	30,000
Total	80,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Anti-Predatory Loan Products

Description
The Urban Affairs Coalition will provide technical assistance to homeowners seeking to use anti-predatory loan products, including, but not limited to the PHIL-Plus Program.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 14
HUD Matrix Code 05C	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 20
Local ID 14	Units Upon Completion 20

Funding Sources:	
CDBG	60,000
ESG	
HOME	
HOPWA	
Total Formula	60,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	60,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Urban Affairs Coalition – Earned Income Tax Credit Program

Description
The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 15
HUD Matrix Code 05	CDBG Citation 570.201 (e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 500
Local ID 15	Units Upon Completion 500

Funding Sources:	
CDBG	48,000
ESG	
HOME	
HOPWA	
Total Formula	48,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	48,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Owner-Occupied Housing

Project Title
Basic Systems Repair Program, Tier 2

Description
The City will provide home repairs to correct systems emergencies and code-related repairs to income-eligible homeowners who may receive up to $17,500 worth of rehabilitation assistance on their homes.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 16
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 1,680
Local ID 16	Units Upon Completion 1,680

Funding Sources:	
CDBG	10,321,000
ESG	
HOME	
HOPWA	
Total Formula	10,321,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	10,321,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Owner-Occupied Housing

Project Title
SHARP Home Repair Program

Description
The Senior Housing Assistance Repair Program (SHARP) will provide essential repairs to the homes of residents aged 60 and over.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 17
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 300
Local ID 17	Units Upon Completion 300

Funding Sources:	
CDBG	325,000
ESG	
HOME	
HOPWA	
Total Formula	325,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	325,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Utility Emergency Services Fund

Description
The City will provide emergency grants to assist low-income families through the Utility Emergency Services Fund.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 18
HUD Matrix Code 05Q	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 1,925
Local ID 18	Units Upon Completion 1,925

Funding Sources:	
CDBG	1,275,000
ESG	
HOME	
HOPWA	
Total Formula	1,275,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,275,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Energy Coordinating Agency (ECA)

Description
The City will fund ECA to support nine community-based Neighborhood Energy Centers that provide utility, weatherization and fuel assistance services, information and referrals for low-income families.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Income-Eligible Areas Citywide

Objective Number DH-3	Project ID 19
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 1,675
Local ID 19	Units Upon Completion 1,675

Funding Sources:	
CDBG	669,000
ESG	
HOME	
HOPWA	
Total Formula	669,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	669,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Owner-Occupied Housing

Project Title
Philadelphia Neighborhood Housing Services (PNHS)

Description
PNHS will provide housing-preservation services for home rehabilitation activities to low- or moderate-income families in West Philadelphia.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Census Tracts: 79 - 115

Objective Number DH-3	Project ID 20
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 20
Local ID 20	Units Upon Completion 20

Funding Sources:	
CDBG	407,000
ESG	
HOME	
HOPWA	
Total Formula	407,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	407,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Owner-Occupied Housing

Project Title
Impact Services Building Materials Exchange Program

Description
Impact will provide tools and building materials to low- and moderate-income people for home rehabilitation activities.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 21
HUD Matrix Code 14A	CDBG Citation 570.202(b)(2)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 1,000
Local ID 21	Units Upon Completion 1,000

Funding Sources:	
CDBG	123,000
ESG	
HOME	
HOPWA	
Total Formula	123,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	123,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Homeless Housing

Project Title
Emergency Shelter Grant (ESG)

Description
ESG funds will be used to support emergency food, short-term shelter, and supportive services to homeless persons and families. The "Other" funding is the required match, to be provided with General Funds. (These funds are not listed on the budget detail but are mentioned in the Budget narrative.)

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SL-1	Project ID 22
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 3,000
Local ID 22	Units Upon Completion 1,950

Funding Sources:	
CDBG	50,000
ESG	2,241,000
HOME	
HOPWA	
Total Formula	2,291,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	2,241,000
Total	4,532,000

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Rental Housing

Project Title
Housing Assistance – Department of Behavioral Health and Intellectual disAbility Services

Description
The City will fund rental assistance for persons receiving supportive services under programs administered by the Department of Behavioral Health and Intellectual disAbility Services. This very-low-income population is not able to afford market-rate rental housing without a subsidy.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-2	Project ID 23
HUD Matrix Code 05S	CDBG Citation 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 20
Local ID 23	Units Upon Completion 20

Funding Sources:	
CDBG	
ESG	
HOME	330,000
HOPWA	
Total Formula	330,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	330,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Special-Needs Non-Homeless and Homeless Housing

Project Title
Rental Assistance/Homeless and HIV/AIDS

Description
The City will support the Philadelphia Transitional Housing Program and Tenant Union Representative Network to provide rental assistance, housing counseling and case management to homeless persons and persons with HIV/AIDS in order to promote self-sufficiency. The population assisted is not able to afford market-rate, unsubsidized rental housing.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-2	Project ID 24
HUD Matrix Code 05S	CDBG Citation 92.205(b), 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMHSP
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 380
Local ID 24	Units Upon Completion 380

Funding Sources:	
CDBG	200,000
ESG	
HOME	2,259,000
HOPWA	510,000
Total Formula	2,969,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	2,969,000

The primary purpose of the project is to help: ☒ the Homeless ☒ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Non-Homeless Special-Needs Housing

Project Title
HOPWA Program

Description
HOPWA funding will be provided for rental assistance, information and referral, emergency payments to prevent homelessness, operating costs for facilities, support services and administrative costs of project sponsors.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Eligible Metropolitan Area
Bucks, Chester, Delaware, Montgomery and Philadelphia counties

Objective Number DH-2	Project ID 25
HUD Matrix Code 03T	CDBG Citation 570.300
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 950
Local ID 25	Units Upon Completion 950

Funding Sources:	
CDBG	
ESG	
HOME	
HOPWA	9,225,000
Total Formula	9,225,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	9,225,000

The primary purpose of the project is to help: ☐ the Homeless ☒ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Special-Needs/Non-Homeless—Physically Disabled

Project Title
Adaptive Modifications Program

Description
The City will provide funding to owner-occupied and renter-occupied houses that will be made accessible for persons with disabilities.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 26
HUD Matrix Code 14A	CDBG Citation
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 60
Local ID 26	Units Upon Completion 60

Funding Sources:	
CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	1,355,000
Total	1,355,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Employment and Training – ActionAIDS

Description
ActionAIDS' Positive Action Program will provide a return-to-work program for people living with HIV and AIDS. The funding will develop a needs- and skills-assessment program and a job bank.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Eligible Metropolitan Area – Bucks, Chester, Delaware, Montgomery and Philadelphia counties

Objective Number EO-3	Project ID 27
HUD Matrix Code 05H	CDBG Citation 570.300(b)(7)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 60
Local ID 27	Units Upon Completion 60

Funding Sources:	
CDBG	
ESG	
HOME	
HOPWA	65,000
Total Formula	65,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	65,000

The primary purpose of the project is to help: ☐ the Homeless ☒ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
YouthBuild Philadelphia

Description
The City will provide operating support for YouthBuild, which provides education and job-readiness training for high-school dropouts.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number EO-3	Project ID 28
HUD Matrix Code 05H	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMCSV
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 125
Local ID 28	Units Upon Completion 125

Funding Sources:	
CDBG	502,000
ESG	
HOME	
HOPWA	
Total Formula	502,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	502,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Housing

Project Title
Environmental Clearance

Description
The City will fund the environmental clearance and site remediation for sites proposed for residential development funding.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-2	Project ID 29
HUD Matrix Code 04A	CDBG Citation 570.201(d)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Housing Units	Annual Units 5
Local ID 29	Units Upon Completion 5

Funding Sources:	
CDBG	100,000
ESG	
HOME	
HOPWA	
Total Formula	100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	100,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Services

Project Title
Philadelphia Green

Description
The City will fund the Pennsylvania Horticultural Society (PHS) to provide technical assistance, gardening materials and educational workshops for organized community gardeners in low-income neighborhoods. PHS will also provide open space management and management plans for the adaptive reuse of vacant land. The projects will include neighborhood greening, parks revitalization, citywide garden maintenance, neighborhood education on greening, school gardening projects and management of vacant land. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Low-Mod Areas, Citywide

Objective Number SL-3	Project ID 30
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 120,000
Local ID 30	Units Upon Completion 120,000

Funding Sources:	
CDBG	400,000
ESG	
HOME	
HOPWA	
Total Formula	400,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	400,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Facilities

Project Title
Pennsylvania Horticultural Society Vacant Land Management

Description
The City will fund the Pennsylvania Horticultural Society (PHS) to improve and manage vacant land in Philadelphia's low- and moderate-income neighborhoods. The CDBG funds will be used for stabilization activities, tree planting in public spaces and improvements in two public parks.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Low-Mod Areas, Citywide

Objective Number SL-3	Project ID 31
HUD Matrix Code 05	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 120,000
Local ID 31	Units Upon Completion 120,000

Funding Sources:	
CDBG	500,000
ESG	
HOME	
HOPWA	
Total Formula	500,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	2,390,000
Total	2,890,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Facilities

Project Title
Neighborhood Gardens Association

Description
OHCD proposes to support Neighborhood Gardens Association with up to $25,000 to be matched dollar-for-dollar by private funding sources for the installation of watering systems and other physical improvements at land-trust garden sites in low- and moderate-income neighborhoods.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number SL-3	Project ID 32
HUD Matrix Code 05	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 16,000
Local ID 32	Units Upon Completion 16,000

Funding Sources:	
CDBG	25,000
ESG	
HOME	
HOPWA	
Total Formula	25,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	25,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Other

Project Title
Vital Neighborhoods Initiative - Technical Assistance Program

Description
The Vital Neighborhoods Initiative will provide technical assistance and supportive services to CDCs in order to increase CDC capacity and expand activities. The Vital Neighborhoods Initiative intends to strengthen "middle-market" neighborhoods – neighborhoods that have strengths but could benefit from additional investment to attract new home buyers and improve residential housing. The program intends to achieve these objectives through investments in the public environment and support for marketing and other activities to highlight neighborhoods for potential home buyers.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number SL-3	Project ID 33
HUD Matrix Code 20	CDBG Citation 570.201 (p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Organizations	Annual Units 5
Local ID 33	Units Upon Completion 5

Funding Sources:	
CDBG	100,000
ESG	
HOME	
HOPWA	
Total Formula	100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	100,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Facilities

Project Title
Child Care Facilities Fund

Description
The City will fund the Child Care Facilities Fund to assist eligible child care providers with physical improvements. Eligible child care providers will serve children, at least 51% of whom will be from low- and moderate-income families.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SL-1	Project ID 34
HUD Matrix Code 03M	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Facilities	Annual Units 8
Local ID 34	Units Upon Completion 8

Funding Sources:	
CDBG	543,000
ESG	
HOME	
HOPWA	
Total Formula	543,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	543,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to For-Profits)

Project Title
Philadelphia Industrial Development Corporation (PIDC) Business Loan Programs

Description
PIDC will provide several business lending products, including Growth Loans, Small Business Loans and Gap Financing. The Growth Loan product is low-interest, second-mortgage financing for business expansion in the city. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be available for low- and moderate-income people. In addition, PIDC-assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 35
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient Subrecipient	CDBG National Objective LMJ, LMA, SBA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Jobs	Annual Units 280
Local ID 35	Units Upon Completion 280

Funding Sources:	
CDBG	6,500,000
ESG	
HOME	
HOPWA	
Total Formula	6,500,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	3,100,000
Total	9,600,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to For-Profits)

Project Title
Section 108 Loan Program (PIDC)

Description
PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. It is anticipated that $20 million of Section 108 funding will be applied for during Year 37. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 36
HUD Matrix Code 18A	CDBG Citation 570.703(i)
Type of Recipient Subrecipient	CDBG National Objective LMJ, LMA, SBA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Jobs	Annual Units 570
Local ID 36	Units Upon Completion 570

Funding Sources:	
CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	20,000,000
Total	20,000,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to For-Profits)

Project Title
Technical Assistance to Micro Businesses

Description
The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the city's low- and moderate-income neighborhoods or to businesses that create employment opportunities for low- and moderate-income people. The City will procure services from several nonprofit organizations to provide technical assistance to new and existing micro businesses. There will be increased coordination between these activities and neighborhood commercial area assistance.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 37
HUD Matrix Code 18C	CDBG Citation 570.201(o)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Businesses	Annual Units 100
Local ID 37	Units Upon Completion 100

Funding Sources:	
CDBG	750,000
ESG	
HOME	
HOPWA	
Total Formula	750,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	750,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to For-Profits)

Project Title
Storefront Improvement Program and Targeted Block Façades

Description
The City will use CDBG and other funds to make grants to businesses located in Targeted Neighborhood Commercial Areas (TNCA). The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around TNCAs, or as deemed appropriate to the city's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood Based Organizations (NBO) providing outreach to business owners and assisting with the application process.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number EO-3	Project ID 38
HUD Matrix Code 14E	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 300,000
Local ID 38	Units Upon Completion 300,000

Funding Sources:	
CDBG	700,000
ESG	
HOME	
HOPWA	
Total Formula	700,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	100,000
Total	800,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to Nonprofits)

Project Title
Targeted Corridor Revitalization Management Program (TCMP)

Description
The City will undertake TCMP activities in support of the Restore Philadelphia Corridors Initiative. The range of activities under TCMP will include, but not be limited to: 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; and strengthening businesses through marketing, technical assistance and financing. These activities will be carried out primarily by Community-Based Development Organizations (CBDO).

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Low Mod Census Tracts: 13-15, 18-45, 55-77, 79-88, 90-96, 100-115, 119, 126-133, 135, 137-149, 151-182, 185-205, 238-250, 252-253, 265-268, 271-290

Objective Number EO-3	Project ID 39
HUD Matrix Code 18B	CDBG Citation 570.204(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 609,000
Local ID 39	Units Upon Completion 609,000

Funding Sources:	
CDBG	900,000
ESG	
HOME	
HOPWA	
Total Formula	900,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	900,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Service (Employment and Training)

Project Title
Targeted Neighborhood Economic Development Program

Description
The City will fund Neighborhood-Based Organizations (NBO) to undertake business and neighborhood support programs in Empowerment Zone areas and other economically distressed areas. These NBOs will provide services that enhance employment opportunities, the majority of which will be available for low- and moderate-income residents. The NBOs will improve the ability of businesses to locate and expand in these areas, as well as to assist them in recruiting area residents as employees. The expansion of employment opportunities will enable low- and moderate-income persons to find and retain jobs near their neighborhoods.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 40
HUD Matrix Code 5H	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 200
Local ID 40	Units Upon Completion 200

Funding Sources:	
CDBG	200,000
ESG	
HOME	
HOPWA	
Total Formula	200,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	200,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Public Service

Project Title
Business Improvement District Assistance

Description
The City will fund Neighborhood-Based Organizations (NBO) to support Business Improvement Districts and other community-based organizations that provide community services such as street and sidewalk cleaning, public safety services and neighborhood improvements.

This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number EO-3	Project ID 41
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 300,000
Local ID 41	Units Upon Completion 300,000

Funding Sources:	
CDBG	453,000
ESG	
HOME	
HOPWA	
Total Formula	453,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	453,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to For-Profits)

Project Title
Targeted Neighborhood Business Attraction and Expansion

Description
The City will assist business attraction and expansion activities in TNCAs through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 42
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient Subrecipient	CDBG National Objective LMA, LMJ
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Businesses	Annual Units 20
Local ID 42	Units Upon Completion 20

Funding Sources:	
CDBG	300,000
ESG	
HOME	
HOPWA	
Total Formula	300,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	300,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to Nonprofits)

Project Title
Neighborhood Development Fund (PIDC)

Description
The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the city.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 43
HUD Matrix Code 17C	CDBG Citation 570.203(a)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 200,000
Local ID 43	Units Upon Completion 200,000

Funding Sources:

CDBG	357,000
ESG	
HOME	
HOPWA	
Total Formula	357,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	357,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Economic Development (Direct Assistance to Nonprofits)

Project Title
Neighborhood Development Grant

Description
The City will support community-based economic development activities. The Commerce Department will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. This work will be coordinated with TNCA assistance. Planning grants of up to $50,000 each will be awarded to support economic development planning activities for specific projects or strategic economic development plans targeted to neighborhood commercial revitalization and blight elimination. Every award must be matched on a one-for-one basis with non-City funds. Predevelopment grants of up to $50,000 each will be awarded to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of up to $500,000 each will be awarded to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-3	Project ID 44
HUD Matrix Code 17c	CDBG Citation 570.204
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 300,000
Local ID 44	Units Upon Completion 300,000

Funding Sources:	
CDBG	1,000,000
ESG	
HOME	
HOPWA	
Total Formula	1,000,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,000,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Other (Economic Development)

Project Title
Capacity-Building Assistance for CDCs

Description
The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management and board and organizational development.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 45
HUD Matrix Code 19C	CDBG Citation 570.201(p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Organizations	Annual Units 10
Local ID 45	Units Upon Completion 10

Funding Sources:	
CDBG	230,000
ESG	
HOME	
HOPWA	
Total Formula	230,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	230,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Planning and Administrative Needs

Project Title
Neighborhood Plans: Callowhill Strategic Plan

Description
The City will develop the Callowhill Strategic Plan. The goals of this plan include: the identification of new land uses that are compatible with existing industry; the viability of the redevelopment of the Reading Viaduct; and strategies to use Callowhill as a way to connect Center City to the Poplar and Northern Liberties neighborhoods.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Callowhill Neighborhood

Objective Number EO-1	Project ID 46
HUD Matrix Code 19C	CDBG Citation 570.205
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Organizations	Annual Units 1
Local ID 46	Units Upon Completion 1

Funding Sources:	
CDBG	100,000
ESG	
HOME	
HOPWA	
Total Formula	100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	100,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Planning and Administrative Needs

Project Title
Community Design Collaborative

Description
The City will fund the Community Design Collaborative to assist CDCs with CDBG-funded architectural planning and design issues.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 47
HUD Matrix Code 19C	CDBG Citation 570.205
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Organizations	Annual Units 10
Local ID 47	Units Upon Completion 10

Funding Sources:	
CDBG	50,000
ESG	
HOME	
HOPWA	
Total Formula	50,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	50,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Planning and Administrative Needs

Project Title
Philadelphia Association of CDCs (PACDC)

Description
The City will fund the PACDC to provide technical assistance to at least fifteen CDBG-supported CDCs. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number SL-3	Project ID 48
HUD Matrix Code 20	CDBG Citation 570.201 (p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Organizations	Annual Units 15
Local ID 48	Units Upon Completion 15

Funding Sources:	
CDBG	35,000
ESG	
HOME	
HOPWA	
Total Formula	35,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	35,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Other (Community Development)

Project Title
Neighborhood Services

Description
The City will fund Neighborhood Advisory Committees (NAC) to provide information and referral services, citizen participation and neighborhood planning.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Low Mod Census Tracts: 13-15, 18-45, 55-77, 79-88, 90-96, 100-115, 119, 126-133, 135, 137-149, 151-182, 185-205, 238-250, 252-253, 265-268, 271-290

Objective Number SL-2	Project ID 49
HUD Matrix Code 19C	CDBG Citation 570.201(p), 570.205
Type of Recipient Subrecipients	CDBG National Objective LMA
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Persons	Annual Units 609,000
Local ID 49	Units Upon Completion 609,000

Funding Sources:	
CDBG	1,350,000
ESG	
HOME	
HOPWA	
Total Formula	1,350,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,350,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need
Section 108 Loan Program

Project Title
Section 108 Loan Principal and Interest Repayments (Housing)

Description
The City will fund the repayment of principal and interest for Section 108 loans for housing from prior years.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 50
HUD Matrix Code 19F	CDBG Citation 570.705(c)
Type of Recipient	CDBG National Objective LMH
Start Date 07/01/2011	Completion Date 06/30/2012
Performance Indicator Households	Annual Units 2,962
Local ID 50	Units Upon Completion 2,962

Funding Sources:	
CDBG	4,944,000
ESG	
HOME	
HOPWA	
Total Formula	4,944,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	4,944,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

APPENDIX

Equal Opportunity/ Affirmative Action Requirements and OHCD Policies

As a recipient of federal Community Development Block Grant (CDBG) funds and other financial assistance including but not limited to HOME, McKinney Homeless Assistance, Housing Opportunities for Persons With AIDS (HOPWA) and Section 202, the City of Philadelphia, through the Office of Housing and Community Development (OHCD), is responsible for implementing a variety of federal laws including those pertaining to equal opportunity and affirmative action. These laws find their origin in the Civil Rights Act of 1964 which prohibits discrimination based on sex, race, color, religion and national origin in employment, public accommodation and the provision of state and local government services. While OHCD affirms its responsibility to implement all applicable local, state and federal requirements, including local anti-discrimination policies, it hereby underscores its commitment to complying and requiring compliance with federal equal opportunity and affirmative action requirements under the applicable housing and community development programs, including the following provisions:

Section 3 of the Housing and Urban Development Act of 1968, as amended by Section 915 of the Housing and Community Development Act of 1992, requires that economic opportunities generated by the U.S. Department of Housing and Urban Development (HUD) financial assistance for housing and community development programs will, to the greatest extent feasible, be given to low- and very low-income persons residing in the area in which the project is located.

Specific housing and community development activities include construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other buildings or improvements (regardless of ownership). They cover a broad range of tasks including planning, architectural services, consultation, maintenance, repair and accounting. In addition, contracts for work in connection with housing and community development programs will, to the greatest extent feasible, be awarded to area business concerns. These are construction and construction-related firms that are substantially owned by low-income persons and/ or those who provide economic opportunities to low- and very low-income persons residing in the area where the project is located.

Currently, Section 3 requires project sponsors to establish a 30-percent aggregate new-hire goal and a 10-percent contracting goal on all HUD-assisted projects.

Section 504 of the Rehabilitation Act of 1973 requires that federal fund recipients make their programs and activities accessible to qualified individuals with disabilities. In effect, these regulations are designed to eliminate all vestiges of discrimination toward otherwise qualified individuals. A person is "disabled" within the meaning of Section 504 if he or she has a mental or physical impairment which substantially limits one or more of such person's major life activities, has a record of such impairment, or is regarded as having such an impairment.

The Americans with Disabilities Act (ADA) of 1990 provides federal civil rights protection in the areas of employment, public services and transportation, public accommodations, telecommunications and other provisions to people who are considered disabled. As is the case with Section 504, the ADA is not an affirmative action statute. Instead, it seeks to dispel stereotypes and assumptions about disabilities and ensure equal opportunity and encourage full participation, independent living and economic self-sufficiency for disabled persons.

Executive Order 11246 provides civil rights protection to persons in all phases of employment during the performance of federal or federally assisted contracts. As specified in the implementing regulations,

contractors and subcontractors on federal or federally assisted construction contracts will take affirmative action to ensure fair treatment in employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship. The Executive Order requires construction contractors to make "good faith efforts" to employ minority and female craft-workers at a percentage level of 17.4 percent and 6.9 percent respectively in each trade on construction work in the covered area.

OHCD also complies with and implements local guidelines, including:

Chapter 17-1000 of the Philadelphia Code, which works with Executive Order 14-08 (see following) as local requirements that together provide a citywide anti-discrimination policy in awarding City contracts. Under Chapter 17-1000, participation goals of 15 percent, 10 percent and 2 percent respectively have been established for Minority- (MBE), Women- (WBE) and Disabled- (DSBE) Business Enterprises in bidding procedures for City professional services and supply contracts.

Fair Practices Ordinance, Bill No. 110050, amended Chapter 9-1100 of The Philadelphia Code by replacing "handicap" with disability as a protected status; by adding domestic or sexual violence victim status, familial status, and genetic information to the prohibited bases for discrimination; by amending the definition of discrimination, employer, life partnership, public accommodation and other terms, and by adding or deleting other definitions; by narrowing certain exemptions with respect to employment preferences; by amending the prohibition against housing discrimination to include commercial property and real property; by reordering and clarifying the complaint, mediation and hearing procedures of the Philadelphia Commission on Human Relations (Commission); by amending and clarifying the remedies available to the Commission upon a finding of a violation; and by changing the order of sections and making other changes, all under certain terms and conditions.

Executive Order 2-95 Neighborhood Benefit Strategy requires every project sponsor, developer or builder working in OHCD or Department of Commerce development projects to verify that they will, to the greatest extent feasible, provide employment and training opportunities for low-income neighborhood residents for planning, construction, rehabilitation and operations of the development. In addition, Executive Order 2-95 encourages project sponsors, developers or builders to establish a goal of employing low- and very low-income neighborhood and area residents as 50 percent of the new hires associated with the project and awarding 50 percent of all construction and service contracts to neighborhood and area businesses.

Executive Order 14-08 established an Economic Opportunity Cabinet (EOC) to oversee the development and implementation of City-wide goals for the participation of M/W/DSBEs in City contracts, to advance economic opportunities for M/W/DSBEs, and to establish benchmarks for substantially increasing the membership and hourly deployment of minority and female tradespersons in the building trades unions and construction industry. In addition, Executive Order 14-08 established the Office of Economic Opportunity within the Commerce Department to further implement the goals and objectives of the EOC.

Executive Order 5-10 outlines City policy and requirements for contracting opportunities for the participation of MBEs, WBEs and DSBEs.

OHCD policies that relate to these requirements include:

1. Up-front commitments from developers and general contractors

OHCD will make a concerted effort to maximize local resident training, employment and contracting opportunities by requiring its subrecipients to secure up-front commitments in the form of Affirmative Action Plans (AAPs) from local business firms. Bidder compliance

will be evaluated prior to selection and contract awards. Also, competitive proposals will be evaluated on the basis of past performance or evidence of commitment to contract with or employ local concerns.

2. Coordinate job fairs and other local outreach activities

OHCD will continue to work with community development corporations (CDCs), community organizations, developers and others in an effort to create local talent pools of skilled and semiskilled workers for housing and community development activities.

3. Support YouthBuild initiatives

The YouthBuild program is one job-readiness approach that has proven to be successful in positioning young people for education, training and long-term employment. OHCD plans to support YouthBuild activities.

4. Utilize the Philadelphia Housing Authority (PHA) Jobs and Skills Bank

OHCD will continue the partnership with PHA to refer qualified residents to employment opportunities in OHCD-assisted projects.

5. Meet or exceed federal program accessibility requirements

OHCD policy ensures that, where practicable, rental and homeownership projects will be developed to exceed federal standards of accessibility.

Analysis of Impediments to Fair Housing Choice

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) completed and Analysis of Impediments to Fair Housing Choice in 2006. OHCD's Analysis of Impediments to Fair Housing Choice ("Analysis of Impediments") is conducted every five years. OHCD will update the Analysis of Impediments in Year 37.

The Analysis of Impediments was conducted by staff from OHCD, using data reported to the Philadelphia Commission on Human Relations and the Pennsylvania Human Relations Commission.

The issues were selected 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.

Economic

Broader impediments to Fair Housing Choice were predominately economic: Income, Credit History, Affordability of Housing Purchase or Rental, or Condition of the Housing Stock. Each of the broader measures is addressed in the Plan under economic development, housing counseling, homeownership and rental assistance programs or housing preservation.

Education

Across the board, fair housing advocates feel that the general public, as well as members of the real estate community, are not well-informed about fair housing laws. Almost every entity surveyed 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.

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 (1%) of Philadelphia's housing stock. Despite efforts such as the Adaptive Modifications Program, which assists persons with disabilities in making modifications to housing, advocates for persons with disabilities feel strongly that the demand for accessible housing is greater that 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) and the lack of understanding of or outright non-compliance with requirements under fair housing laws that allow tenants to make "reasonable modifications" to their dwelling units.

Actions

Improving Housing Accessibility for Persons with Disabilities

The City has maintained its commitment to increasing housing accessibility for persons with disabilities through the Adaptive Modifications Program. The Adaptive Modifications Program provides assistance to disabled homeowners and renters to make their residences accessible. In addition, OHCD requires that housing developed with City funds comply with federal accessible housing regulations. Developers of rental housing must make at least five percent of the total dwelling units (but not less than one unit) accessible to persons with a mobility impairment. Two percent of the units (but not less than one unit) must be made accessible to persons with a vision or hearing impairment.

The City supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. 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 hallways. To the extent feasible, all OHCD-supported new construction housing development projects must include visitability features.

Conducting Fair Housing Training and Education

OHCD funds housing counseling agencies. Housing counseling agency activities include pre-purchase, housing education; anti-predatory lending; mortgage delinquency; tenant and post rental counseling; housing education; home inspections; and problem resolution. The most common fair housing complaint documented by housing counseling agencies remains affordability.

OHCD funds the News on TAP newsletter that publicizes issues related to housing for persons with disabilities in the City of Philadelphia. The newsletter has been expanded to an online version.

Housing Condition and Affordability

OHCD funds various rehabilitation programs to address housing stock condition issues. In addition, OHCD funds rental and homeownership developments throughout the city to increase the number of affordable housing units.

Reference Table: Section 8 Eligibility Annual Income

Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	Middle 120%
1	$14,075	$16,900	$28,150	$33,780	$44,950	$67,560
2	$16,100	$19,300	$32,200	$38,640	$51,400	$77,280
3	$18,100	$21,700	$36,200	$43,440	$57,800	$86,880
4	$20,100	$24,100	$40,200	$48,240	$64,200	$96,480
5	$21,725	$26,050	$43,450	$52,140	$69,350	$104,280
6	$23,325	$28,000	$46,650	$55,980	$74,500	$111,960
7	$24,925	$29,900	$49,850	$59,820	$79,650	$119,640
8	$26,550	$31,850	$53,100	$63,720	$84,750	$127,440
More than 8 in household, add per person:						
	$1,608	$1,928	$3,216	$3,859	$5,136	$7,718

These figures are based on the Section 8 annual income limits for low- and moderate-income households set by the U.S. Department of Housing and Urban Development (HUD), effective May 31, 2011. HUD defines 50 percent of area median income as "very low income" and 80 percent as "low income." The definition of very low-, low- and moderate-income in this table are based on City Ordinance 1029-AA which defines 50 percent of area median income as "low income" and 80 percent as "moderate income."

Table: Income Eligibility Guidelines for the Following Programs:

Basic Systems Repair Program, Emergency Heater Hotline and Emergency Repair Hotline.

Household Size	Maximum Annual	Maximum Monthly
1	$16,335	$1,361
2	22,065	1,839
3	27,795	2,316
4	33,525	2,794
5	39,255	3,271
6	44,985	3,749
7	50,715	4,226
8	56,445	4,704
More than 8 in household, add per person:		
	5,730	478

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 20, 2011.

Year 37 Targeted Neighborhood Commercial Areas

CORRIDOR	DESIGNATED BLOCKS
5th Street & Lehigh Avenue	2600-3100 North 5th 400-500 West Lehigh
5th Street & Hunting Park Avenue	4200-4700 North 5th
5th Street & Roosevelt Boulevard	4800-5300 North 5th
5th Street & Olney Avenue	5400-6100 North 5th
7th Street & Snyder Avenue	1900-2400 South 7th
9th Street	800-1200 South 9th 700-1000 Washington
22nd Street	2700-3100 North 22nd 1900-2300 West Allegheny
29th & Dauphin Streets	2300 North 29th
40th & Market Streets	100 North to 200 South 40th 4000 Market
40th Street & Girard Avenue	3800-4100 West Girard 1100 North 40th & 41st
45th & Walnut Streets	4400-4600 Walnut 100-300 South 45th
48th & Spruce Streets	300 South 48th 4700-4800 Spruce
52nd & Market Streets	100 North-300 South 52nd
52nd Street	600-1700 North 52nd
54th & Berks Streets	1800-2000 North 54th
60th & Market Streets	100 North-300 South 60th
63rd Street	1200-2100 North 63rd
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Ridge Avenue	700-800 North Broad 1400-1800 Ridge 1400-1900 Fairmount Avenue
Broad Street & Cecil B. Moore Avenue	1400-1600 North Broad 1400-1900 Cecil B. Moore
Broad Street & Susquehanna Avenue	2200 North Broad 1400-1500 Susquehanna
Broad Street & Germantown Avenue	3600-3800 North Broad 3400-4000 Germantown
Broad Street & Olney Avenue	5500-5900 North Broad 5700-5900 Old York 1300 Olney
Broad Street & Snyder Avenue	1900-2100 South Broad 600-1600 Snyder
Castor Avenue	5900-7200 Castor
Chester Avenue	5400-5800 Chester
Chew & Chelten Avenues	5600-5700 Chew 700-800 East Chelten
Chew Avenue & Washington Lane	6300-6800 Chew
Elmwood Avenue	6500-6700 Elmwood
Frankford Avenue (New Kensington)	1200-3100 Frankford
Frankford Avenue (Frankford)	4000-5300 Frankford

CORRIDOR	DESIGNATED BLOCKS
Frankford Avenue (Mayfair)	6200-8500 Frankford
Front Street & Kensington Avenue	1700-2300 North Front 2400-2600 Kensington
Germantown & Lehigh Avenues	2500-2900 Germantown
Germantown Avenue (Nicetown)	4100-4400 Germantown
Lower Germantown	4900-5300 Germantown
Central Germantown	5400-6200 Germantown Maplewood Mall 100-300 East Chelten 100-300 West Chelten
Germantown Avenue (Lower Mt. Airy)	6300-6700 Germantown
Girard Avenue East	Unit-800 East Girard
Girard Avenue	Unit-900 West Girard 900-1100 North Marshall
Girard Avenue & Broad Street	1000-1800 West Girard 900-1300 North Broad
Girard Avenue West	2500-2900 West Girard
Kensington & Allegheny Avenues	2800-3600 Kensington 800-1800 East Allegheny
Lancaster Avenue (UCD)	3400-3700 Lancaster
Lancaster Avenue	3800-5100 Lancaster
Lancaster Avenue	5200-6200 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 North Broad 4700-5100 Old York 4700-4900 North 11th 1200-1600 Louden
Market Street (West Philadelphia)	4600-6300 Market
Ogontz & Cheltenham Avenues & Washington Lane	6800-8000 Ogontz 1800-1900 Cheltenham 1900 Washington
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
Passyunk Avenue	1200-1900 East Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	3100 Richmond 2300-2700 East Allegheny
Ridge & Cecil B. Moore Avenues	1900-2400 Ridge 1900-2300 Cecil B. Moore
Rising Sun Avenue	5700-7700 Rising Sun
South Street	900-2200 South
Stenton Avenue	6100-6400 Stenton
Torresdale Avenue	5200-7200 Torresdale
Wayne Avenue	5000 Wayne
Woodland Avenue (West Philadelphia)	4600-4800 Woodland
Woodland Avenue (Southwest Philadelphia)	5800-6600 Woodland

Selection Criteria for Rental Projects

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

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. OHCD reserves the right to select the source of funds for each rental project. OHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations and policy. At a minimum, OHCD will review and, if needed, revise the criteria annually.

A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
   - Facilitating economic growth by encouraging market-rate investment;
   - Preserving existing housing stock by directing resources to strong blocks and neighborhoods that show signs of decline;
   - Rebuilding inner-city markets at scale from the ground up; and
   - Promoting equity by providing affordable housing to low-income, elderly and special-needs citizens.
2. Projects that request more than 50 percent of total project financing from OHCD will not be considered. Exceptions will be granted on a case-by-case basis. However, the developer must demonstrate a good-faith effort to secure additional public and/or private financing.
3. No project may apply for more than $1.5 million in total subsidies administered by OHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by OHCD.
4. Project costs must meet at least one of the following guidelines:
   a. A maximum of $225 per square foot (replacement cost plus developer's fee); or
   b. A per unit replacement cost not to exceed 120 percent of HUD 221(d)(3) maximum mortgage limits for the Philadelphia area. The 120 percent of 221(d)(3) limits are:

Unit Type	Non-elevator	Elevator
0 bedrooms	**$161,546**	**$170,002**
1 bedroom	**$186,260**	**$194,878**
2 bedrooms	**$224,635**	**$236,973**
3 bedrooms	**$287,539**	**$306,565**
4+ bedrooms	**$320,328**	**$336,516**

   The above maximum mortgage limits are subject to change.
5. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by OHCD and the Redevelopment Authority (RDA).
6. While environmental abatement costs associated with site clean-up will be considered separately, developers must submit a Phase I environmental survey with a request for financing that involves new construction or the rehabilitation of buildings

that were previously used for commercial or industrial purposes.

7. In each project, a minimum of 20 percent of the total units must be set aside for special-needs populations. A minimum of 10 percent of the total units must be accessible for people with physical/mobility impairments and 4 percent for people with hearing or vision impairments. The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.

8. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website (www.phillyhomefinder.org) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

B. Financial Analysis

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. For projects requiring Low-Income Housing Tax Credits, developers may apply for and receive a developer's fee up to the maximum allowed by the PHFA. However, developer's fees earned in excess of the maximum allowed by the City must be reinvested in project reserves such as operating deficit, rent subsidy and social services.

2. Project must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.

3. Soft costs, defined as all costs included in replacement cost other than construction costs, may not exceed 20 percent of replacement costs.

4. Legal fees for both project development and syndication may not exceed $40,000 for each purpose for a total of $80,000.

5. Rent-up and marketing expenses may not exceed 1.5 percent of replacement costs.

6. Construction contingency must be at least 2.5 percent for new-construction projects and 5 percent for rehabilitation and no more than 10 percent in either case. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by the RDA.

7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.

8. The architect's fee may not exceed the figures shown at the end of this section.

9. Developers requesting exceptions to the above criteria must provide written justification to the RDA. The RDA will review the request and forward comments to OHCD. OHCD may approve or deny the waiver request.

10. For rental developments with commitments of HUD 202 or HUD 811 financing, the OHCD subsidy is capped at $15,000 per unit, based upon a dollar-for-dollar match of other funds, so long as funds are available.

C. Cost Efficiency

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

D. Developer Profile

A developer will submit a written summary of completed and current development activity. OHCD/RDA will examine the developer's past performance in completing OHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. OHCD/RDA may deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial capacity to complete projects. OHCD/RDA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to making any funding commitment.

E. Neighborhood and Community Impact

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or improve an uninhabitable living condition for existing residents.
3. The project must not cause direct or indirect displacement.
4. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. OHCD/RDA will consider community support in evaluating projects.
5. Projects involving the conversion of non-residential buildings may be given lower priority if the conversion is less cost-efficient and does not promote the stabilization of existing deteriorated housing.
6. Additional services and/or benefits to the community (such as the provision of jobs) provided by the project will be considered favorably when evaluating the project for funding.
7. Projects in conformance with an OHCD-endorsed Neighborhood Strategic Plan will be given a priority.
8. The developer must submit an affirmative marketing plan to the RDA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

Development Process

Neighborhood-Based Rental activities are administered by the RDA in accordance with OHCD policy. The RDA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the RDA's Housing Review Committee and approval by the RDA Board of Directors.

1. OHCD will describe those projects that are being proposed to receive financing from OHCD resources in the *Consolidated Plan*. Once City Council approves the *Plan*, developers will be notified of OHCD's intent to finance their project. In its Letter of Intent, OHCD will indicate its intent to provide financing, the number of units it expects to have produced by providing financing and will require the developer and the development team to meet with the RDA within 60 days of the date of the letter. The letter will also remind developers that they must meet certain conditions before receiving financing including adherence to affirmative action, energy conservation and environmental review requirements, and that Davis-Bacon wage rates may apply depending on the type of funding provided and the type and size of the proposed project. The OHCD reservation of funding for a specific project will be in effect for six months from the date of the beginning of the fiscal year, which is July 1. To ensure efficient

use of funds, OHCD will require any project that does not achieve settlement within six months of OHCD's reservation of funding to be subject to a RDA staff review. Following RDA review, OHCD may decide to withdraw project funding, extend the reservation of funds or have a different development entity undertake the construction to ensure project completion.

2. During the design development phase of the project, project costs will be reviewed and evaluated by the RDA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost effectiveness of the project. The RDA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project. Disagreements between the developer and the RDA will be resolved by the Executive Director of the RDA.

3. Projects anticipating RDA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the RDA and the developer at the initial development team meeting:

   - Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc. A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
   - 80-percent complete plans and specifications;
   - Developer Profile that includes previous affordable-housing projects developed by the sponsor, location of developments, number and type of units built and owned, etc.;
   - Sponsor/Developer Financial Statements that must be prepared by a CPA/IPA and must be for the last two years. Signed federal tax returns may be substituted when no CPA/IPA audits are available;
   - Partnership Financial Statements (required only if the Partnership owns other real estate);
   - Partnership Agreement (if applicable);
   - Tax Credit Subscription Agreement (if applicable);
   - Management Plan and Agreement;
   - List of Project Development Team, including names, addresses and telephone numbers;
   - Relocation Plan (if applicable);
   - Neighborhood Strategic Plan (if available);
   - Evidence of community support;
   - Letter(s) of Intent or Commitment from financing sources such as indication of receipt of PHFA feasibility;
   - Tax Status Certification Form, which must be submitted for the sponsor, partnership, general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from OHCD/RDA financing;
   - Proof of Site Control;
   - Photograph of Development Site (front & rear);
   - Site survey, Surveyor's Report and Title Report;
   - Architect's Agreement (executed and dated);
   - General Contractor's Contract (executed and dated);
   - Consultant Contract (if applicable);
   - Construction Cost Breakdown (per RDA form);
   - Contract and/or Agreement for Legal Services (development and tax counsel);
   - Special-Needs Plan;
   - EEO/AA Plan;
   - Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
   - Letter from accounting firm for cost certification;

- Most recent PHFA Form 1 (if applicable);
- Development and Operating Budgets including all sources and uses, not just those on PHFA's Form 1. Operating budgets are to be projected for 15 years;
- Schedule of all Project Financing, including source, rate and term if applicable;
- Board of Directors List (if applicable); and
- Resolution Authorizing Transaction.

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

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws;
- Articles of Incorporation; and
- CHDO/NBO/CBDO Designation Letter from OHCD.

If the development entity is a joint venture between a for-profit and a nonprofit, the following documentation must be provided:

- Detailed description of the joint venture and the role of the nonprofit partner.

4. If the RDA determines that the documentation is acceptable and complete, the project will be submitted to its board of directors for review and approval. The guidelines and criteria in effect at the time a project receives board consideration will be applied, regardless of what guidelines and criteria were in effect at the time of the original funding allocation.
5. Upon board approval, the RDA (or other designated agency) will issue a commitment letter. The commitment letter will be in effect for 90 days. If settlement with all financing sources does not occur within 90 days, the RDA may extend the commitment. However, if it appears that any outstanding issues (such as lack of financing, sponsor capacity, additional project costs) cannot be resolved in a timely fashion and that settlement will be further delayed, the RDA, in consultation with OHCD, may decide to recapture the funding or have PHDC, RDA or another organization perform the development.

TABLE SHOWING MAXIMUM ARCHITECT'S AND ENGINEER'S FEES*

Construction Costs ($)	Total Fee %	Design Fee	Administration Fee
100,000	9.0	**Maximum of 75% of total fee** *Includes weekly job meetings	**Maximum of 25% of total fee** *Includes weekly job meetings
1,000,000	7.5		
3,000,000	6.5		
5,000,000	6.0		
7,000,000	5.5		
10,000,000	5.0		
15,000,000	4.75		

* See Selection Criteria for Rental Projects, Homeownership Projects and Special-Needs Projects

Selection Criteria for Homeownership Projects

Housing preservation and homeownership are critical elements in the establishment and maintenance of Philadelphia neighborhoods. Homeownership provides the stability needed to ensure the ongoing viability of the community. It has been argued that the City should only invest in rental housing because the leveraging of private funds is significantly higher than it is for homeownership, and that too much public subsidy is needed to create affordable homeownership units. The Office of Housing and Community Development (OHCD) believes that the creation and maintenance of viable residential neighborhoods involves a combination of both homeownership and rental units. In order to revitalize Philadelphia neighborhoods and preserve their viability, OHCD will support and encourage the development of homeownership opportunities affordable to low- and moderate-income Philadelphians.

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. OHCD reserves the right to select the source of funds for each homeownership project. OHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U. S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) guidelines, regulations and policy. At a minimum, OHCD will review and, if needed, revise the criteria annually.

Project Review and Selection Criteria

Neighborhood-Based Homeownership production activities are administered by the Redevelopment Authority (RDA). The RDA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the RDA's Housing Review Committee and approval by the RDA Board of Directors.

A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
   - Facilitating economic growth by encouraging market-rate investment;
   - Preserving existing housing stock by directing resources to strong blocks and neighborhoods that show signs of decline;
   - Rebuilding inner-city markets at scale from the ground up; and
   - Promoting equity by providing affordable housing to low-income, elderly and special-needs citizens.
2. Projects that request more than 70 percent of total project financing in permanent project financing (i.e, subsidy) from OHCD will not be considered. Exceptions will be granted on a case-by-case basis. However, the developer must demonstrate a good-faith effort to secure additional public and/or private financing and a compelling reason to exceed criterion.
3. No project may receive more than $1.5 million in total subsidies administered by OHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by OHCD.
4. Project costs must meet at least one of the following guidelines:

a. A maximum of $225 per square foot (replacement cost plus developer's fee); or

b. A per unit replacement cost not to exceed 120 percent of HUD 221(d)(3) maximum mortgage limits for the Philadelphia area. The 120 percent of 221(d)(3) limits are:

Unit Type	Non-elevator	Elevator
0 bedrooms	**$161,546**	**$170,002**
1 bedroom	**$186,260**	**$194,878**
2 bedrooms	**$224,635**	**$236,973**
3 bedrooms	**$287,539**	**$306,565**
4+ bedrooms	**$320,328**	**$336,516**

The above maximum mortgage limits are subject to change.

5. The unit must be sold at fair-market value as determined by an independent appraisal. Waivers may be granted on a case-by-case basis in neighborhoods where the fair-market value is not affordable to low- or moderate-income buyers.

6. The developer must comply with local, state and federal regulations including wage rate, MBE/WBE/DSBE and HUD Section 3 and Neighborhood Benefit Strategy requirements and energy and construction specifications as required by OHCD and the RDA.

7. For new-construction projects, environmental remediation and site improvements costs will be considered separately. However, developers must submit a Phase I environmental survey with a request for funding.

8. For new-construction projects, a minimum of 10 percent of the units, or at least one unit, must be disabled-accessible for persons with mobility impairments and 4 percent for people with hearing or vision impairments. For rehabilitation projects, the developer must make reasonable accommodations for buyers with special needs. The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances, at least 36 inches wide.

9. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website (www.phillyhomefinder.org) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

B. Financial Analysis

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. The developer's fee is exclusive of other costs. Projects including a developer's fee lower than the maximum amount allowed will be given a preference in the evaluation process.

2. Soft costs, including developer's fee, may not exceed 22 percent of total development costs. Soft costs are defined to be architectural and engineering fees, market surveys, environmental assessment and testing costs, marketing costs, legal costs, holding costs, settlement costs, construction loan interest and fees, insurance, credit enhancement, appraisal fees, social service/counseling costs and other miscellaneous project charges.

3. Construction contingency must be at least 2.5 percent for new construction and 5 percent for rehabilitation, and no more than 10 percent in

either case. Consideration will be given to project size and property condition when determining the amount of the contingency.

4. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.

5. Architectural and engineering fees for homeownership projects vary widely depending on the nature of the project. Project variables that will affect the scope of the architect's and engineer's work include: the extent and nature of site improvements; type of structure (new construction or rehabilitation); type of construction (site-built or factory-built); use of pre-designed modular units; number of units or building types included and extent of unit design required (interior, exterior or both). It is expected that the architectural and engineering fees for many homeownership projects will be substantially less than the stated maximums. See the table at the end of "Selection Criteria for Rental Projects."

6. The developer must demonstrate the marketability of the units, based upon a neighborhood market analysis.

7. Developers requesting exceptions to the above criteria must provide written justification to the RDA. The RDA will review the request and forward comments to OHCD. OHCD may approve or deny the waiver request.

C. Cost Efficiency

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

D. Developer Profile

A developer will submit a written summary of completed and current development activity and the designated agency will examine the developer's past performance in completing OHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. OHCD/RDA may deny funding to a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies). OHCD/RDA will ensure that the developer receives acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to making any funding commitment.

E. Neighborhood and Community Impact

1. The project should increase the supply of decent, affordable homeownership units for low- and moderate-income people and special-needs populations.

2. The project must eliminate a blighting condition in the community or improve an uninhabitable living condition for existing residents.

3. The project must not cause direct or indirect displacement.

4. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. OHCD/RDA will consider community support in evaluating projects.

5. Projects in conformance with an OHCD-endorsed Neighborhood Strategic Plan will be given priority.

6. The developer must submit an affirmative marketing plan to the RDA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

Selection Criteria for Special-Needs Projects

Special-Needs Housing production activities are designed to respond to the housing demand and affordability crisis by producing more affordable housing units through rehabilitation and new construction. The Office of Housing and Community Development (OHCD) believes that the creation and maintenance of viable residential neighborhoods involves a combination of special-needs, homeownership and rental units.

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. OHCD reserves the right to select the source of funds for each special-needs project. OHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations and policy. At a minimum, OHCD will review and, if needed, revise the criteria annually.

A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
   - Facilitating economic growth by encouraging market-rate investment;
   - Preserving existing housing stock by directing resources to strong blocks and neighborhoods that show signs of decline;
   - Rebuilding inner-city markets at scale from the ground up; and
   - Promoting equity by providing affordable housing to low-income, elderly and special-needs citizens.
2. Projects should request no more than 50 percent of their total project development financing from OHCD. Requests for more than 50 percent of project financing will be considered when the developer documents that operating funds are in place, or that the increased commitment will make it possible to secure operating funds or move the project more quickly to closing. Preference will be given to projects that have secured other, non-City funding at project submission.
3. No project may receive more than $1.5 million in total subsidies administered by OHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by OHCD.
4. Projects must identify the project's support services plan and budget.
5. Project costs must meet at least one of the following guidelines:
   a. A maximum of $225 per square foot (replacement cost plus developer's fee); or
   b. A per unit replacement cost not to exceed 120 percent of HUD 221(d)(3) maximum mortgage limits for the Philadelphia area. The 120 percent of 221(d)(3) limits are:

Unit Type	Non-elevator	Elevator
0 bedrooms	**$161,546**	**$170,002**
1 bedroom	**$186,260**	**$194,878**
2 bedrooms	**$224,635**	**$236,973**
3 bedrooms	**$287,539**	**$306,565**
4+ bedrooms	**$320,328**	**$336,516**

   The above maximum mortgage limits are subject to change.
6. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements and

energy and construction specifications as required by OHCD and the RDA.

7. While environmental costs associated with site clean-up will be considered separately, developers must submit a Phase I environmental survey with a request for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.

8. A minimum of 10 percent of the total units must be accessible for people with physical disabilities/mobility impairments and 4 percent for people with hearing or vision impairments. The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.

9. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website (www.phillyhomefinder.org) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

B. Financial Analysis

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. For projects requiring Low-Income Housing Tax Credits, developers may apply for and receive a developer's fee up to the maximum allowed by the PHFA. However, developer's fees earned in excess of the maximum allowed by the City must be reinvested in project reserves such as operating deficit, rent subsidy and social services.

2. Projects must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.

3. Soft costs, defined as all costs included in replacement cost other than construction costs, may not exceed 20 percent of replacement costs.

4. Legal fees for both project development and syndication may not exceed $40,000 for each purpose for a total of $80,000.

5. Rent-up and marketing expenses may not exceed 1.5 percent of replacement costs.

6. Construction contingency must be at least 2.5 percent for new-construction projects and 5 percent for rehabilitation and no more than 10 percent in either case. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by the RDA.

7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.

8. The architect's fee may not exceed the figures shown in the table at the end of the section "Selection Criteria for Rental Projects."

9. Developers requesting exceptions to the above criteria must provide written justification to the RDA. The RDA will review the request and forward

comments to OHCD. OHCD may approve or deny the waiver request.

10. For rental developments with commitments of HUD 202 or HUD 811 financing, the OHCD subsidy is capped at $15,000 per unit, based upon a dollar-for-dollar match of other funds, so long as funds are available.

C. Cost Efficiency

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

D. Developer Profile

A developer will submit a written summary of completed and current development activity. OHCD/RDA will examine the developer's past performance in completing OHCD-funded projects, general capability and capacity levels and current tax and financial status of partners involved in the project. OHCD/RDA may deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial capacity to complete projects. OHCD/RDA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to making any funding commitment.

E. Neighborhood and Community Impact

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.

2. The project must eliminate a blighting condition in the community or improve an uninhabitable living condition for existing residents.

3. The project must not cause direct or indirect displacement.

4. Project sponsors must seek local community input for their plans and review their projects with community-based organizations prior to project's submission for funding consideration.

5. Projects involving the conversion of non-residential buildings may be given lower priority if the conversion is less cost-efficient and does not promote the stabilization of existing deteriorated housing.

6. Additional services and/or benefits to the community (such as the provision of jobs) provided by the project will be considered favorably when evaluating the project for funding.

7. Projects in conformance with an OHCD-endorsed Neighborhood Strategic Plan will be given a priority.

8. The developer must submit an intake and referral plan to the RDA for review and approval. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

Development Process

Special-Needs Housing activities are administered by the RDA in accordance with OHCD policy. The RDA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the RDA's Housing Review Committee and approval by the RDA Board of Directors.

1. OHCD will describe those projects that are being proposed to receive financing from OHCD resources in the *Consolidated Plan*. Once City Council approves the *Plan*, developers will be notified of OHCD's intent to finance their project. In its Letter of Intent, OHCD will indicate its intent to provide financing, the number of units it expects to have produced by providing financing and will require the developer and the development team to meet with the RDA within 60 days of the date of the letter. The letter will also remind developers that they must meet certain conditions before receiving

financing including adherence to affirmative action, energy conservation and environmental review requirements, and that Davis-Bacon wage rates may apply depending on the type of funding provided and the type and size of the proposed project. The OHCD reservation of funding for a specific project will be in effect for six months from the date of the beginning of the fiscal year, which is July 1. To ensure efficient use of funds, OHCD will require any project that does not achieve settlement within six months of OHCD's reservation of funding to be subject to a RDA staff review. Following RDA review, OHCD may decide to withdraw project funding, extend the reservation of funds or have a different development entity undertake the construction to ensure project completion.

2. During the design development phase of the project, project costs will be reviewed and evaluated by the RDA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost-effectiveness of the project. The RDA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project. Disagreements between the developer and the RDA will be resolved by the Executive Director of the RDA.

3. Projects anticipating RDA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the RDA and the developer at the initial development team meeting:

   - Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc. A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
   - 80-percent complete plans and specifications;
   - Developer Profile that includes previous affordable housing projects developed by the sponsor, location of developments, number and type of units built and owned, etc.;
   - Sponsor/Developer Financial Statements that must be prepared by a CPA/IPA and must be for the last two years. Signed federal tax returns may be substituted when no CPA/IPA audits are available;
   - Partnership Financial Statements (required only if the Partnership owns other real estate);
   - Partnership Agreement (if applicable);
   - Tax Credit Subscription Agreement (if applicable);
   - Management Plan and Agreement;
   - List of Project Development Team, including names, addresses and telephone numbers;
   - Relocation Plan (if applicable);
   - Neighborhood Strategic Plan (if available);
   - Evidence of community input;
   - Letter(s) of Intent or Commitment from financing sources such as indication of receipt of PHFA feasibility;
   - Tax Status Certification Form, which must be submitted for the sponsor, partnership, general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from OHCD/RDA financing;
   - Proof of Site Control;
   - Photograph of the Development Site (front and rear);
   - Site survey, Surveyor's Report and Title Report;
   - Architect's Agreement (executed and dated);
   - General Contractor's Contract (executed and dated);
   - Consultant Contract (if applicable);

- Construction Cost Breakdown (per RDA form);
- Contract and/or Agreement for Legal Services (development and tax counsel);
- EEO/AA Plan;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
- Letter from accounting firm for cost certification;
- Most recent PHFA Form 1 (if applicable);
- Supportive services budget for five years;
- Development and Operating Budgets including all sources and uses, not just those on PHFA's Form 1. Operating budgets are to be projected for 15 years;
- Schedule of all Project Financing, including source, rate and term if applicable;
- Board of Directors List (if applicable); and
- Resolution Authorizing Transaction.

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

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws;
- Articles of Incorporation; and
- CHDO/NBO/CBDO Designation Letter from OHCD.

If the development entity is a joint venture between a for-profit and a nonprofit, the following documentation must be provided:

- Detailed description of the joint venture and the role of the nonprofit partner.

4. If the RDA determines that the documentation is acceptable and complete, the project will be submitted to its board of directors for review and approval. The guidelines and criteria in effect at the time a project receives board consideration will be applied, regardless of what guidelines and criteria were in effect at the time of the original funding allocation.
5. Upon board approval, the RDA (or other designated agency) will issue a commitment letter. The commitment letter will be in effect for 90 days. If settlement with all financing sources does not occur within 90 days, the RDA may extend the commitment. However, if it appears that any outstanding issues (such as lack of financing, sponsor capacity, additional project costs) cannot be resolved in a timely fashion and that settlement will be further delayed, the RDA, in consultation with OHCD, may decide to recapture the funding or have PHDC, RDA or another organization perform the development.

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 proposes to implement the following citizen participation plan as part of its *Consolidated Plan*.

Adoption and Implementation of the Citizen Participation Plan

This amended Citizen Participation Plan was printed and made available for public comment. Advertisements notifying the public of its availability were placed in three local newspapers (the *Philadelphia Inquirer, Tribune* and *Al Dia*). In addition, notices of the availability of the amended Citizen Participation Plan were sent to all 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 will be held as described below and a *Proposed Consolidated Plan* published in order to elicit public input and comment.

As required, OHCD will take 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), will encourage 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 will make 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 will provide at least two weeks' notice of public hearings and public meetings which are part of the consolidated planning process. At least one of any series of hearings or meetings will be 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 will be provided to information about any plan which results in displacement. Any such plan will include 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 will have access to public records for at least five years, as required by regulation.

Preliminary Consolidated Plan

OHCD will publish annually a *Preliminary Consolidated Plan* for citizen review and comment. The contents of the *Preliminary Plan* will be briefly summarized and its availability advertised in the local newspapers indicated above, as required by regulation. Copies of the *Preliminary Plan* will be made available to citizens at public libraries and directly from OHCD.

OHCD will provide 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 will be held in order to obtain citizen input into the consolidated planning process. Two weeks' notice will be 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 will issue a *Proposed Consolidated Plan*. This document, which will incorporate citizen input obtained during the comment period on the *Preliminary Plan*, will be 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 will be held prior to its adoption. The public hearing on the ordinance and plan will be 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 will hold at least two public hearings a year to obtain citizens' views and to respond to proposals and questions. At least one hearing will be 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 will 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 will schedule 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 will be given for each hearing, with sufficient information published about the subject matter of the hearing to permit informed comment. Hearings will be held at times and places convenient to actual and potential beneficiaries and which are accessible to persons with disabilities. Upon request, OHCD will provide translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Comments and Complaints

OHCD will consider all citizen comments on the *Preliminary* and *Proposed Consolidated Plan*, any amendments and the annual performance report which 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 will be attached to the final *Consolidated Plan*, any amendments and annual performance report.

OHCD will notify 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 will provide a written answer to complaints and grievances within 15 working days. If not practicable, OHCD and delegate agencies will 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 when the *Consolidated Plan* should be amended. The City realizes these requirements ensure that the public is informed of decisions that would affect them and give citizens adequate opportunities for participation. 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. 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 will amend its *Consolidated Plan* when:

- the City decides not to carry out an activity[1] 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, 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.

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

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

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

The City will submit a description of the adopted amendments to HUD. If comments are received, the City will publish notification of the finalized amendment in a newspaper of general circulation. This notification will provide the substance of the proposed change and will state that the public may receive a copy of the adopted amendment upon request.

Local regulations additionally require that the CDBG Plan (now part of the *Consolidated Plan*) must be amended when the City proposes any change or changes that alone or in combination with previous changes amount to 10 percent or more in their cumulative effect on the allocation of any year's CDBG program funds. This may occur when the City proposes to use the funds to undertake one or more new activities or proposes to alter the stated purpose, location or class of beneficiaries of previously authorized activities. In this situation, the City will mail notification of the proposed amendment to all community organizations, publish the proposed amendment in a newspaper of general circulation and provide the public with at least two weeks to review the proposed change. The newspaper notice will indicate that if City Council adopts the amendment in the form of a resolution as submitted, it will be adopted without further notification. The notice will also state that the public may receive a copy of the final resolution (amendment) upon request.

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

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

Cancellation of a Proposed Amendment

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

[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.

Active Interim Construction Assistance Loans

Consolidated Plan Year Loan Made	Loan Project	Amount
Year 32	Union Hill Homes	$4,400,000
Year 33	Norris Square Town Houses	$3,500,000
	Ludlow V/Pradera III	$2,960,000
Year 34	Cecil B. Moore Phase III-2	$5,940,000
	Cecil B. Moore Phase III-3	$3,630,000
Year 35	Lawrence Court	$4,505,000
	Strawberry Mansion Homeownership	$3,275,000
	32nd and Cecil B. Moore Homeownership	$1,380,000
	Sheridan Street Green Building Initiative	$1,980,000

Summary of Section 108 Funding Years 21-36 (FY 1996-2011)

Activity & Project		Amount	CDBG Year	Units*	Comments/Status
Acquisition, Demolition, Site Preparation, Remediation					
Francisville Design Competition	Acquisition	$543,500	21		Completed
CBM Acquisition	Acquisition	$500,000	21		Completed
HERO	Acquisition—Special Needs	$18,333	21	1	Completed
Raymond Rosen Replacement	Acquisition/site work	$784,000	21		Completed
Potters House Mission	Acquisition—Special Needs	$18,333	21	25	Completed
1536 Haines St.—YouthBuild	Acquisition	$60,000	21		Completed
747 S. Broad St.	Acquisition	$1,500,000	24		Completed
Jefferson Square	Acquisition	$1,000,000	24		Completed
	Total	***$4,424,166***		***26***	
Homeownership Developments					
Poplar Nehemiah	Homeownership new construction	$4,000,000	21	65	Completed
Homestart—SWCC	Homeownership rehab	$623,970	21	7	Completed
Sears Street	Homeownership (acquisition/remediation)	$39,072	21		Completed
Homestart—Mantua	Homeownership rehab	$376,030	21	4	Completed
Ludlow Village	Acquisition and development	$1,500,000	21	23	Completed
Sears Street Homeownership	Homeownership rehab	$1,500,000	22	21	Completed
Beechwood Homeownership	Homeownership new construction & rehab	$1,749,000	22	14	Completed
Poplar Nehemiah	Homeownership new construction	$6,000,000	22	87	Completed
Homestart—Mantua	Homeownership rehab	$254,245	22	3	Completed
CBM Homeownership Zone	Homeownership new construction & rehab	$2,251,100	22		Completed
CBM Homeownership Zone	Homeownership new construction & rehab	$14,000,000	HZ-23	142	Completed
Homestart	Homeownership rehab	$1,000,000	23	12	Completed
Poplar Nehemiah	Homeownership new construction	$2,396,500	23	35	Completed
Homeownership Rehab Program	Homeownership rehab	$750,000	23	30	Completed
3100 block Berks Street	Homeownership rehab	$1,000,000	24	9	Completed
CBM Homeownership Zone	Homeownership new construction & rehab	$8,000,000	24	64	Completed
CBM Homeownership Zone	Homeownership new construction	$10,500,000	25	87	Completed
	Total	***$55,939,917***		***603***	
Logan Relocation					
Logan Relocation	Acquisition & Relocation	$1,641,000	21	21	Completed
Logan Relocation	Acquisition & Relocation	$410,928	21	8	Completed
Logan Relocation	Acquisition & Relocation	$2,031,655	22	34	Completed
Logan Relocation	Acquisition & Relocation	$4,300,000	23	94	Completed
	Total	***$8,383,583***		***157***	
Public Housing					
Southwark Plaza	PHA/rental rehab & new construction	$1,000,000	21	470	Completed
Southwark Plaza	PHA/rental rehab & new construction	$1,000,000	23		Completed
	Total	***$2,000,000***		***470***	

Activity & Project		CDBG Amount	Year	Units*	Comments/Status
Rental Developments					
Belmont Affordable Housing IV	Rental rehab	$324,000	22&23	11	Completed
Belmont I	Rental rehab	$425,000	21	17	Completed
Brantwood II	Rental rehab	$500,000	21	16	Completed
Universal Court	Rental rehab	$990,000	21	32	Completed
CBM Village	Rental rehab	$1,100,000	21	34	Completed
Sarah Allen IV	Rental rehab	$852,000	21	40	Completed
Year 21 Remaining Balance Rental Housing	Rental rehab	$23,000	21		
North 11th Street Rental	Rental rehab	$1,214,000	22	43	Completed
Belmont Affordable II	Rental rehab	$455,000	23	20	Completed
Chatham Apartments	Rental rehab	$1,060,000	21&23	44	Completed
St. Anthony's Apartments	Rental rehab	$1,500,000	23	53	Completed
Kings Highway II	Rental rehab & new construction	$319,138	23	31	Completed
Anthony Wayne School	Rental rehab	$500,000	24	39	Completed
	Total	***$9,262,138***		***380***	
Repair Programs					
BSRP-Tier 2	Owner-occupied rehab	$2,000,000	21	350	Completed
BSRP-Tier 2	Owner-occupied rehab	$1,750,000	23	260	Completed
Adaptive Modifications Program	Owner-occupied rehab—Special Needs	$1,315,000	23	250	Completed
Adaptive Modifications Program	Owner-occupied rehab—Special Needs	$1,000,000	24	60	Completed
L&I repairs	Rental-occupied emergency repairs	$151,411	23	28	Underway
	Total	***$6,216,411***		***948***	
Special-Needs Projects					
Station House (VOA)	Special-Needs rental rehab	$1,500,000	21	108	Completed
Haddington II	Special-Needs rental rehab	$760,000	21	28	Completed
Mid-City YWCA	Special-Needs rental rehab	$2,000,000	21	60	Completed
Interac Capacity Building	Special-Needs rental rehab	$18,333	21	8	Completed
Rowan Homes I Capacity Building	Special-Needs rental rehab	$18,333	21	3	Completed
1260 Housing Capacity Building	Special-Needs rental rehab	$18,333	21	1	Completed
Rowan House (PEC CDC)	Special-Needs rental rehab	$500,000	21	26	Completed
PCAH Capacity Building	Special-Needs rental rehab	$18,333	21	1	Completed
Marlton Court	Special-Needs rental rehab	$1,250,000	21	25	Completed
Clapier Street (RHD)	Special-Needs rental rehab	$11,113	21	1	Completed
Partnership Homes II	Special-Needs homeownership rehab	$43,889	21	1	Completed
Appletree Housing (Haddington)	Special-Needs rental rehab	$1,500,000	23	20	Completed
Reed House (Salvation Army)	Special-Needs rental rehab	$924,389	23	66	Completed
Rowan Homes II	Special-Needs rental new const.	$1,510,862	23	30	Completed
Year 23 Special-Needs Dev. Financing	Special-Needs development	$298	23		Unallocated
	Total	***$10,073,883***		***378***	
GRAND TOTAL		**$96,300,098**		**2,962**	

* Unit counts are for projects completed, under construction or financed.

Summary of Beneficiary Policy

Program Benefit to Minority Residents and Families

It is the policy of the City of Philadelphia to provide services without regard to race, color, religion, sex, gender identity, sexual orientation, having AIDS or being perceived to have AIDS, national origin, ancestry, physical handicap or age. No person will be excluded on any of these grounds from participation in the City's Community Development Program. The City will ensure that all equal opportunity regulations are enforced in its community development activities and no form of discrimination will be practiced in any phase of its programs. Full reporting on program participation — both beneficiaries and contractors — will be made available in accordance with the reporting provisions of City Council Ordinance #1029AA.

Income Distribution of Direct Program Beneficiaries

Local Ordinance #1029AA requires that 75 percent of a Community Development Program year funds, exclusive of administration and program management costs, directly benefit very low- , low- and moderate-income people. This exceeds the current federal requirements. In all federally and state-funded housing and economic development programs sponsored by the City, more than 75 percent of the beneficiaries must meet federal Section 8 income guidelines or, if applicable, the federal poverty guidelines. Very low-, low- and moderate-income persons are income eligible, and are the beneficiaries, for all City sponsored housing and economic development programs, except as follows:

- the federal poverty guidelines are enforced under the DCED-funded Weatherization Assistance Program which results in only very low- and low-income people being served if the household's size is small;
- the public housing and homeless programs tend to serve the lowest-income households: however, households will remain income-eligible for services as long as their income does not exceed the Section 8 guidelines.

Monitoring

At the beginning of each calendar year, staff members of the Monitoring Division of OHCD develop an overall monitoring strategy and plan by carefully examining programs and subrecipients listed in the *Consolidated Plan*. Monitoring Division staff perform a risk assessment to identify which programs or subrecipients require comprehensive monitoring. The risk assessment factors include the newness of the program or subrecipient, the dollar amount allocated and the actual expenditures associated with a particular program or subrecipient, audit report findings, designation as a high-risk subrecipient, as well as recommendations from OHCD staff members.

The monitoring strategy is formulated into a monitoring plan and implemented through a formal review process that includes the following steps:

- Notification Letter
- Entrance Conference
- Documentation and Data Acquisition and Analysis
- Exit Conference
- Final Report
- Follow-up Letter

The standards and procedures used for administering CDBG- and HOME-funded contracts are detailed in OHCD's Uniform Program Management System (UPMS), which is undergoing revisions that will be completed in summer 2011. Upon request, the UPMS is distributed to subrecipients and Major Delegate Agencies. As reported in the most recent HUD annual program review, for the year ending June 30, 2006, the City is meeting HUD program requirements, including the timeliness of expenditures.

The City monitors its performance in meeting its goals and objectives set forth in the *Consolidated Plan* through the review of monthly reports from its major delegate agencies and subgrantees as required by contract. In addition, OHCD's Policy and Planning Department prepares quarterly performance reports known as *1029AA Reports*, as mandated by Philadelphia City Council, which report on all program activities. OHCD prepares the annual *Consolidated Annual Performance and Evaluation Report (CAPER)* which summarizes the City's performance in relation to the goals and objectives identified in the *Consolidated Plan*.

Inspectors from the Redevelopment Authority make annual inspections of HOME-funded rental units to ensure Housing Quality Standards (HQS) and other HOME program requirements are met.

Fiscal Management

Each agency, nonprofit corporation or other group that receives funds through OHCD must be certified for sound fiscal management and record keeping under OHCD's Uniform Program Management System (UPMS). Certification under the UPMS is required prior to contracting with any organization.

Summary of Public Comments

OHCD received public comments at three separate stages in the development of the *Year 37 Consolidated Plan.* A Needs Hearing was held in December 2010 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 37 Preliminary Consolidated Plan*, OHCD held a public hearing to gain citizen input on the draft *Plan*. The Hearing for the *Year 37 Preliminary Consolidated Plan* met the public hearing requirements as outlined in HUD regulations. OHCD incorporated revisions into the *Year 37 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 9, 2010, representatives of 8 organizations and community development groups provided testimony regarding housing and community development needs in the city. Testimony was also offered by six organizations via e-mail, one of which came after the deadline for formal public comment.

Testimony highlighted the following issues: utility assistance; funding for the Philadelphia Housing Trust Fund; mortgage foreclosure prevention; strengthening neighborhood economic development, including strengthening commercial corridors, the CDC Tax Credit Program and the Elm Street program; improving the city's property acquisition and disposition system; funding and services for the homeless, the elderly and special-needs populations; managing vacant lands, planting trees, and managing neighborhood parks and urban gardens; housing counseling, including for the homebound; neighborhood planning; property tax relief; specific opportunities for affordable housing; neighborhood advisory committees; design and development technical assistance; construction training for youths; and affordable housing in general.

Hearing on the Preliminary Consolidated Plan

On April 14, 2011, OHCD held a public hearing to receive comments on the *Year 37 Preliminary Consolidated Plan*. Because the city had not yet received notification of the amounts of federal or state funding to be available through the CDBG, HOME, HOPWA ESG or state Housing and Redevelopment Assistance (HR&A) programs, these amounts in the *Preliminary Plan* budget were the same amounts as in the *Year 36 Consolidated Plan*. Sixteen attendees commented on the *Plan* and/or on specific programs funded by OHCD. Testimony was received from the Girard Coalition, Philadelphia Association of Community Development Corporations, Utility Emergency Services Fund, Philadelphia Legal Assistance, Volunteers for the Indigent of Philadelphia, Energy Coordinating Agency, Philadelphia Neighborhood Housing Services, YouthBuild, People's Emergency Center CDC, Logan CDC, Senior Law Center, Liberty Resources, Disabled in Action, Housing Counseling Association of Delaware Valley, National Real Estate Institute, and Urban Affairs Coalition. Testimony was received by email from The Partnership CDC and Project H.O.M.E.

Speakers and those presenting written testimony highlighted specific housing and community and economic development needs. While acknowledging that OHCD was facing federal and state funding cuts, many providing testimony requested that OHCD maintain their funding levels from the previous year. In addition to topics raised at the Needs Assessment hearing, issues discussed included zoning reform; funding for mixed-use developments; the SaveYourHomePhilly hotline; tangled titles; weatherization and energy efficiency programs; home repair and improvement programs; contract adjustments; property acquisition

funding; the process for determining program cuts; and anti-predatory lending.

Subsequent to the hearing on the *Preliminary Plan*, the City received official notice of the entitlement formula amounts for the CDBG, HOME, HOPWA and ESG programs from HUD and confirmation that no funds were to be provided by the state under HR&A. As a result, budget adjustments were made, after which the *Year 37 Proposed Consolidated Plan* was released and transmitted to City Council for its consideration on May 26, 2011.

Hearings on the Proposed Consolidated Plan

On June 6, 2011, public hearings were held before City Council's Finance Committee to receive comments on the *Year 37 Proposed Consolidated Plan* and to obtain approval of the Council bill authorizing the application for federal and state funds. Public comment at the hearing came from organizations seeking specific line item support or increased funding, to minimize layoffs resulting from the reduction in state and federal funds, or to support the *Year 37 Proposed Consolidated Plan.* In addition, City Council members raised issues related to the impact of budget cuts on agencies receiving funds, potential layoffs, and the Homeownership Rehabilitation Program. The *Year 37 Proposed Consolidated Plan* was adopted by City Council without amendment. The authorizing ordinance was approved on June 6, 2011 by the Finance Committee and recommended for adoption by the full Council. On June 16, 2011, City Council approved the ordinance authorizing the City to submit the *Consolidated Plan* to HUD for its review and approval.

CDBG Year 37 Eligible Census Tracts for Area-Wide Activities 2000 Census Data

OHCD Map of Neighborhoods

Neighborhoods are defined here for the purpose of meeting HUD requirements.

Public Notice of Environmental Review for Housing and Urban Development (HUD)-Funded Projects

The City of Philadelphia receives HUD assistance for programs included in the City's *Consolidated Plan*, and acts as a Responsible Entity assuming HUD environmental responsibilities per 24 CFR Part 58.

Most of the activities listed have no significant impact on the environment as long as projects are reviewed on a case-by-case basis, for example, housing reconstruction, rehabilitation, renovation and acquisition. Each of these activities falls into a program for which the City has determined and published "Findings of No Significant Impact" (FONSI) on the environment and has received HUD's Removal of Grant Conditions (ROGC):

- **Housing and Community Development Program (FONSI - 11/8/91; ROGC - 12/16/91)**
- **New Housing Construction Program (FONSI - 11/8/91; ROGC - 12/16/91)**
- **Special Economic Development Program (FONSI - 6/12/87; ROGC - 7/16/87)**

For each of these programs, before funds are released, the City reviews whether or not each activity will have an impact on the environment. Federally regulated impacts include, but are not limited to:

1. Effect on historic properties.
2. Floodplain management, wetland protection and coastal zone management.
3. Impact on endangered species.
4. Air quality.
5. HUD environmental standards (including reviews for asbestos and lead paint).
6. Environmental justice.
7. Consideration of noise impacts.

If any of the activities fails to meet the preceding criteria, funds will not be committed.

If activities fall outside the scope of programs for which the City has received a Removal of Grant Conditions from HUD, the City will re-evaluate its environmental assessment to ensure that activities will not pose a threat to the environment prior to a commitment of funds.

Programs like HUD's Brownfields Economic Development Initiatives (BEDI) will fund activities funded with Section 108 Loan proceeds. Said activities, like the Tower Investment located in the American Street Industrial District, Enterprise Heights located in the West Philadelphia Commercial District and the Food Distribution center located in the Eastwick Industrial District, are examples of activities that are consistent with the City's *Consolidated Plan*.

The City's extensive Citizen Participation process, which includes public hearings on Needs Assessment, the *Preliminary Consolidated Plan* and the *Proposed Consolidated Plan*, will constitute and satisfy the public notification and comment process mandated under Part 58. The City's Citizen Participation process is described in this "Appendix" to the *Consolidated Plan*.

Historical Review

All federally funded undertakings are subject to the Section 106 review process of the National Historic Preservation Act of 1966, as amended, and 36 CFR Part 800. This review requires that federal agencies consider the effect of their undertakings on historic resources. The process entails the identification of resources either listed on, or eligible for, the National Register of Historic Places and an evaluation of a project's effect on such resources. Through a Programmatic Agreement, the Philadelphia Historical Commission has been designated as the City agency to ensure City compliance with these federal historic preservation requirements. The Historical Commission reviews all housing and community development activities funded by OHCD to evaluate the effect of the activity on historic resources.

Additional Information Requested by City Council

In 2000, 2001 and 2002 as part of the ordinances authorizing the submission of the *Consolidated Plans* for Year 26, Year 27 and Year 28, City Council requested that certain additional information be provided. This information is provided in the following section. An explanation is provided for items not included.

- How low- and moderate-income residents in each area benefit from each project. As indicated in the description of geographic boundaries, most of the projects are citywide in scope. Low/moderate income residents and families may benefit from programs based upon the specific eligibility criteria and application procedures of each program. There is no specific area benefit to these programs; the benefit is based upon consumer demand. Activities carried out by Neighborhood Advisory Committees (NACs) qualify as eligible CDBG-funded activities on an area basis. These activities benefit any resident of areas with 51 percent or more residents with incomes below 80 percent of the Philadelphia area median income (low/moderate income census tracts).
- Listing of funding amount by category of CDBG eligible activities
- Geographic boundaries of all proposed projects
- Assessment of Community Development Needs
- Minority Benefit
- Anti-Displacement Strategy
- Assessment of yearly needs of homeless population
- Number and percentage of low- and moderate-income residents in each Council district
- Housing overcrowding and the age of housing in each Council district

Sources for items not included

1. **Detailed Housing Assistance Plan**
   CDBG funds are used to address the housing needs in accordance with the goals of the City's Strategic Plan. Specific activities to be carried out are found in the "Action Plan" section of the *Year 36 Consolidated Plan*.

2. **Amount of money specifically allocated for each project**
   This information is provided in the Budget Detail under the section "Anticipated Budgetary Resources" of the *Year 36 Consolidated Plan*.

3. **Detailed budget outlining specific program delivery costs for each project**
   The *Year 36 Consolidated Plan* categorizes operating costs as program delivery or administration, in accordance with federal regulations. As defined at CFR 570.206, administrative costs are staff and related costs required for planning, overall program management, coordination, monitoring, reporting and evaluation. Program delivery costs are staff and related costs required for the implementation of programs. There is no category of program management as stated in Bill #010373. The breakdown of CDBG program delivery and administrative costs is provided in the Budget Detail of the *Year 36 Consolidated Plan*. OHCD does not track CDBG program delivery costs of specific projects. OHCD, PHDC and RDA each has a cost allocation plan by which certain percentages of those costs are assigned to program delivery expenses and administrative expenses. All program delivery and administrative activities of OHCD, PHDC and RDA benefit low/moderate income residents of Philadelphia.

4. **Strategy for neighborhood revitalization plans**
   The Philadelphia City Planning Commission develops neighborhood revitalization plans as part of its core mission. In the past, OHCD has funded neighborhood plans or housing strategic plans for some areas of the City.

CDBG Budget for Year 37 by Eligibility Categories

CFR Number	HUD Activity Category	Con Plan Line Title	Amount (000)	Council District	Category Subtotal	Category %
570.201(a)	Acquisition	Program Delivery — RDA	630	Citywide		
					630	0.97%
570.201(b)	Disposition	Program Delivery — OHCD	649	Citywide		
					649	1.00%
570.201(c)	Public Facilities & Improvements	PHS Vacant Land	500	Citywide		
		Neighborhood Gardens Association	25	Citywide		
		Child Care Facilities Fund	543	Citywide		
					1,068	1.65%
570.201(d)	Clearance	Environmental Clearance	100	Citywide		
					100	0.15%
570.201(e)	Public Services	Housing Counseling	3,432	Citywide		
		Housing Counseling -Foreclosure Prevention	700	Citywide		
		Community Legal Services	350	Citywide		
		Community Legal Services - SYHP	570	Citywide		
		Tangled Title Fund	50	Citywide		
		Anti-Predatory Loan Products	60	Citywide		
		UAC- Earned Income Tax Credit	48	Citywide		
		UESF	1,275	Citywide		
		ECA	669	Citywide		
		Emergency Shelter Grant	50	Citywide		
		Rental Assistance/Homeless & HIV/AIDS	200	Citywide		
		YouthBuild Philadelphia	502	Citywide		
		Philadelphia Green Community Gardening	400	Citywide		
		Neighborhood Economic Development	200	1 - 9		
		Business Improvement District Assistance	453	1 - 9		
					8,959	13.86%
570.201(f)	Interim Assistance					
570.201(g)	Payment of Non-Federal Share					
570.201(h)	Urban Renewal					
570.201(i)	Relocation	Program Delivery — RDA	210			
					210	0.32%
570.201(j)	Loss of Rental Income					
570.201(k)	Housing Services					
570.201(l)	Privately Owned Utilities					
570.201(m)	Construction of [Public] Housing					
570.201(n)	Homeownership Assistance					
570.201(o)	Micro-enterprises	Technical Assistance to Micro Businesses	750	Citywide		
					750	1.16%

CFR Number	HUD Activity Category	Con Plan Line Title	Amount (000)	Council District	Category Subtotal	Category %
570.201(p)	Technical Assistance	Housing Counseling Capacity Building	65	Citywide		
		Vital Neighborhoods Initiative	100	Citywide		
		Capacity-Building Assistance for CDCs	230	Citywide		
		Philadelphia Association of CDCs	35	Citywide		
		Neighborhood Services	1,350	Citywide		
					1,780	2.75%
570.202	Rehabilitation and Preservation	Neighborhood-Based Rental	699	Citywide		
		Mixed-Use Development Program	1,000	Citywide		
		BSRP Tier II	10,321	Citywide		
		Impact Services Bldg Materials Exchange	123	Citywide		
		PNHS Loan Program	407	3,4		
		SHARP	325	Citywide		
		SIP & Targeted Block Façades Program	700	Citywide		
		Program Delivery — Housing	11,982	Citywide		
					25,557	39.55%
570.203	Economic Development Activities	PIDC Business Loan Programs	6,500	Citywide		
		Targeted Neighborhood Business Attraction & Expansion	300	Citywide		
		Neighborhood Dev. Fund (PIDC)	357	Citywide		
		Program Delivery Economic Dev.	1,575	Citywide		
					8,732	13.51%
570.204	Special Activities by CBDOs	Targeted Corridor Revit. Mgmt. Program	900	1 - 9		
		Neighborhood Development Grants	1,000	Citywide		
					1,900	2.94%
570.205	Eligible Planning/Capacity Building, etc.	Neighborhood Plans - Callowhill	100	1		
		Community Design Collaborative	50	Citywide		
					150	0.23%
570.206	Program Administration Costs	General Administration	9,197			
					9,197	14.23%
570.705(c)	Section 108 Loan Principal & Interest Repayments Housing	Rental & Homeownership (Year 21)	2,075	Citywide		
		Year 24	1,396	Citywide		
		Year 25	1,473	5		
					4,944	7.65%
Grand Total			**64,626**		**64,626**	**100.00%**

Geographic Boundaries of CDBG-Funded Activities

Activities	Neighborhood(s) Description
HOUSING PRODUCTION	
A. Affordable Rental Housing	
1. Neighborhood-Based Rental Production	Citywide
2. Mixed-Use Development	Citywide
HOUSING PRESERVATION	
A. Housing Counseling	
1. Neighborhood & Citywide Housing Counseling	Citywide
2. Residential Mortgage Foreclosure Prevention	Citywide
3. Community Legal Services	Citywide
4. SaveYourHomePhilly Hotline	Citywide
5. Training Activities	Citywide
6. Tangled Title Fund	Citywide
7. Anti-Predatory Loan Products	Citywide
8. UAC - Earned Income Tax Credit	Citywide
B. Emergency Repairs, Preservation, Weatherization	
1. Weatherization & Basic Systems Repair Program - Tier 2	Citywide
2. SHARP Home Repair Program	Citywide
3. Utility Emergency Services Fund	Citywide
4. Energy Coordinating Agency	Citywide
C. Home Equity Financing and Rehabilitation Assistance	
1. PNHS - Loan Program	Citywide
2. Impact Services Building Materials Exchange Program	Citywide
HOMELESS AND SPECIAL-NEEDS HOUSING	
A. Emergency Shelter Grant	Citywide
B. Rental Assistance/Homeless	Citywide
EMPLOYMENT AND TRAINING	
A. YouthBuild Philadelphia	Citywide
VACANT LAND MANAGEMENT	
A. Management of Vacant Land	
1. Environmental Clearance	Citywide
2. Philadelphia Green Community Gardening	Citywide
3. PHS Vacant Land Management	Citywide
4. Neighborhood Gardens Association	Citywide

Activities	Neighborhood(s)	Description
B. Site & Community Improvements		
1. PNHS Community Improvements	Carroll Park	Northern Boundary: Lansdowne Ave. & Morris Park Eastern Boundary: 54th St. Southern Boundary: Callowhill St. Western Boundary: 64th St. Census Tracts: 101, 112 Council District: 4
	Cobbs Creek	Northern Boundary: Market St. Eastern Boundary: 54th St. Western Boundary: Cobbs Creek Parkway Southern Boundary: Baltimore Ave. Census Tracts: 81,82, 83, 84 Council District: 3
Child Care Facilities Fund	Citywide	
COMMUNITY ECONOMIC DEVELOPMENT		
A. Business Assistance		
1. PIDC Business Loan Program	Citywide	
2. Technical Assistance to Micro Businesses	Citywide	
B. Targeted Neighborhood Commercial Area Assistance	See Appendix page 7	
C. Community-Based Organization Assistance		
1. PIDC Neighborhood Development Fund	Citywide	
2. Neighborhood Development Grant Activities	Citywide	
3. Capacity Building Assistance for CDCs	Citywide	
COMMUNITY PLANNING & CAPACITY BUILDING		
A. CDC Support Services and Planning		
1. Community Design Collaborative	Citywide	
2. Philadelphia Association of CDCs	Citywide	
B. Neighborhood Services	Income-Eligible Census Tracts	
C. Vital Neighborhoods Initiative	Citywide	
SECTION 108 LOAN PRINCIPAL AND INTEREST REPAYMENTS		
A. Rental & Homeownership Development (Year 21)	Citywide	
B. Year 24	Citywide	
C. Year 25	Cecil B. Moore	Northern Boundary: Montgomery Ave. Eastern Boundary: N. Broad St. Southern Boundary: Jefferson St. Western Boundary: Ridge Ave. Census Tracts: 138, 147, 148, part of 149 Council District: 5

Housing Conditions and Affordability

Philadelphia housing needs have been influenced strongly by broad economic trends that have affected many other cities in the northeastern United States, as well as by unique factors associated with the city's own environment and history. Over the past 60 years, Philadelphia, which once was the dominant population and economic core of the region, experienced one of the most severe declines of any major American city.

In the 21st century, Philadelphia's housing market has improved, with average sales prices gaining up to 50 percent adjusted for inflation. Especially positive changes have been identified in the neighborhoods of East Falls, Powelton, Fairmount, Northern Liberties, Pennsport, Queen Village and Mount Airy as well as in parts of the Northeast.

All housing needs in Philadelphia can be described in terms of housing conditions, the physical characteristics of the city's existing housing supply, and housing affordability, the cost of housing for low- and moderate-income households, including individuals and families with specialized housing and service needs, in relation to their income.

Unlike some other areas of the United States, Philadelphia does not have an overall housing shortage; the City experienced population loss for many years, and, in numerical terms, there are more than enough housing units in the city to accommodate current households and any additional population growth that might occur during the next decade. Instead, Philadelphia's housing crisis is reflected in two related factors: the deteriorated condition of the city's occupied and vacant housing stock and the shortage of housing units priced at sales and rent levels affordable to low- and moderate-income households.

The narrative that follows includes an evaluation of the condition of Philadelphia's existing housing supply and an assessment of the extent of affordable housing demand generated by the city's current low- and moderate-income population.

Housing Conditions

Philadelphia's Existing Housing Supply

Philadelphia's loss of population in the second half of the 20th century created a growing oversupply of housing units relative to population in the city as a whole and in most Philadelphia neighborhoods. One consequence of this oversupply of housing was a steady increase in the number of vacant, boarded-up housing units, many of which were abandoned due to the shortage of buyers and renters that became more of a problem as population shrank. Table 1.1 (below) shows this trend for Philadelphia.

In severely distressed neighborhoods, vacancy counts actually peaked in 1980; many units were in effect lost from the housing stock through extensive blight or demolition, and therefore not even counted in the 1990 Census. This trend is also evident in the decline in total housing units for these neighborhoods since 1970. On the other hand, other parts of the city held their own or even gained population.

Table 1.1 Population and Housing Supply in Philadelphia

	1970	1980	1990	2000	2010	% Change 1970-2010
Population	1,948,609	1,688,210	1,585,577	1,517,550	1,526,006	-22%
# Housing Units	673,524	685,131	674,899	661,958	670,171	-2%
Vacant (sale/rent/other)	31,245	44,624	56,050	71,887	70,435	125%
Vacant (boarded up)	NA	20,726	15,774	NA	NA	NA

Since many low- and moderate-income Philadelphia neighborhoods may experience little population growth during the next decade, addressing the over-supply of vacant housing units—both those available for sale or rent as well as boarded-up units—is an important issue for Philadelphia neighborhoods. One of the goals of the Neighborhood Transformation Initiative was to clear the large backlog of vacant, severely deteriorated buildings in order to create opportunities for new housing development.

The deteriorated condition of a substantial portion of the available housing stock, both rental and owner-occupied, also creates housing problems for many low- and moderate-income families in the city. More than half of the housing in Philadelphia was built before 1940, and a high proportion of units, especially of those occupied by lower-income families, antedate World War I.

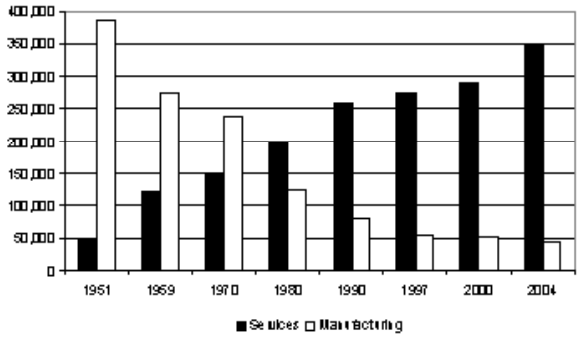
The lack of regular maintenance, especially roof maintenance, accelerates property deterioration and increases the cost of compliance with the City's Housing Code. Many housing units in properties occupied by the poorest Philadelphia households are only marginally habitable. Although Philadelphia has high rates of homeownership, and its average rents are significantly below those in many cities of comparable size and blight, abandonment and substandard conditions are pervasive throughout the housing stock occupied by lower-income households.

Housing Affordability

Declining Incomes and Economic Opportunity

Like most urban centers, Philadelphia faced tremendous challenges in the latter half of the 20th century. Advances in transportation, communications and technology, coupled with the decline of the manufacturing and industrial economy, served to direct growth away from cities. Over the past 50 years, Philadelphia has lost more than a quarter of a million jobs.

Figure 1.1
(Source: Bureau of Labor Statistics)
Philadelphia Manufacturing Jobs vs. Service Jobs: 1951-2004



The loss of jobs has been spread among almost all of the city's industries, but has been particularly severe in manufacturing, which historically provided a supply of low-skill, high-paying jobs. In 1982, manufacturing employment accounted for 15 percent of the city's employment, but by 2004 manufacturing employment had dropped to 6.6 percent. Service employment—a mix of high-paying, high-skill jobs and many more low-paying, low-skill jobs—increased from 29.9 percent of city jobs in 1982 to 53 percent in 2004. In 2001, the City experienced its best job performance since 1986, a gain of 8,200 new jobs. This 1.4-percent increase was slightly less than the rate of job growth for the suburbs at 1.5 percent.

Employment by Sector

The change from a centralized manufacturing economy to a regional service economy has had profound consequences for Philadelphia's job base.

Philadelphia's minorities have been hardest-hit by the loss of jobs. Since 1970, unemployment has consistently been much higher among African-Americans than among whites.

The realignment to a service economy has devastated older Philadelphia neighborhoods that in more prosperous times were closely linked to local manufacturing. The impoverishment of Philadelphia's population has been ruinous to its old housing stock.

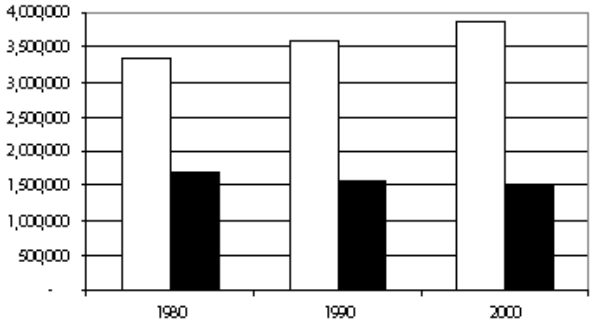
Fewer families are able to repair and maintain their properties, exacerbating the forces of structural deterioration and abandonment previously detailed.

In summary, Philadelphia's housing problems are but one of the more visible manifestations of a long-term regional economic shift. There has been a significant income polarization among residents: many in the inner city, particularly Latinos and African-Americans, do not have the skills required by the new high-skill service economy. Though desperately needed, housing policies and programs alone cannot solve these problems. Comprehensive economic and human-resource development are essential. As more Philadelphians find secure employment and earn wages above the poverty level, more will be assured of sound, affordable housing.

Demographic Trends

Two significant demographic trends have resulted from these economic changes: (1) a shift in population growth away from the city and to the region and (2) an increase in those groups within the city that are most economically disadvantaged. The 2000 Census shows a 4.3-percent decrease in Philadelphia's population from 1,585,577 in 1990 to 1,517,550 in 2000. During the same period the region as a whole grew by 4 percent from 5,182,787 to 5,387,407 persons. From 1980 to 2000, while the regional population increased by 18 percent, that of the city decreased by 10 percent (documented in Figure 1.2). This trend has continued since 2000. Although the region's population growth continued to outpace that of the City, between 2000 and 2010 Philadelphia reversed five decades of population decline. Over those 10 years Philadelphia's population increased by nearly 9,000 people, or more than 0.5 percent. According to Census Bureau estimates, this population growth began in 2007.

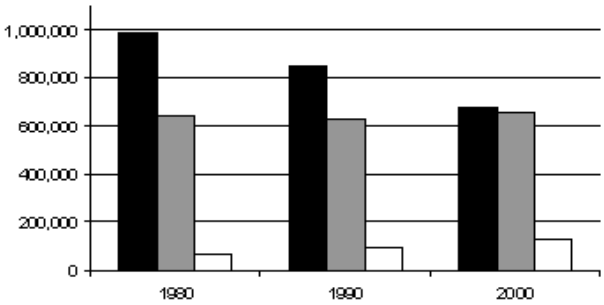
FIGURE 1.2
POPULATION: CITY AND SMSA SUBURBS



LEGEND: City SMSA Suburbs

As Philadelphia's total population declined, the proportion of racial and ethnic minorities has grown. Figure 1.3 shows a steady decrease in the population of white persons, which by 2000 was 30 percent lower than in 1980. From 1980 to 2000, the population of Latino persons increased both numerically and proportionately (from 3.8 percent of the total in 1980 to 8.5 percent in 2000, as shown in Figure 1.3).

FIGURE 1.3
PHILADELPHIA POPULATION BY RACE



LEGEND:
White African-American Latino

Changing Family Composition

Economically dependent groups now represent a growing share of Philadelphia's population. Single-parent households with related children, the family type most likely to be dependent on public assistance as its primary source of income, increased from 20.2 percent of all family households in 1980 to 24.2 percent in 2000. The corresponding ratios for female-headed, single-parent

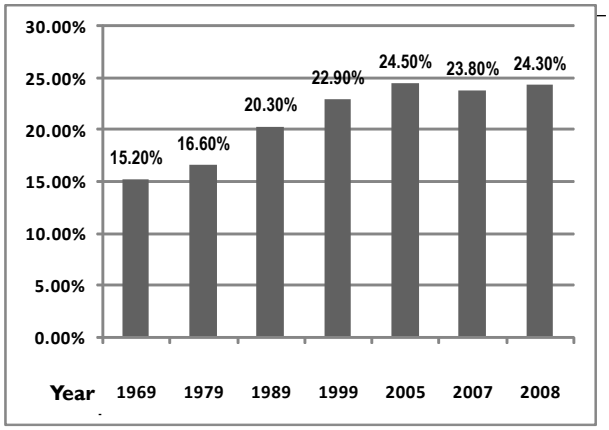
households were 18 percent in 1980 and 22.3 percent in 2000. Female-headed, single-parent households are most common among minority groups: 33.6 percent of all African-American family households and 28.6 percent of all Latino households fall into this category.

As two-parent families became less common, the population of young children grew. Although the actual number of children under age 5 decreased from 108,202 in 1980 to 98,161 in 2000, the percentage of children under age 5 increased from 6.4 percent to 6.5 percent of the total population for 1980 and 2000, respectively. The change in family composition and in the number of small children portends an increasing burden on the federal government. This also signals a significant new challenge in providing housing and community development assistance to these dependent, single-parent families.

Growth in Poverty

The combined effects of these economic, demographic and social trends have produced a growing incidence of poverty in Philadelphia. According to census data, in 1969 15.2 percent of the city's population was living below the poverty threshold; in 1979 the number of city residents living in poverty had climbed to 16.6 percent; in 1989 the poverty rate had increased by a full third to 20.3 percent; by 1999 to 22.9 percent; and by 2005 to 24.5 percent (Figure 1.4). In 2008, the poverty rate was 24.3 percent of all residents, and 34.5 percent of Philadelphia's children were living in poverty.

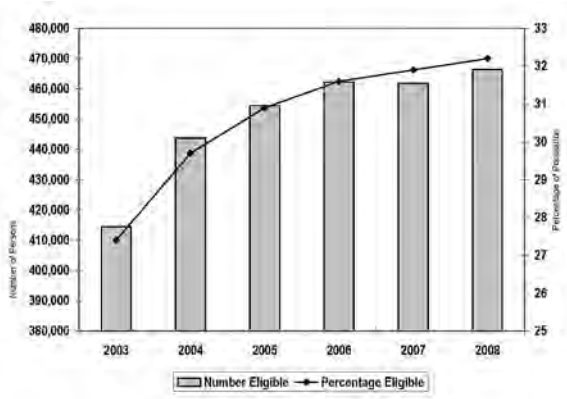
Figure 1.4
Percentage of Philadelphia's Population Living in Poverty



The growth in poverty is also evident from data on the numbers of residents receiving or eligible for public assistance. As of December 2003, 414,505 persons (27.4% of Philadelphia's population) were eligible for food stamps, medical assistance, cash assistance or energy assistance. This number increased over the subsequent five years, with 466,412 persons (32.2 percent of the population) eligible for assistance in March 2008. See Figure 1.5.

Figure 1.5
Philadelphians Eligible for Public Assistance

(Source: Pennsylvania Department of Public Welfare)



As poverty has increased, more Philadelphians are finding themselves in need of housing assistance. The Philadelphia Housing Authority (PHA) waiting lists for subsidized housing have grown dramatically. For example, as of March 1998 there were 16,026 families on the waiting list for Housing Choice Voucher (formerly Section 8) subsidies; this number does not reflect the full extent of demand for housing assistance. Since 1990, the waiting list has been open only to those having a Tier 1 (homeless) priority; other applicants, such as those living in substandard housing or paying more than 50 percent of their income for rent, are not eligible to apply. In contrast to the growing need for subsidized housing in Philadelphia, the number of available units has been declining over time. Several thousand units are unavailable because they are not in rentable condition.

Opportunities for Growth

At the same time that poverty has been growing in the city, the City has attracted middle- to upper-income households who are drawn to urban cultural and social amenities. In recent years, Center City and areas adjacent to it have become highly desirable places to live, driving the real estate market (both rental and homeownership) to new highs that were by and large able to withstand the recent housing crash. The strong demand for attractive, modern housing close to the central core, or in areas like Manayunk, present opportunities for the creation of new, market-rate housing in the city. As sprawl in the Philadelphia suburbs pushes available land for new housing further and further away from the city, the desirability of city sites for new housing development grows.

Housing Market Development Trends, an OHCD publication issued in 2004, based on research by The Reinvestment Fund, showed housing values in many neighborhoods were increasing. Since the recession of 2008-2009 housing prices in the Philadelphia region have dipped slightly, though not as steeply as in other areas of the country.

Estimated Housing Needs by Family and Income Categories

The data in this section are taken from the 2000 Census (or 1990 Census where 2000 figures were not available) and the Comprehensive Affordable Housing Strategy (CHAS) Databook.

Definitions

Categories of Income

The U.S. Department of Housing and Urban Development (HUD) has identified four income classifications as target groups for federal assistance resources: Extremely low-income, Low-income, Moderate-income and Middle-income. These classifications are defined as follows:

Extremely Low-Income: Households earning less than 30 percent of median family income (MFI).

Low-Income: Households earning between 31 and 50 percent of MFI.

Moderate-Income: Households earning between 51 and 80 percent of MFI.

Middle-Income: Households earning between 81 and 95 percent of MFI.

The distribution of household income in Philadelphia is such that close to 57 percent of all households in 2000 were categorized as at or below moderate-income and therefore eligible for some form of federal, state or local assistance (see Table 1.2). More than one-third of all households in the city were in the lowest income stratum, the extremely low- and low-income categories. Among those households eligible to receive some form of government assistance, more than 65 percent were in this income stratum. These data point to a polarization of households between the lowest income stratum and upper/middle-income populations, reflecting the changes in Philadelphia's urban economy.

Table 1.2
Distribution of Household Income in Philadelphia

(Source: 2000 Census)

Income Group	# Households	% Total
Extremely Low-Income (30% of MFI and below)	153,302	23%
Low-Income (31 to 50% of MFI)	88,630	14%
Moderate-Income (51% to 80% of MFI)	114,768	20%
Middle-Higher Income (81% to 95% of MFI)	227,128	8%

Housing Cost Burdens

Affordable housing by current definitions costs no more than 30 percent of the gross income of the household that occupies it. Housing that costs more than 30 percent of gross income is unaffordable. Unaffordability is categorized in terms of housing cost burden as follows:

- **Housing Cost Burden:** Housing costs (including utilities) exceeding 30 percent of gross income; and
- **Severe Housing Cost Burden**: Housing costs exceeding 50 percent of gross income.

The two excerpts that follow are from *Choices, A Report on the Region's Housing Market* (The Reinvestment Fund and the Metropolitan Philadelphia Policy Center, 2001).

"Severe housing cost burdens are increasing for poor, elderly, Hispanic and Black homeowners. … Most noticeably, a disproportionately larger share of poor homeowners (households living below the poverty level) are severely cost burdened. The American Housing Survey reports that the median poverty level household paid 70 percent of [its] income toward housing costs in 1999 [vs. 59 percent in 1985] …"

"Renters–particularly elderly renters–are more significantly burdened by housing costs than owners … poor renters are most severely burdened, paying a median of over 75 percent of their income towards rental housing costs."

Housing Problems

Housing affordability is only one indicator of conditions that could be characterized as a housing problem. The census publishes data on three possible sources of housing inadequacy. A household is considered to have a "housing problem" if it meets any of the following conditions:

- occupies a unit with physical defects (lacking a complete kitchen or bathroom);
- lives in overcrowded conditions (a housing unit with more than one person per room); or
- has a housing cost burden or a severe housing cost burden.

Categories of Households

This housing needs assessment analyzes the incidence of these housing problems across income and tenure groups, as well as the following household categories specified in the 2000 Census:

- Elderly one- and two-member households;
- Small related households of two to four persons;
- Large related households, consisting of five or more persons; and
- All other households, including single, non-elderly persons and households comprised of two or more non-related persons.

Housing Affordability for Homeowners and Renters

Philadelphia is unique in that it has unusually high rates of homeownership. According to the 1990 Census, 62 percent of all Philadelphia households and 61 percent of low- and moderate-income households lived in owner-occupied dwellings. The 2000 Census shows a slight decline in total homeownership (down to 59 percent) from 1990. This decline is consistent with the homeownership rates across several racial/ethnic groups including Whites, African Americans, and Native Americans (Table 1.3). Only Latinos experienced an increase in home-ownership rates; Asians remained the same. Even as property values in some neighborhoods such as Center City, Roxborough and Northern Liberties have appreciated sharply, and homeownership remains an elusive goal for many families, typical housing costs in Philadelphia remain lower than in many other cities. According to the 2000 Census, 38 percent of owner-occupied housing units had a value of less than $50,000; the median value was $59,700.

Table 1.3
Homeownership Rates in Philadelphia Across Racial/Ethnic Groups

	1990	2000	% Change
White	67	65	-3%
African American	57	55	-3%
Latino	47	51	8%
Asian	43	43	0%
Native American	51	50	-2%

Thousands of homeowners lack the resources to repair or maintain their properties. Although many low- and moderate-income residents are able to acquire housing, they may face declining property values and deteriorated conditions over time due to an inability to keep up with repairs and basic maintenance.

Needs of Renters

The 2000 Census reported that 41 percent of all Philadelphia households lived in rental units. In 1990, when only 38 percent of all households were renters, 45 percent of low- and moderate-income households live in rental units. The 1990 numbers reflect a 5.2 percent decrease in renters since 1980; the decrease in the percentage of households who are renters may be due partly to the loss of affordable rental units. Family members of different generations, or even unrelated individuals, who would prefer to live apart are sometimes forced by circumstances to share a single dwelling.

On average, renters have lower incomes than homeowners, further suggesting that their housing may be more deteriorated and located in neighborhoods with more symptoms of distress. Renters also have an increased likelihood of living in housing that is unaffordable. As the following table demonstrates, renters are almost twice as likely to experience both cost burden and severe cost burden in the housing market.

Table 1.4
Incidence of Cost Burdens Across Tenure Groups

(Source: 2000 CHAS Databook, HUD)

Tenure Category	% Housing Cost Burden	% Severe Cost Burden
Homeowners	24%	11%
Renters	41%	24%

Housing Affordability Across Income Groups

Relative to other large cities in the United States, Philadelphia's housing stock is considered to be moderately priced. While many middle-income households are able to benefit from relatively low housing costs, over half of Philadelphia's population consists of low- and moderate-income households, who tend to experience housing cost burdens. Predictably, the lowest-income categories face the greatest affordability problems. In the following narrative the data are from the 2000 Census. "Market rate" housing in Philadelphia is unaffordable for virtually all households of extremely low-income, and for a substantial number of low-income households. Census data show that, in Philadelphia, the "severe housing cost burden" phenomenon is primarily experienced by extremely low-income households. The relative affordability of housing by income categories is highlighted in Table 1.5.

Table 1.5
Incidence of Cost Burdens Across Income Groups

(Source: 2000 Census, CHAS Databook)

Income Group	% With Housing Cost Burden	% With Severe Cost Burden
Extremely Low-Income (30% of MFI and below)	68%	46%
Low-Income (31 to 50% of MFI)	32%	13%
Moderate-Income (51 to 80% of MFI)	17%	3%
Middle-Income (81 to 95% of MFI)	4%	<1%

Extremely Low-Income Households

(0 to 30% of Median Family Income)

According to the 2000 Census, approximately 26 percent of all households in Philadelphia are of Extremely Low-Income. In 2008, an Extremely Low-Income household of three would typically earn up to $20,050 annually and would tend to experience the most distressed conditions in the housing market. Nearly three-quarters of all Extremely Low-Income households have at least one housing problem. Also, the incidence of housing problems does not decline substantially for homeowners relative to renters, as witnessed in the other income groups.

Table 1.6
Incidence of Housing Problems for Extremely Low-Income Households in Philadelphia

(Source: 2000 Census, CHAS Databook)

Extremely Low-Income Households	Renters	Owners	All Phila. Households*
Percent With any Housing Problems	72%	68%	35%
Percent With a Housing Cost Burden (>30% of income)	69%	66%	31%
Percent With a Severe Cost Burden (>50% of income)	49%	42%	16%

* Includes all income groups

Recipients of public assistance are likely to be at the lower to middle range of this income category. A family of three on public assistance receives an income roughly equivalent to 18 percent of the median. The budget of a typical TANF family of three illustrates the plight of many Extremely Low-Income households. The monthly allowance for such a family in Pennsylvania is $403. In order to live in "affordable" housing, this family must locate an apartment costing no more than $120 per month, including utilities. The family is left with $283 for all other living expenses, which is equivalent to $94 per month for each family member. Even assuming that the monthly allotment of food stamps fully covers all food expenses, necessities such as transportation, laundry and telephone service can quickly deplete a family's financial resources. If this family has a Severe Housing Cost Burden, a condition for most Extremely Low-Income households, the family pays more than $201 in housing costs (including utilities) and is left with even less disposable income. Given that 30.7 percent of Philadelphia's population receives some form of public assistance, this scenario depicts the fiscal reality for substantial numbers of residents.

Extremely Low-Income Renter Households

Housing problems are an unfortunate fact of life for Extremely Low-Income renter households in Philadelphia. Close to 50 percent of these households have a severe housing cost burden and 72 percent face at least one major housing problem, such as substandard conditions or overcrowding.

Elderly renter households are much more likely to be found in this income group than in any other, with 69 percent of all Elderly renters documented as being of Extremely Low-Income. Additionally, of all categories of households, across all groups of income, Large Related renter households of Extremely Low-Income are most likely to have inadequate housing, with 86 percent of these households reporting at least one housing problem.

Extremely Low-Income Homeowners

Nearly half of all Extremely Low-Income homeowner households are Elderly. Extremely Low-Income owners in general tend to experience housing problems and housing cost burdens at only slightly lower rates than renters. For example, 68 percent of owner households in this income group have a housing cost burden, compared with 69 percent of renter households. However, Extremely Low-Income owners are significantly less likely to have a severe housing cost burden: 42 percent of owner households compared to

roughly 50 percent of renter households. Thus, while housing is unaffordable or otherwise inadequate for Extremely Low-Income households across tenure types, homeowners are better able to escape the most severe affordability problems.

Low-Income Households

(31 to 50% of Median Family Income)

According to the 2000 Census, approximately 15 percent of Philadelphia's households are of low-income. A three-person, low-income household earned between $20,051 and $33,450 in 2008. Data indicate that more than half of all Low-Income households have at least one housing problem; however, these findings mask the very divergent experiences of renters and homeowners in this income group. Homeownership for low-income households is associated with markedly lower rates of housing problems and cost burdens. The following table highlights these differences.

Table 1.7
Incidence of Housing Problems for Low-Income Households in Philadelphia

(Source: 2000 Census, CHAS Databook)

Low-Income Households	Renters	Owners	All Phila. Households*
Percent With any Housing Problems	66%	42%	35%
Percent With a Housing Cost Burden (>30% of income)	41%	24%	31%
Percent With a Severe Cost Burden (>50% of income)	14%	13%	16%

* Includes all income groups

Low-Income Renter Households

Many Low-Income renter households are forced to pay housing costs that exceed the 30-percent affordability threshold. Although substantially fewer have a severe housing cost burden, other problems such as overcrowding and substandard conditions are prevalent. Overcrowding may be a particular problem for Large Related renter households in this income group. While 70 percent report having at least one housing problem, only 19 percent report an affordability problem, suggesting a significant incidence of other housing problems. Elderly renters of low income are at the greatest relative disadvantage to Elderly owners. An Elderly renter household in this income group is nearly three times as likely to have housing problems than an Elderly owner household.

Low-Income Homeowners

Nearly half of all Low-Income homeowner households are Elderly. Despite having extremely limited resources, most owner households in this income group (73 percent) do not report having any housing problems. Many of these households may have housing that is deteriorated, but are not counted in the census as substandard because they do not lack a complete kitchen or bathroom. Nevertheless, the ability of a significant number of Low-Income households to avoid major housing problems is a reflection of the relatively low cost and high rates of homeownership in Philadelphia.

Moderate-Income Households

(51 to 80% of Median Family Income)

Moderate-Income households, earning between $33,450 and $53,500 in 2008 for a family of three, are far less likely to experience housing problems than are the Extremely Low- and Low-Income renter and owner households. Only 26 percent of all Moderate-Income households reported having a housing problem in 2000, with 17 percent reporting a cost burden and only 3 percent reporting a severe cost burden. Homeowners in general fare slightly better than renters. However, among Moderate-Income Elderly households, the difference between renters and homeowners is slightly more dramatic: while 37 percent of Elderly renter households report housing problems, only 14 percent of Elderly owner households do so. Affordability is a

modest problem for Moderate-Income households generally; the incidence of severe housing cost burdens is 6 percent or less for every category of households except Elderly renters, 8 percent of whom have a severe cost burden.

Table 1.8
Incidence of Housing Problems for Moderate-Income Households in Philadelphia

(Source: 2000 Census, CHAS Databook)

Moderate Income Households	Renters	Owners	All Phila. Households*
Percent With any Housing Problems			
	30%	24%	35%
Percent With a Housing Cost Burden			
(>30% of income)	18%	16%	31%
Percent With a Severe Cost Burden			
(>50% of income)	2%	3%	16%

* Includes all income groups

Moderate-Income owners and renters can be affected by the presence of incipient blight in their communities. Neighborhoods facing this show early signs of decay that could be reversed with targeted investment. However, if neglected, the process of neighborhood destabilization begins as Moderate-Income families depart from their former communities, perceiving the neighborhood in decline. The City has identified a number of Moderate-Income neighborhoods requiring support to address such conditions.

Moderate-Income Renters

Elderly and Large Related households are most likely to have housing problems in this income category. However, Large Related renter households are the least likely to have an affordability problem. The respective rates of reported cost burdens and severe cost burdens were 5 percent and 0 percent for these households. Overcrowding remains a common housing problem for Large Related renter households in this income group.

In general, housing costs are unaffordable for 18 percent of all Moderate-Income renter households and a severe burden for 2 percent of households.

Moderate-Income Homeowners

Moderate-Income homeowners are largely able to avoid housing problems of all kinds: only 26 percent have any housing problem at all. Elderly owner households have a significantly lower incidence of housing problems. Non-elderly owner households are more than twice as likely to report problems than Elderly owner households. This difference probably reflects the fact that most Elderly homeowners have already retired their mortgages and therefore have lower monthly housing expenses. However, Elderly households in this category may have a difficult time keeping their homes in proper repair due to their generally fixed incomes and their inability to assume debt needed to finance repairs. Notwithstanding the lower reported incidence of housing problems, deteriorated conditions may thus be more prevalent in the houses of elderly homeowners.

Middle-Income Households

(81 to 95% of Median Family Income)

In this income group, which in 2008 had incomes for a household of three between $53,500 and $63,545 annually, renter households are slightly more likely to experience housing problems. Affordability remains a problem for a portion of Elderly renter households of Middle-Income while other problems such as overcrowding and substandard conditions tend to afflict Large Related renter households. Overall, the vast majority of Middle-Income households (92 percent according to the 2000 census) is able to avoid experiencing housing problems. This finding suggests that with the possible exception of some Elderly renter households, Middle-Income households are capable of locating decent and affordable housing in the Philadelphia housing market. However, as is the case with other income groups, Middle-Income households may still face the deteriorated housing conditions or obsolete housing designs that typify the local housing stock.

Table 1.9
Incidence of Housing Problems for Middle-Income Households in Philadelphia

(Source: 2000 Census, CHAS Databook)

Middle- Income Households	Renters	Owners	All Phila. Households*
Percent with any Housing Problems	9%	8%	35%
Percent with a Housing Cost Burden (>30% of income)	4%	4%	31%
Percent with a Severe Cost Burden (>50% of income)	<1%	<1%	16%

* Includes all income groups

Middle-Income Renters

Large Related households report the highest incidence of housing problems among Middle-Income households. Large households tend to live in substandard or overcrowded conditions at rates much higher than other Middle-Income households (39 percent report having a housing problem other than affordability). Elderly renter households face the greatest problems with affordability in this income classification with 7 percent reporting a housing cost burden. Crisis-level housing affordability problems are rare occurrences across renter household types of middle-income. Here again, Elderly households are most likely to face a severe housing cost burden but only 3 percent are in this predicament. Furthermore, these instances may not be altogether involuntary. The threshold Middle-Income level for a single-person household in 2008 is $41,600. An Elderly, single-person, Middle-Income household with housing costs more than 50 percent of gross income would pay at least $1,495 per month, which is significantly higher than the average rental for a one-bedroom apartment in the Philadelphia housing market. The existence of Elderly renter households in this income group who experience a severe cost burden may reflect deliberate choices by the Elderly to reside in familiar neighborhoods or near family while paying a premium in the rental market.

Middle-Income Homeowners

In a pattern consistent with that for Moderate-Income owner households, Elderly Middle-Income owners were less likely to have housing problems than were non-elderly owners. Because only the most extreme substandard conditions are considered problematic by the census, deterioration and failing basic building systems not reflected by this count may be significant problems for Elderly owners of Middle-Income, as they are for Elderly owners generally. Overall, affordability is a problem for only a small segment of Middle-Income homeowners and severe affordability problems are almost non-existent with a reported incidence of severe cost burden ranging from 0 to 1 percent across household types.

Middle-income households (including those over 95 percent of AMI) may also face limited housing options, including the lack of new construction, single-family houses with modern design and amenities. Since these households have more economic options, many may choose to live in the suburbs rather than in the city.

Summary of Housing Needs by Income Group

Although renters and homeowners in each income category have unique housing needs, these needs can be collapsed into two income strata with Extremely Low- and Low-Income groups comprising the lower stratum, and the Moderate- and Middle-Income groups comprising the upper stratum. African-American and Latino households tend to be over-represented in the lower-income stratum. Although African-Americans accounted for only 41 percent of all households in Philadelphia in 2000, they comprised 49 percent of households in the Extremely Low- and Low-Income strata. Latino households comprised 6 percent of all households in 2000 but 5.4 percent of all households earning 50 percent of median income and below. The lower income stratum is largely composed of the working poor, work-ready and chronically unemployed among Philadelphia households while the upper stratum primarily consists of working-class households. The most common housing needs facing families in these two strata are summarized below.

Table 1.10
Distribution of Lower- and Moderate-Income Households Into Two-Income Strata

(Source: 2000 Census, CHAS Databook)

	Renters		Owners	
Income Strata	**Total**	**Percent**	**Total**	**Percent**
Extremely Low- & Low-Income	130,939	54	114,650	33
Moderate- & Middle-Income	109,415	46	235,000	67
Total	240,354	100	349,650	100

Lower Stratum: Renters

Extremely-Low and Low-Income renter households exhibit the most severe need of any income/tenure classification. Of these 131,000 households, roughly 90,000 have a cost burden and 49,000 a severe cost burden. Overall, more than 70 percent have at least one housing problem. These households also lack the income necessary to leave their current housing situations for affordable and decent housing in safe communities. Without some form of rental assistance, most of these households are likely to live in inadequate housing conditions. Resources such as public housing, rental vouchers and certificates and other types of assisted housing units are critical to meeting the housing needs of these families.

Lower Stratum: Homeowners

This stratum is primarily composed of Elderly and single-parent families. In addition to having a significant incidence of affordability problems, these homeowners have the added burden of being responsible for a aging housing stock and the subsequent increase in maintenance costs. Of the 112,000 owners in the lower income stratum, nearly 64,000 (57 percent) have at least one housing problem and more than 30,000 (29 percent) have a severe cost burden.

Upper Stratum: Renters

Elderly and Large-Related renters in the upper stratum are the most likely to have housing difficulties. They experience a higher incidence of cost burdens and overcrowding respectively. Slightly more than 1,500 renter households in this stratum have a severe cost burden and could benefit from additional housing units developed with shallow to moderate subsidies. Other families would mainly benefit from improvements in the overall quality of the housing stock, particularly unit reconfigurations that would provide additional room for larger families.

Upper Stratum: Homeowners

On average, Moderate- and Middle-Income homeowners have a significantly lower incidence of affordability and other housing problems. However, many of these homeowners, especially the Elderly, may have difficulty keeping up with repairs and maintenance. Census data do not provide a means of estimating this need; however, additional data on the housing needs of the Elderly are provided in the next section of this document. Also, targeted support for Moderate-Income neighborhoods showing signs of incipient blight will help stabilize these communities and encourage more Moderate- and Middle-Income families to stay in the city or relocate to the city.

Conclusion

The broadest and the most intensive housing problems in Philadelphia are those that affect households in the lower-income stratum. These Extremely Low- and Low-Income households are in the most immediate need of rental assistance and housing repair assistance. Typically these households lack the income necessary to escape the conditions of blight and disrepair associated with much of Philadelphia's housing stock, both rental and owner-occupied. Households in the upper income stratum have more limited, specific needs arising from their household type (e.g., large families). Moderate- to Middle-Income communities need support to offset the effects of incipient blight. Finally, special-needs populations, such as the Elderly, also have extraordinary affordability problems as well as unique supportive or adaptive housing needs. These findings suggest that a range of services and housing resources are necessary to meet the needs of households with the lowest income while targeted programs are required to address the specific problems encountered in the housing market by other Low- and Moderate-Income households and special-needs populations.

Table 1.11 Housing Assistance Needs of Low- & Moderate-Income Households

(Source: 2000 Census, CHAS Databook)

	Renters					Owners			
Household by Type, Income, & Housing Problem	**Elderly 1 & 2 Member Households (A)**	**Small Related (2 to 4) (B)**	**Large Related (5 or more) (C)**	**All Other Households (D)**	**Total Renters (E)**	**Elderly (F)**	**All Other Owners (G)**	**Total Owners (H)**	**Total Households (I)**
1. **Extremely Low-Income (0 to 30% MFI)***	21,115	27,466	9,058	31,919	89,558	29,089	34,655	63,744	153,302
2. % With any Housing Problems	65%	77%	86%	70%	72%	65%	67%	68%	71%
3. % Cost Burden > 30%	63%	73%	74%	68%	69%	65%	65%	66%	68%
4. % Cost Burden > 50%	45%	49%	31%	57%	49%	37%	52%	42%	46%
5. **Low-Income (31 to 50% MFI)***	8,137	14,489	4,243	13,108	39,977	22,548	26,105	48,653	88,680
6. % With any Housing Problems	64%	62%	70%	72%	66%	27%	55%	42%	53%
7. % Cost Burden > 30%	41%	42%	19%	48%	41%	16%	30%	24%	32%
8. % Cost Burden > 50%	20%	8%	2%	21%	14%	10%	22%	13%	13%
9. **Moderate-Income (51 to 80% MFI)***	5,865	16,168	4,077	18,565	44,675	21,533	48,560	70,093	114,768
10. % With any Housing Problems	37%	24%	50%	28%	30%	14%	32%	24%	26%
11. % Cost Burden > 30%	28%	12%	5%	23%	18%	10%	26%	16%	17%
12. % Cost Burden > 50%	8%	1%	0%	2%	2%	4%	6%	3%	3%
13. **Middle Income (81 to 95% MFI)***	5,709	23,082	3,626	31,337	63,754	28,906	134,468	163,374	227,128
14. % With any Housing Problems	11%	9%	39%	6%	9%	5%	10%	7%	8%
15. % Cost Burden > 30%	7%	1%	0%	4%	3%	3%	9%	4%	4%
16. % Cost Burden > 50%	3%	0%	0%	0%	0%	0%	1%	1%	0%
17. **Total Households**	40,826	81,205	21,004	94,929	237,964	102,076	245,288	345,864	583,828
18. % With any Housing Problems	53%	44%	68%	41%	46%	29%	27%	27%	35%

* Or, based upon HUD adjusted income limits, if applicable.

Needs of Other Categories of Households

Housing Needs of Large Households

Large Related renter households experience housing problems at higher rates across all income categories. Large Renter households of Extremely Low-Income exhibit the single highest incidence of housing problems (86 percent) for all income and tenure groups. Furthermore, more than half of all Large Renter households in this income group experience overcrowding and/or severe cost burdens. As income increases, Large Renter households tend to exhibit a lower incidence of housing cost burdens than do other types of households, presumably because the larger the household, the higher the likelihood that adult children or other adult household members contribute to household income. However, because the incidence of overcrowding remains high as income rises, housing problems are persistently greater for Large Renter households of Moderate- and Middle-Income.

That even Middle-Income Large households have difficulty locating adequate housing in Philadelphia suggests that the existing stock of housing is not capable of meeting their housing needs. Philadelphia rowhouses were built at a time when the current definitions of overcrowding (i.e., more than one person per room) did not apply. The typical rowhouse has two to three bedrooms. A family of five or more often needs at least three bedrooms to be suitably housed.

Evidence also suggests that Latino households may face a greater incidence of overcrowding. According to the 1990 Census, overcrowding affected only 7.4 percent of all renters. However, 19.1 percent of all households in the heavily Latino community of Eastern North Philadelphia experienced overcrowding.

Annually, more than 3,500 homeless families will seek emergency shelter. During the past seven years, OSH has seen an increase in large families with five or more children seeking shelter. The deep-seated social problems presented by these families and the lack of available housing worsen the current crisis. Thus, there is a shortage of transitional and permanent housing for large homeless families requiring four or more bedrooms.

Three primary needs face Large Renter households in Philadelphia:

- Large households in general have a need for greater living space than the average rowhouse in Philadelphia can provide. These households would benefit from having access to newly constructed affordable housing units that are being developed at lower densities and greater square footage.
- Large Latino households may be at a greater risk of overcrowding. High poverty rates among Latino families also suggest that they may be less able to alleviate overcrowding in the private rental market.
- Families, including large homeless families in the lower income categories (Extremely Low-Income and Low-Income}, have an exceptional need for rental assistance or subsidized housing.

Housing Needs of Small Households

Differences in the reported incidence of housing problems for Small households (consisting of two to four persons) and Large households are primarily due to differences in the relative incidence of cost burdens and overcrowding between the two groups. Compared to Large Renter households, Small Renter households tend to have a greater problem with housing affordability and less of a problem with overcrowding. Roughly 3 percent of all "Non-Large" renter households are overcrowded, compared to 45 percent of all Large renters. In the Low-Income range, smaller households are much more likely to experience both cost burdens and severe cost burdens.

Large households, however, have a higher incidence of housing problems overall.

Small Renter families outnumber Large Renter families in Philadelphia by three to one. The rapid growth of young, single-parent households has also led to a rise in the number of impoverished small families. In recognition of the magnitude of their needs, many housing resources and programs are currently geared toward improving housing affordability and conditions for small families.

Housing Needs of Single Person Households

The "Single Person" category may be the most economically diverse of all household types. This group includes many non-elderly disabled individuals who survive on Supplemental Security Income (SSI) and other single men and women with marginal attachments to the labor market as well as young professionals earning well over the median income. The most significant factor affecting the housing needs of low-income Single Person households is the need for accessible, affordable housing.

Housing Needs of Elderly Persons

Many elderly homeowners have great difficulty maintaining and improving their homes due to fixed income limitations. Their housing tends to have significant problems with deterioration and systems breakdowns. If the trend of an increasing elderly population continues, great demands will continue for housing repairs assistance programs and subsidized rental housing for the elderly.

Aging Population

Between 1980 and 2000, the percentage of the overall city population of elderly has remained relatively steady. In 1980, there were 237,370 persons over the age of 65 representing 14.4 percent of the total population. In 1990, the number of persons aged 65 and over in the city increased slightly to 240,734 or 15.6 percent. The 2000 Census reveals that 210,345 persons aged 65 and over live in Philadelphia, representing 14.1 percent of the total population of the city.

Poverty

The incidence of poverty amongst the city's elderly has increased since the 1990 Census. In 1990, 16.3 percent of those aged 65 or over had incomes below the federal poverty level. By 2000, 17 percent of this population were living below the poverty level. Persons aged 65-74 are more likely to have incomes below the poverty level than those aged 75-84 (18.3 percent versus 16.6 percent). Distressingly, nearly a quarter (24.6 percent) of persons aged 85 and over in Philadelphia live below the federal poverty level.

Tenure Patterns

In Philadelphia, most elderly persons are homeowners. Seventy-two percent of persons over the age of 65 own their own homes, encompassing 28 percent of the total homeowners in Philadelphia. The majority of elderly homeowners live in structures built before 1940. The eventual disposition of the housing units as elderly homeowners die or move to supportive housing will have a major impact on Philadelphia neighborhoods.

Projected Housing Needs

The vast majority of independent elderly in Philadelphia live on fixed low incomes. Therefore, home maintenance becomes a difficult issue for many. According to a survey by the Philadelphia Corporation for Aging, of the homeowners aged 60 or older who live below the poverty level, 25.9 percent need a new roof, 21.4 percent report the need for a plumber and 12.5 percent report the need for heating repairs or replacement. More than 1,500 elderly persons are on the waiting list for home modifications through the Senior Housing Assistance Repair Program (SHARP).

Disproportionate Needs of Racial Groups

According to HUD definitions, for the purposes of the *Consolidated Plan* a "disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole." By this definition, Latino households in Philadelphia exhibit disproportionately greater housing needs. Latinos are disproportionately represented in the Extremely-Low and Low-Income categories (60 percent of Latinos compared to 41 percent of the general population), and small Latino Renter households have a disproportionately higher incidence of housing problems (87 percent compared to 76 percent of the general population). The three tables on the following page provide a breakdown by racial and ethnic groups of income distribution and the incidence of housing problems for renter and owner households.

The greater incidence of poverty and housing problems among some Latino households is an area of concern for the City of Philadelphia. Although Latino households only make up 6 percent of the city's total population, Latinos make up one of the fastest growing populations within the city. These trends suggest that more extensive outreach to the Latino community is needed as well as measures to ensure that existing services are offered in a manner which makes them accessible to Latinos citywide. The City supports the work of several CDCs and non-profit organizations that are developing affordable housing and offering housing counseling and other services in Latino neighborhoods. These include Asociación Puertorriqueños en Marcha, HACE, Congreso de Latinos Unidos, Norris Square Civic Association, Hunting Park CDC, Nueva Esperanza and Ceiba.

Non-Homeless Populations With Special Needs

Most populations with special needs require supportive housing. The U. S. Department of Housing and Urban Development (HUD) defines supportive housing as housing units and group quarters that "have a supportive environment" and include a planned service component. Services provided to the residents of supportive housing can include case management, medical or psychological counseling and supervision, substance abuse counseling, child care, transportation, job training and placement.

Supportive Housing Needs of Elderly Persons

According to data accumulated from the 2000 Census and a 2002 Health Study by the Philadelphia Health Management Corp. (PHMC), there are 267,955 people in Philadelphia who are 60 years of age or older; 30 percent of whom live alone.

Functional limitations and possible income limitations of many elderly require that they receive subsidized or supportive housing or in-house services.

Each year, thousands of Philadelphians receive home-based support services through the Philadelphia Corporation for Aging (PCA) and its participating and certified provider organizations. Many adults who are clinically ill or who have disabilities need assistance with activities of daily living (ADLs) in order to live safely and comfortably at home. Some of the needed services that are provided by PCA and other organizations include care management, companion and respite services, home-delivered meals, medical equipment and supplies, nursing, personal care and home support, adult day care and transportation.

In the 11 months prior to December 2002, PCA and its provider organizations served more than 6,200 people through long-term care services. The four programs serving the clients are Medicaid Waivers, Options, Bridge Attendant Care and Family Caregivers Support Program.

Table 1.12
Distribution of Income for Philadelphia Households Across Racial/Ethnic Groups

	Total Households	Total Households	Extremely Low- to Low-Income	Moderate-Income	Middle-Income
White (Non-Latino)	294,860	50%	33%	19%	9%
Black (Non-Latino)	239,917	41%	48%	21%	8%
Latino (all races)	21,247	6%	60%	18%	6%
Native American	1,564	0%	44%	28%	7%
Asian & Pacific Islander	20,597	3%	48%	18%	7%

Source: 2000 Census

Table 1.13
Percent of Renter Households With Incomes Below 51% of HAMFI Having Any Housing Problems

	All Households	Black Non-Latino Households	Latino Households
Total	72%	69%	82%
Elderly	65%	60%	70%
Small	76%	75%	87%
Large	87%	67%	74%

Source: CHAS Databook, Table 7, HUD, 2000.

Table 1.14
Percent of Owner Households With Incomes Below 51% of HAMFI Having Any Housing Problems

	All Households	Black Non-Latino Households	Latino Households
Total	68%	66%	73%
Elderly	65%	63%	68%
Small	70%	70%	74%
Large	79%	64%	71%

Source: CHAS Databook, Table 7, HUD, 2000.

For reasons of income limitations many of the City's elderly receive assistance through organizations like PCA. Their income levels impact their current and future housing needs. A substantial percentage of the elderly population is living at or below the poverty level. According to the PHMC study, 17 percent of the city's total elderly live below the poverty level. Table 1.15 shows the percentage of elderly by age group who live in poverty.

Table 1.15
Philadelphia Elderly Living in Poverty

Age Group	Living Below Poverty Level
65-74	18.3%
75-84	16.6%
85 and over	24.6%

In-home service delivery is available to elderly Philadelphians but it cannot meet the needs of some seniors. Therefore, a more service-intensive environment is needed for this sub-population. Service-intensive living environments include Domiciliary Care Homes, Personal Care Homes and Nursing Homes.

Supportive Housing Needs of Persons With Disabilities

Affordable and accessible housing is a priority for persons with disabilities. The Housing Consortium for Disabled Individuals (HCDI), a former service and advocacy organization for disabled individuals in Philadelphia, estimated in 2003 that one out of five Philadelphians is disabled; approximately 300,000 persons citywide. Recent census data indicate that if temporary disabilities are included, two out of five Philadelphia residents sustain a disability.

Disabled individuals seeking supportive housing or supportive services are generally economically disadvantaged. Ninety-nine percent of the telephone calls received by HCDI's housing counseling program between July 1, 2001, and June 30, 2002, were from disabled people who met HUD's low-income guidelines. Of these, 87 percent had incomes below 25 percent of the median income and 12 percent had incomes at or below 50 percent of median.

HCDI found that the vast majority of the disabled population who ask service agencies for assistance derive income from Supplemental Security Income (SSI). SSI is at most $623 a month for a single individual, making it financially impossible for most single people with disabilities to live alone in affordable housing. Moreover, housing requirements vary because the disabled community also includes households of adults and children as well as homeless people.

All housing projects developed with City housing funds must comply with the City's Accessible Housing Marketing Policy, which requires developers receiving City funds to notify the City to assist in marketing accessible housing units to the disabled community for a 30 day period prior to marketing accessible and non-accessible housing units to the general public.

Adaptive Housing Needs

Persons with mobility limitations may require assistance with daily living activities in order to live independently. The majority critically need barrier-free affordable housing. This need has been documented by many organizations serving the disabled population such as HCDI and Resources for Independent Living.

Common safety and access problems cited include steps and stairs that prevent access to all floors; bathroom facilities that do not allow independent mobility; entrances that prohibit movement in and out of the residence; kitchen fixtures that require assistance to use; scarcity of intercom systems.

To alleviate these problems, OHCD funds the Adaptive Modifications Program (AMP) that assists in financing the modifications needed in residences of income-eligible disabled persons. Over the last decade as the public has become more aware of AMP, requests for adaptive modifications have increased. Although AMP served 80 people in the last fiscal year, as of April 2011 there was a waiting list of 833 people.

Supportive Housing Needs of Persons With AIDS and AIDS-Related Diseases

Estimate of Population With AIDS

In 1996, OHCD sponsored a housing needs assessment study of HIV and AIDS in the Philadelphia region. The study was comprised of three components: an examination of demographic trends, a questionnaire or survey of persons living with HIV/AIDS in the region and a statistical research study of the correlation between AIDS and homelessness in Philadelphia. This needs assessment study, together with updated demographic information from the Philadelphia Department of Public Health and related sources, forms the basis of this section of the *Consolidated Plan*.

As of Dec. 31, 2009, 24,659 persons in the five counties of southeastern Pennsylvania, including Philadelphia, had been reported as diagnosed with AIDS. Of these, 83.2 percent resided in Philadelphia, and 16.8 percent in the four Pennsylvania suburban counties of Bucks, Chester, Delaware and Montgomery. Cases newly reported in Philadelphia make up a growing proportion of the cases in the region as a whole.

Estimate of Population With HIV

The population of persons who have been diagnosed with AIDS in the Southeastern Pennsylvania region is only a fraction of those who are assumed to be HIV-infected or HIV-positive. While various estimates of the number of HIV-positive persons in the region have been made, most estimates are in the 20,000 range. Combined with new drug therapies that are keeping many persons with HIV/AIDS alive and healthy for extended periods of time, these numbers suggest that the number of persons living with HIV/AIDS in the region who may need AIDS-related services will increase over the next few years. HIV became reportable by name in Philadelphia in October 2005. Through Dec. 31, 2009, 28,274 persons in Philadelphia had been diagnosed with either HIV or AIDS since 1980.

Characteristics of the HIV/AIDS Population

The populations directly affected by HIV and AIDS have not remained static. The white, gay male population, which in the early years of the epidemic was perceived to be the main group affected by HIV/AIDS, is no longer predominant. Increasingly, HIV and AIDS affect low-income people (especially persons of color), women and children, those dually and triply diagnosed with mental illness, substance abuse and those who are homeless.

Table 1.16
Southeastern Pennsylvania AIDS Cases by County

	Jan. 1, 1980 - Dec. 31, 2009			
County	**No. Reported**	**% of Region**	**Presumed living**	**% of Region**
Philadelphia County	20,507	83.2	11,362	85.9
Bucks County	805	3.3	381	2.9
Chester County	604	2.4	249	1.9
Delaware County	1,680	6.8	763	5.8
Montgomery County	1,063	4.3	475	3.6
Total	**24,659**	**100**	**13,230**	**100***

(Sources: "HIV/AIDS Surveillance Summary Report," PA Department of Health, Dec. 31, 2009;
AACO Annual Surveillance Report, Philadelphia Department of Public Health, 2009)

* Percentages may not add to 100% due to rounding.

Philadelphia

In Philadelphia, the majority of people diagnosed with AIDS since the beginning of reporting have been African-American and Latino. AIDS has claimed more lives among African-American men and women than among any other race in Philadelphia. In 2005, African-American men comprised the largest proportion of men who have sex with men (MSM) (54 percent) and of heterosexual AIDS cases (76 percent). Whites comprised 40 percent of MSM cases and 11 percent of heterosexual AIDS cases; Latinos comprised 5 percent of MSM cases and 13 percent of heterosexual AIDS cases.

In Philadelphia, the proportion of new cases diagnosed which arise from MSM fell steadily through the 1990s, while the proportion attributable to injecting drug use and heterosexual sex increased. Prior to 1989, MSM accounted for more than 75 percent of the Philadelphia cases, while injecting drug use (without MSM) accounted for approximately 10 percent of cases, and heterosexual contact without injecting drug use accounted for less than 2 percent of cases. In 2006, MSM accounted for 28 percent of newly diagnosed cases, injecting drug use (without MSM) accounted for 20 percent of cases, and heterosexual sex accounted for 52 percent of cases.

According to the Philadelphia Department of Public Health, recent trends in HIV/AIDS transmission risk indicate that cases associated with injection drug use have decreased substantially, possibly due to the success of needle exchange. MSM cases, which had been levelling off, seem to be increasing again. However, over the past several years, heterosexual contact has been driving the epidemic in Philadelphia.

Table 1.17
Disproportionate Relationship Between Race and HIV/AIDS in Philadelphia

Race/Ethnicity	Total Population (2000)	HIV/ AIDS Cases*
White	45.0%	22.0%
African American	43.2%	65.9%
Latino	8.5%	10.9%
Other/Unknown	3.3%	1.1%

(Source: AACO Annual Surveillance Report, Philadelphia Department of Public Health, 2009)

*cumulative to Dec. 31, 2009 Percentages may not add to 100% due to rounding.

One effect of the growing percentage of transmission due to drug use and heterosexual sex has been a increase in the number and percentage of women with AIDS in Philadelphia. In Philadelphia, women now comprise 30 percent of people living with HIV/AIDS. It is likely that there will be a growing need for family-based supportive housing and services for people with AIDS.

Suburban Pennsylvania

AIDS trends in the Philadelphia suburbs are somewhat different from those in the City of Philadelphia. White men who have sex with men remain the largest population of new and existing reported AIDS cases, though the number of African American men with AIDS is steadily increasing in all four counties and is equal to or greater than the number of white men with AIDS in some counties. As in Philadelphia, the number of women represented is steadily climbing, as is the number of persons infected through heterosexual sex and injecting drug use. Trends in urban portions of the region such as the City of Chester more closely mirror the City of Philadelphia than suburban and rural parts of the region where MSM remains the predominate mode of transmission.

Table 1.18
Philadelphia AIDS Cases by Gender

	Jan. 1, 1980 - Dec. 31, 2009	
Gender	**Number**	**%**
Male	15,737	76.7
Female	4,770	23.3
Total	**20,507**	**100**

(Source: AACO Annual Surveillance Report, Philadelphia Department of Public Health, 2009)

Income

The 1996 housing survey of persons with HIV/AIDS concluded that the overwhelming majority of respondents (including persons at all stages of the disease) were very poor. Fifty-two percent of respondents earned or received less than $6,000 per year. As in the general population, the incomes of African Americans with HIV/AIDS was significantly less than others, with 63 percent reporting an income of less than $6,000 per year, compared with 27 percent of white respondents and 50 percent of Latino respondents. The extremely low incomes of most persons with HIV and AIDS has led to housing instability and the potential of homelessness. Forty-three percent of survey respondents reported that they would have to move if their monthly incomes dropped by $100 per month. Forty-four percent of respondents were spending more than 30 percent of their incomes on rent.

Medical Advances

Since 1996, advances in treatment through the use of combinations of drugs including protease inhibitors have led to dramatic improvements in health for many persons with HIV/AIDS. Hospitalizations have decreased, many persons are leading lives with significantly better quality of life, and some persons are returning or considering returning to work. As AIDS becomes a chronic, manageable disease that does not necessarily lead to death, the numbers of persons living with the disease will increase while the nature of their housing and supportive service needs may change. At the same time, new therapies do not seem to be effective for some individuals and the need for a continuum of care and housing for persons with HIV and AIDS will remain. As of Dec. 31, 2009, there were 11,362 persons living with AIDS in Philadelphia.

Housing Needs of People With HIV/AIDS

While it is difficult to arrive at a precise number of persons who need housing subsidies, assisted or supportive living arrangements, or other housing services, it is clear that there is an unmet need for housing for persons with HIV/AIDS. The survey of persons with HIV/AIDS sponsored by OHCD in 1996 concluded that more than half of all severely symptomatic persons with AIDS were spending more than 50 percent of their income on rent and were receiving no housing assistance. Among racial and ethnic groups, 48 percent of whites, 54 percent of African Americans, and 75 percent of Latinos who are severely symptomatic were spending more than 50 percent of their incomes on rent and were receiving no housing assistance. Eighteen percent of respondents were receiving some kind of housing assistance while 22 percent of respondents were on a waiting list for some kind of housing assistance. Based on data gathered in the survey, it was concluded that existing housing programs are benefiting those at the greatest risk of housing instability but that significant unmet need remained.

The survey also found that survey respondents had experienced significant mental and physical disabilities. The majority of all ethnicities and disease stages reported having had mental health problems in the past. Physical health problems increased with disease stage. After diagnosis with HIV, 19 percent of severely symptomatic respondents became blind, 14 percent became deaf, 21 percent developed mobility problems requiring the use of a wheelchair, and 42 percent developed mobility problems requiring the use of a

cane or walker. While it is hoped that medical advances have or will mitigate these problems arising from HIV disease, physical and mental health issues will remain factors to be considered in developing AIDS housing. Individuals' needs for support services change over the course of their illness and should be taken into account in designing an appropriate continuum of housing for persons with HIV/AIDS. In addition, 18 percent of all respondents felt that they needed residential drug and/or alcohol treatment.

Independent living situations, rather than congregate or shared living, were the clear preference for respondents to the housing survey. Approximately 90 percent of asymptomatic and mildly symptomatic persons with HIV wanted to live alone in their own residence or with family, friends or partners. African-Americans in particular desired to live alone while Latinos were more likely to want to live with family, friends or partners. Even among those who are severely symptomatic, 83 percent wished to live alone or with family, friends or partners while 17 percent preferred shared, congregate, nursing or hospice facilities. The survey confirmed the anecdotal evidence reported by HIV consumers to OHCD for many years: persons with HIV/AIDS want most of all to live independently. This desire has driven the City's emphasis on rental assistance for persons with AIDS.

Supportive Housing Needs of Persons with Behavioral Health Challenges and Intellectual Disabilities

In November 2004, Dr. Arthur E. Evans was appointed the first director of what is now known as the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). Under the direction of Dr. Evans, DBHIDS began the implementation of a system-wide transformation initiative to promote the core concepts of recovery, resiliency, self-determination, and cultural competence. This progressive, evidence-based approach to service provision was developed with input from a wide variety of stakeholders including persons in recovery, persons with intellectual disabilities, family members, and service providers. At this time, DBHIDS' System Transformation efforts are focused on implementing Practice Guidelines, which apply the transformation to four domains of behavioral health services practice:

- Assertive Outreach and Initial Engagement;
- Screening, Assessment, Services Planning and Delivery;
- Continuing Support and Early Re-Intervention; and
- Community Connection and Mobilization.

This System Transformation is also in line with recovery-oriented changes at the State government level (Office of Mental Health and Substance Abuse Services) that include a commitment to "A Home in the Community for Everyone." OHCD's continued partnership with DBHIDS is a part of Philadelphia's fulfillment of that commitment by offering supportive housing options.

"Behavioral health challenges" is defined to include mental health challenges, intellectual disabilities and addictive challenges. Individuals with behavioral health challenges may be in recovery from more than one challenge and may also be living with a physical health challenge.

Persons with Mental Health Challenges

According to DBHIDS, there are approximately 100,000 persons in Philadelphia living with mental health challenges. Residential-based supportive services (supportive housing) are available and currently provided to over 2,500 persons with mental health challenges. DBHIDS maintains a waiting list for these services for individuals in the services' priority groups who are likely to be provided with the services within 6 months or less. Currently this waiting list is over 500 people as the availability of these services does not meet the existing need. This waiting list does not include persons who are not in a county priority population group but could still benefit from permanent supportive housing. One approach to quantifying this larger universe of need is to consider Office of Supportive Housing (OSH) estimates of the unmet need for permanent supportive housing for homeless individuals with all disabilities. In FY10 OSH estimated 4,332 slots of permanent supportive housing were needed.

Persons with Addictive Disorders

Philadelphia's Office of Addiction Services, located within DBHIDS, offers supportive housing services for approximately 300 people through recovery houses (transitional services) and permanent supportive housing. No wait lists are kept but estimates are that available services fall short of meeting the need.

Persons with Intellectual Disabilities

DBHIDS provides services to persons with intellectual disabilities. There are five models of supported residential services: in-home support, supportive living, family living, community homes and larger facilities. The primary model is the three-person Community Living Arrangement (CLA). Participants in CLAs are provided with direct support staff working with them on a 24-hour basis. Direct support staff provide support, training, and supervision.

DBHIDS provides supportive daytime services to more than 2,500 individuals with intellectual disabilities and their families each year. In the last several years, limited amounts of money have been available to increase this support for individuals who remain in the homes of family members. In-home alternatives to out-of home residential services, as well as accessible housing that makes it possible for individuals with intellectual disabilities and mobility impairments to remain at home, are key service needs for this population.

According to DBHIDS, the average age of persons with intellectual disabilities who are living in residential homes is also increasing and many of these individuals are also experiencing mobility difficulties, underscoring the need for accessible housing.

Public Housing Residents

As of December 1997, there were 38,316 persons making up 16,989 households in Philadelphia Housing Authority (PHA) conventional and scattered sites housing. PHA units are largely occupied by minority groups of extremely low-income: African-Americans make up 93 percent of all PHA residents; Latinos 5 percent and whites 2 percent. Among heads of households, 15 percent receive income from employment; 37 percent receive public assistance and 38 percent receive either Social Security or SSI. More than 73 percent of all PHA households have incomes below $10,000, which is less than 25 percent of the median family income for the Philadelphia area. These findings verify that PHA residents are in need of a variety of services to foster self-sufficiency, including job training, adult basic education, job-readiness programs and case management.

With 48 percent of PHA residents under the age of 18, there is also a clear need for recreational and social programs geared specifically for youth. Child care and Head Start programs benefit children while enabling their parents to participate in job training and employment. More than one-fifth of all PHA heads of households are over the age of 62 and 6 percent over the age of 75, indicating a need for senior centers and services that enable seniors to continue to live independently as they grow older.

As of Feb. 1, 1998, PHA has 1,627 residents who have identified themselves as disabled with possible

special needs. Of these residents, 213 are wheelchair users, 829 have mobility limitations, 111 have hearing impairments, 89 are visually impaired and 385 have other disabilities. Of the total accommodation requests 759 have been closed. Also, since 1991 PHA has converted in excess of 555 units to accommodate people with various disabilities.

Table 1.19 OHCD/RDA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Access	Mobility	Hear/Vis
22	Belmont Affordable Homes II	Harold Thomas	42nd St., Belmont Ave., Parrish St.	Rehab	Yes	Multi	20	Yes	1	
22	Booth Manor	Salvation Army/Phila Booth Manor	5522 Arch St.	NC	Yes	Multi	50	Yes	50	
22	Brooks School	Ingerman Group	5631-43 Haverford Ave.	Rehab	Yes	Multi	33	Yes	33	
22	Carl Mackley	Canus Corp/Altman	1401 Bristol St.	Rehab	Yes	Multi	184	Yes	18	
22	Lillia M. Crippen Townhouses	WCRP	6th & Berks Streets	NC	Yes	Multi	26	Yes	2	
22	Sharswood Apartments	Michaels Development	N. 22nd, Master, Horlen, Sharswood	NC	Yes	Multi	71	Yes	4	2
22	Universal Court II	Universal Community Homes	800 S. 16th St.	NC+R	Yes	Multi	21	Yes	2	
22	WCRP Berks Street	WCRP	6th & Berks Streets	NC	Yes	Multi	26	Yes	2	
23	Raymond Rosen	PHA	1900-2000 N 21st; 2000 W Berks	NC	Yes	Multi	152	Yes	36	
	Off-site Replacement Units		2000 Cecil B.Moore; 2000 N. Van Pelt							
			1700-2000 N. Lambert St.							
			1700, 1900 Woodstock St.							
			2000 W. Montgomery/200-2100 W. Norris							
23	Southwark Plaza:	Southwark Dev Corp	Vicinity 3rd/5th/Washington	NC+R	Yes	Multi	470	Yes	23	
	On-site Replacement Units									
24	16th & Reed St. Apartments	Presbyterian Homes	16th & Reed Streets	NC	Yes	Multi	85	Yes	85	0
24	16th & Federal	Universal Community Homes	16th & Federal Streets	NC+R	Yes	Multi	53	Yes	3	1
24	Belmont Affordable III	Thomas	Scattered Sites	Rehab	Yes	Multi	46	Yes	3	1
24	Francisville Elderly	Community Ventures/Ridge Vineyard	Edwin, Perkiomen, Poplar Streets	NC	Yes	Multi	42	Yes	3	
24	Holmes School	Neighborhood Restoration	55th & Chestnut Streets	Rehab	Yes	Multi	42	Yes	4	
24	Kings Highway II	KAN/KARP	2900-3000 Frankford Ave.	NC	Yes	Multi	31	Yes	2	0
24	Mt. Sinai	Michaels Development	431 Reed St.	Rehab	Yes	Multi	37	Yes	4	4
24	Norris Square Senior Housing	Norris Square Civic Assoc.	2121-37 N. Howard St.	NC	Yes	Multi	35	Yes	35	0
24	Ralston/Mercy Douglass House	Ralston/Mercy Douglass	39th & Market Streets	NC	Yes	Multi	55	Yes	55	0
24	Sarah Allen V	Friends Rehab Program (FRP)	700-800 N 40th St.	Rehab	Yes	Multi	27	Yes	2	0
24	Spring Garden	Community Builders	Scattered Sites	NC+R	Yes	Multi	97	Yes	9	0
24	St. Anthony's	Ingerman Group	2300 Carpenter St.	NC+R	Yes	Multi	54	Yes	4	1
24	Taino Gardens	APM	6th & Dauphin Streets	NC	Yes	Multi	42	Yes	2	1
25	4200 Mitchell Street-202	Friends Rehab Program (FRP)	4200 Mitchell St.	Rehab	Yes	Multi	65	Yes		
26	Elders Place - 202	GGHDC	80 E. Collum St.	Rehab	Yes	Multi	40	Yes		

Table 1.19 OHCD/RDA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Access	Mobility	Hear/Vis
26	Inglis Gardens At Eastwick II	Inglis House Inc.	3026-70 Mario Lanza Blvd.	NC	Yes	Multi	18	Yes		
26	Rudolphy-Mercy Douglass-811	Mercy Douglass	3827 Powelton Ave.	NC	Yes	Multi	17	Yes		
27	St. Ignatius Senior Housing	St. Ignatius Nursing Home	4402-06 Fairmount Ave.	NC	Yes	Multi	67	Yes	7	2
28	FOP Seniors	FOP	730 Byberry Rd.	Rehab	Yes	Multi	106	Yes	106	
28	4901 Spruce St.	Pennrose	4901 Spruce St.	Rehab	Yes	Multi	33	Yes	2	
28	New Covenant Senior	New Covenant Church	7500 Germantown Ave.	Rehab	Yes	Multi	56	Yes	13	
29	Belmont Affordable V	T. J. Properties	918 N. 42nd St.	Rehab+NC	Yes	Multi	24	Yes	9	
29	Caribe Towers	HACE	3231 N. 2nd St.	Rehab	Yes	Multi	57	Yes	57	
29	Vernon House	Pennrose	1719-25 N. 33rd St.	Rehab	Yes	Multi	68	Yes	8	
29	Coral Street Arts House	New Kensington	2444-68 Coral St.	Rehab	Yes	Multi	27	Yes	5	
30	Greenway Presbyterian Apts.	Presbyterian Homes	2050 S. 58th St.	New	Yes	Multi	68	Yes	4	2
30	Presbyterian Homes	Presbyterian Homes	501 Jackson St.	New	Yes	Multi	68	Yes	4	2
31	New Courtland 202	Germantown Homes	6950 Germantown Ave.	Rehab	Yes	Multi	70	Yes	3	2
31	Neumann North Senior Housing	Dale Corp.	1729-55 Frankford Ave.	Rehab	Yes	Multi	70	Yes	4	2
31	Neumann Senior Housing	NCC Neumann Senior Corp.	1741 Frankford Ave.	Rehab	Yes	Multi	67	Yes	4	2
31	Center Park III -- Elderly	Jewish Federation	1901 Red Lion Rd.	New	Yes	Multi	39	Yes	4	
31	Simpson Senior Services	Simpson Senior Services	1011 Green St.	New	Yes	Multi	40	Yes	2	1
32	Yorktown Arms II	Yorktown CDC	1300 W. Jefferson St.	NC	Yes	Multi	37	Yes	37	2
32	Susquehanna Village	Community Ventures	15th Street & Susquehanna Avenue	NC	Yes	Sing/Mult	50	Yes	17	2
32	Sharswood II	Michaels Development	2200 Sharswood St.	NC	Yes	Multi	60	Yes	6	3
32	Philip Murray House 202	Phillip Murray II Inc.	2200 Old York Rd.	NC	Yes	Multi	70	Yes	4	2
33	Commons at Point Breeze	Universal Community Homes	16th & Federal Streets	NC	Yes	Sing/Mult	55	Yes	5	2
33	St. John Neumann Sr. Housing	Catholic Social Services	2600 Moore St.	Rehab	Yes	Multi	75	Yes	8	2
33	Angela Court II	St. Ignatius	4400 Fairmount Ave.	NC	Yes	Multi	54	Yes	6	1
34	Manuta Presbyterian 202	Presbyterian Homes	600-18 N. 34th St.	NC	Yes	Multi	66	Yes	7	3
34	Mt. Tabor Senior	Mt. Tabor	957 N. 6th St.	NC	Yes	Multi	56	Yes	12	3
34	Booth Manor II (202)	Salvation Army	5522 Arch St.	NC	Yes	Multi	50	Yes	5	1
34	20th and Lehigh Mixed Use	Allegheny West	1913 W. Lehigh Ave.	NC	Yes	Multi	5	Yes	1	1
34	Reba Brown Sr. Apartments (202)	Mt. Zion CDC	1450 S. 50th St.	NC	Yes	Multi	75	Yes	8	2

Table 1.20 OHCD/RDA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Access	Mobility	Hear/Vis
NA	Capacity Building Grant	1260 Housing Dev Corp	3512 N. Broad St.	Rehab	Yes	Multi	3	Yes	1	
NA	Capacity Building Grant	Hero Inc.	3338 N. Gratz St.	Rehab	Yes	Single	1	Yes	1	
NA	Capacity Building Grant	Interact	1607 W. Girard Ave.	Rehab	Yes	Multi	8	Yes		
NA	Capacity Building Grant	PCAH	59 N. Felton St.	Rehab	Yes	Single	1	Yes	1	
14	Hancock Manor	National Housing Trust	174 W. Allegheny Ave.	Rehab	Yes	Multi	46	Yes	3	
14	Von Louhr Apts	PCAH	15-25 S. 61st St.	Rehab	Yes	Multi	25	Yes	1	
14	Waller House	National Temple CDC	16th & Jefferson Streets.	Rehab	Yes	Multi		Yes	1	
15	1100 Green	HCDI	1109-1117 Green St.	NC	Yes	Multi	15	Yes	5	10
15	PEC Permanent	Pennrose Properties	3902 Spring Garden St.	Rehab	Yes	Multi	9	Yes	1	
15	PEC Transitional	PEC CDC	3902 Spring Garden St.	Rehab	Yes	Multi	11	Yes	1	
16/17/18	Germantown YMCA	Germantown YMCA	5722 Greene St.	Rehab	Yes	Multi	128	Yes	122	
18	1515 Fairmount	Project H.O.M.E.	1515 Fairmount Ave.	Rehab	Yes	Multi	48	Yes	2	2
18	Genesis II - Caton House	Genesis/Tara Dev	1239 Spring Garden St.	Rehab	Yes	Multi	20	Yes	20	
18/19	Family House Now	Resources For Human Dev	1028-30 N. 48th St	Rehab	Yes	Multi	11	Yes	11	
19	1260 Preston	1260 Housing Dev Corp	418-28 N. Preston St.	Rehab	Yes	Multi	7	Yes	1	6
19	OIC Village I	Opportunities Industialization Ctr	1917-21 Oxford Ave.	NC	Yes	Multi	44	Yes	4	
19	Proyecto Escalera	APM	2355 Germantown Ave.	Rehab	Yes	Multi	27	Yes	2	
19	St Elizabeth's	Project H.O.M.E.	1850 N. Croskey St.	Rehab	Yes	Multi	24	Yes	1	
19/20	Calcutta House	Calcutta House	1601-05 W. Girard Ave.	12NC+4R	Yes	Multi	16	Yes	14	
19/20	Imani Homes	PEC CDC	West Powelton Scattered	Rehab	Yes	Multi	24	Yes	1	1
20	81 E. High St. Manor	Resources For Human Dev	81 E. High St.	Rehab	Yes	Multi	15	Yes	4	
20	Rowan House	PEC CDC	39th & Baring Streets	Rehab	Yes	Multi	26	Yes	4	
20/21	1260 Thompson/Walnut	1260 Housing Dev Corp	4230 Thompson St. 1324 Walnut St.	NC+R	Yes	Multi	35	Yes	11	24
20/21	Center City YWCA	Ingerman Group	20th & Chestnut Streets	Rehab	Yes	Multi	60	Yes	60	60
20/21	Marlton Residence	Pennrose/We The People	1700 Marlton Ave.	Rehab	Yes	Multi	25	Yes	2	2
21	1260 Center West	1260 Housing Dev Corp	4101 Chestnut St., 900 blk Lombard St.	Rehab	Yes	Multi	17	Yes	1	9
21	1260 Reed	1260 Housing Dev Corp	501-07 Reed St.	Rehab	Yes	Multi	18	Yes	15	
21	Fourth Street Access	APM/1260 Housing Dev Corp	1912-1930 N. 4th St.	NC	Yes	Multi	24	Yes	8	16
21	H.E.L.P. II (Genesis Square Townhouses)	H.E.L.P. Inc.	48th & 49th Streets Westminster & Wyalusing Avenues	NC+R	Yes	Multi	50	Yes	2	50
22	Calcutta House II	Calcutta House	1607 W. Girard Ave.	Rehab	Yes	Multi	6	Yes	1	
22	Haddington III	PCAH	Scattered Site	Rehab	Yes	Multi	20	Yes	1	
22	H.E.L.P I	H.E.L.P Inc.	4900 Wyalusing Ave.	NC	Yes	Multi	40	Yes		
22	VOA	Ingerman Group	2601 N. Broad St.	Rehab	Yes	Multi	108	Yes		
22	Reed Street SRO	Salvation Army	32nd & Reed Streets	Rehab	Yes	Multi	66	Yes	66	66
23	Bethesda Transitional	Bethesda Project, Inc.	816 N. 20th St.	Rehab	Yes	Multi	16	Yes		
23	Dignity II	Dignity Housing	5151, 5153, 5155 Wayne Ave.	Rehab	Yes	Multi	16	Yes	2	
23	Drueding Center 2	Drueding Center/Project Rainbow	413 W. Master St.	Rehab	Yes	Multi	9	Yes	1	
23	Elkins Residence	Albert Einstein	11th & Clarkson Streets	Rehab	Yes	Multi	73	Yes	73	73

Table 1.20 OHCD/RDA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Access	Mobility	Hear/Vis
23	Horizon House II	Horizon House	6015 Limekiln Pike	NC	Yes	Multi	18	Yes	2	
23	Overington Transitional House	Overington Housing Inc.	1528-30 Overington St.	Rehab	Yes	Multi	13	Yes	1	
23	Project Hope/Raise of Hope	Hope Partners	5122 N. Carlise, 6818 N. 17th St.	Rehab	Yes	Single	2	Yes	2	
23	Rowan Homes I	Project HOME	2800 Diamond St.	NC	Yes	Multi	8	Yes		
23	Rowan Homes II	Project HOME	1900 W. Judson St.	NC	Yes	Multi	32	Yes	2	
24	6th & Montgomery	WCRP	1800 Blk N. 6th St., Marshall Street	NC	Yes	Multi	20	Yes	6	2
24	Special Needs Enhanced Services Project	Dignity Housing	600 Blk Montgomery Ave.,W. Wilt Streets Northwest Scattered Sites	Rehab	Yes	Multi	9	Yes	1	1
24	Spring Street Housing	PCAH	Haddington, Cobbs Creek Scattered	Rehab	Yes	Single	20	Yes	1	1
25	Drueding Rainbow	Drueding Center/Project Rainbow	1348 N. 4th St.	Rehab	Yes	Multi	10	Yes	1	
26	Interim House West	Phila.Health Management Corp.	4100 Parkside Ave, 4100 Viola St.	NC	Yes	Multi	20	Yes		
26	Shelia Brown Women's Ctr	Shelia Brown/UCH	2000-04 Ellsworth St.	Rehab	Yes	Multi	9	Yes	1	
26	Veterans Shared Housing	Impact Services	124 E. Indiana Ave.	NC	Yes	Multi	7	Yes	2	
27	Lillia Crippen Townhouses II	WCRP	6th Street & Montgomery Avenue	NC	Yes	Multi	20	Yes		
27	Dignity Enhanced Service Project	Dignity Housing	1646 W. Nedro Ave./1941 S. Ithan St.	Rehab	Yes	Multi	9	Yes	8	2
27	St. Ignatius Senior Housing	St. Ignatius Nursing Home	4402-06 Fairmount Ave.	NC	Yes	Multi	67	Yes	7	2
28	Avondale Housing	ACHIEVEAbility	Scattered sites	Rehab	Yes	Single	18	Yes	1	1
28	Melville Way	Traveler Aid-Melville Way	4520-22 Walnut St.	Rehab	Yes	Multi	8	Yes	1	
28	Visitation Transitional Housing	Catholic Social Services	2640-46 Kensington Ave.	NC	Yes	Multi	18	Yes	1	1
29	Casa Nueva Vida	ActionAIDS	2600 N. 6th St.	NC	Yes	Multi	12	Yes	5	
29	Monument Mews	1260 Housing	4300 Monument Rd.	Rehab	Yes	Multi	60	Yes	6	
29	Karen Donnally Townhouses	WCRP	4th & Diamond Streets	NC	Yes	Multi	32	Yes	6	
29	Mascher Street Townhouses	WCRP	2742-70 Mascher St.	NC	Yes	Multi	12	Yes	2	
30	Respite II	Catch Inc.	1208-12 S. 15th St.	NC	Yes	Multi	16	Yes	16	
32	Gaudenzia Tioga Arms	Gaudenzia	1828-30 W. Tioga St.	Rehab	Yes	Multi	30	Yes	2	
32	Powelton Heights Housing	1260 Housing	4113-15 Warren St.	NC	Yes	Multi	48	Yes	5	
32	Cloisters III	PEC CDC	Scattered sites	Rehab	Yes	Multi	50	Yes	4	
32	Cecil Housing	ACHIEVEAbility	Scattered sites	Rehab	Yes	Single	11	Some	2	
32	Mantua 811	1260 Housing	3613-21 Fairmount Ave.	NC	Yes	Multi	10	Yes	10	
33	Project Restoration	Women of Excellence	2848-50 N. 9th St.	Rehab	Yes	Multi	14	Yes	14	
33	Inglis Gardens at Washington	Inglis House	1200-06 Washington Lane	NC	Yes	Multi	15	Yes	15	
33	Melon SIL 811	Columbus Property Management	3616-28 Melon St.	NC	Yes	Multi	10	Yes	10	
33	Inglis Gardens at Germantown	Inglis House	332-34 E. Walnut Lane	NC	Yes	Multi	15	Yes	15	
33	Inglis Apartments at Elmwood	Inglis House	6100-6298 Eastwick Ave.	NC	Yes	Multi	40	Yes	40	
33	Inglis Gardens at Germantown	Inglis House	332-334 E. Walnut Lane	NC	Yes	Multi	15	Yes	15	1
33	Melon SIL	1260 Housing	3616-18 Melon St.	NC	Yes	Multi	10	Yes	10	1
33	Project Restoration	Women of Excellence	2848-50 N. 9th St.	Rehab	Yes	Multi	14	Yes	14	1
33	Fresh Start	Methodist Services	4200 Monument Ave.	NC	Yes	Multi	11	Yes	2	1
33	Inglis Apartments at Elmwood	Inglis House	6100-6298 Elmwood Ave.	NC	Yes	Multi	40	Yes	40	1
34	St. Elizabeth's Recovery Residence	Project HOME	1850 N. Croskey St.	Rehab	Yes	Multi	20	Yes	4	2

Homeless Needs

Nature and Extent of Homelessness

The City of Philadelphia's Office of Supportive Housing (OSH) is the agency charged with the policy, planning, and coordination of the city's response to homelessness. It is the sole public entity in Philadelphia dedicated to providing services to individuals and families who are experiencing homelessness. Initially established in the late 1980s as the Office of Services to the Homeless and Adults, OSH now resides under the Office of the Deputy Mayor for Health and Opportunity as a result of the reorganization of city services initiated by Mayor Michael A. Nutter in January 2008.

The mission of the Office of Supportive Housing is to plan for and assist individuals and families in moving towards independent living and self-sufficiency. The agency operates the city's centralized emergency housing intake centers and coordinates services administered by providers in a Continuum of Care (CoC). It is through this continuum of housing and services that individuals and families experiencing homelessness obtain access to assistance such as homelessness prevention; diversion and rapid re-housing; relocation; short-term emergency housing; case management; referrals to alternative housing options; and adult protective services.

Estimates of the Number of Homeless in Philadelphia

The following section presents a profile of the homeless population that utilizes the emergency housing system in Philadelphia. The reported statistics are primarily derived from the 2010 Annual Homeless Assessment Report (AHAR) that the Office of Supportive Housing submitted to the federal Department of Housing and Urban Development (HUD) for the 2010 reporting year (October 1, 2009 -September 30, 2010). AHAR data is collected through the city's Homeless Management Information System (HMIS) and includes data from 33 emergency housing providers who contract with OSH, as well as 22 programs that participate in HMIS but do not have contracts with OSH. Eighty-nine percent of family emergency housing programs participate in HMIS, while 65 percent of emergency housing programs for individuals (and adult couples) participate. For a detailed listing of the housing programs in the Philadelphia Continuum of Care, please refer to the Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness. Information featured in previous Consolidated Plans utilized a different data source to calculate estimates of the homeless population, thus one cannot compare statistics in this report to those in prior years.

Sheltered Homeless

The Office of Supportive Housing (OSH) gathers and reports data from its centralized emergency housing intake sites and contracted providers through its online Homeless Management Information System (HMIS). This system, which contains information dating back to 1989, supports every facet of Philadelphia's continuum of care of homeless services. When a client enters the OSH-contracted continuum of care through defined intake points, workers create an electronic file that "follows" he/she through the continuum of programs. Each program with which he/she comes into contact can access real-time information about the client's service history through an online dashboard, which allows services to be more continuously and consistently provided over time. The HMIS system not only facilitates information sharing, but also encourages the collection of a higher quality of data.

Emergency housing programs without contracts with OSH annually submit data for upload into the HMIS and for inclusion in the AHAR. These programs have chosen not to have access to the online HMIS.

During the 2010 federal reporting period, 12,806 homeless persons entered emergency housing in Philadelphia. This count includes 7,681 single adults

without children and 1,798 families with 5,125 adults and children. Further demographics and other characteristics of the sheltered homeless are provided in the following section.

Characteristics of the Homeless Population

While both single adults and families experience homelessness, the household characteristics and the circumstances contributing to their circumstances vary significantly. To highlight these important differences, descriptive statistics for these distinct populations are presented separately. The featured statistics for both groups were reported in the 2010 AHAR (reflecting the time period between October 1, 2009 and September 30, 2010), which includes data from providers who participate in the HMIS and may or may not contract directly with the Office of Supportive Housing.

Individual Homelessness

Of the 7,681 individual adults in emergency housing during the federal reporting year, 99 percent were single adult households, and 1 percent of adults were in two-person households without children. This population largely consisted of men between the ages of 31 to 50.

Table 1.21
Gender Distribution of Individual Adults in Emergency Housing

Gender of Adults	
Male	69%
Female	30%
Unknown	<1%
Total Individual Adults	**7,681**

Table 1.22
Age Distribution of Individual Adults in Emergency Housing

Age of Adults	
18 to 30	23%
31 to 50	51%
51 to 61	21%
62 or older	4%
Total Individual Adults	**7,681**

Family Homelessness

Emergency housing programs are utilized not only by single adults, but also by families with children. Among the 5,125 individuals in families who entered the emergency housing system in the 2010 federal reporting year, 30 percent were in two-person households, 31 percent in three-person households, 18 percent in four-person households, and 20 percent in households with five or more people. The majority of families that enter the emergency housing system are headed by single females between the ages of 18-30. The children in our city's homeless families are predominantly under the age of 5, and approximately evenly distributed in terms of gender.

Table 1.23
Gender Distribution of Adults in Families in Emergency Housing

Gender of Adults	
Male	7%
Female	93%
Total Individual Adults	**1,891**

Table 1.24
Age Distribution of Adults in Families in Emergency Housing

Age of Adults	
18 to 30	66%
31 to 50	32%
51 to 61	2%
62 or older	<1%
Total Adults in Families	**1,891**

Table 1.25
Age Distribution of Children in Families in Emergency Housing

Age of Children	
Under 1	10%
1 to 5	48%
6 to 12	31%
13 to 17	11%
Total Children in Families	**3,234**

Nature and Extent of Homelessness by Racial/ Ethnic Group

The Black or African-American population is disproportionately represented in emergency housing. Per the U. S. Census Bureau's 2005-2009 American Community Survey, 43 percent of all Philadelphia residents are Black or African-American. However, 63 percent of all single adults in emergency housing in the 2010 federal reporting year were Black or African-American. As demonstrated in the following tables, this racial disparity exists at approximately equal rates among homeless single adults and families. These figures may underestimate the racial disparities, as 18 to 23 percent of clients did not provide this information. The over-representation of Black or African-American individuals in emergency housing has been a long-standing trend in both Philadelphia and in the nation as a whole.

Table 1.26
Racial Distribution of Individuals and Families in Emergency Housing

	Individual Adults (n= 7,681)	Persons in Families (n= 5,125)
Black / African-American	63%	63%
White	12%	6%
Asian	<1%	<1%
Multiple Races	7%	7%
Unknown	18%	23%

Philadelphia's emergency housing system is more representative of the overall city in terms of ethnic composition than it is race. According to the 2005-2009 American Community Survey, 11 percent of the population identifies as being Hispanic or Latino. Although programs did not report ethnic information for all clients, it is clear that the majority of individuals (84 percent) and families (77 percent) in emergency housing are not Hispanic. Such statistics follow nation-wide trends, as national data featured in the 2009 Annual Homeless Assessment Report found that 80.5 percent of homeless clients served throughout the country were non-Hispanic and 19.5 percent were Hispanic.

Table 1.27
Ethnic Distribution of Individuals and Families in Emergency Housing

	Individual Adults (n= 7,681)	Persons in Families (n= 5,125)
Non-Hispanic/Non-Latino	84 %	77 %
Hispanic/Latino	7 %	8 %
Unknown	9 %	15 %

Unsheltered Homeless

Although many of the city's homeless utilize the emergency housing system, a population of single adults and couples (without children) sleeps in locations unintended for habitation (i.e. on the streets) rather than in emergency housing facilities. Such unsheltered homeless adults are often vulnerable and in need of supportive services that they either do not have access to or refuse to utilize. In an attempt to reach this population, Project H.O.M.E – a nonprofit homeless services and supportive housing provider – operates the Outreach Coordination Center (OCC). The OCC coordinates and oversees the activities of a network of street outreach teams run by several nonprofit organizations in the city funded through the Department of Behavioral Health and Intellectual disAbility Services, including, Hall Mercer, Horizon House Inc., Mental Health Association, Project H.O.M.E., and SELF Inc. The main goal of street outreach is to engage people living on the street in an effort to help them receive services and ultimately seek appropriate supportive housing opportunities. In addition to the teams coordinated by the OCC, several agencies independently provide street outreach to target homeless populations, including but not limited to Covenant House Pennsylvania, Youth Service Inc., Youth Health Empowerment Project, the Philadelphia VA Medical Center, and Prevention Point Philadelphia.

Outreach teams search for people living in areas not meant for human habitation such as streets, sidewalks, subway concourses and highway underpasses. When workers make contact, they begin to develop relationships with the homeless to encourage them to accept assistance that may stabilize their lives. During Fiscal Year 2010 (July 1, 2009 – June 30, 2010), street outreach teams made a total of 31,287 contacts with 5,083 unduplicated people on the streets of Philadelphia. This population of unsheltered adults consisted primarily of African-American (79 percent) or white (20 percent) males (77 percent) between the ages of 40-59 (65 percent).

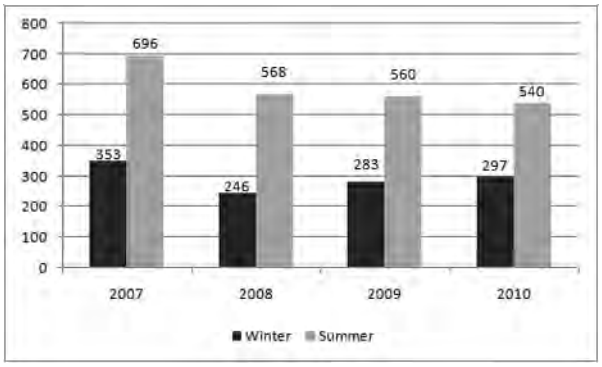
Over the past several years, the OCC has conducted street counts to measure the number of people living on the streets. Counts are completed quarterly to establish an accurate picture of seasonal fluctuations among homeless populations on the street. During Fiscal Year 2010, OCC conducted four counts which included the areas of Center City, selected parts of North and West Philadelphia, and Kensington, and the Philadelphia International Airport terminals.

Table 1.28

Date of Street Count	Number of Individuals
May 2010	424
August 2010	540
November 2010	425
January 2011	359

Figure 1.6

Number of Homeless People Living on the Streets of Philadelphia (2007 - 2010)



Despite the best efforts of OSH and OCC, collected data do not represent the entire population of homeless persons. There will always be hidden populations, for instance those in abandoned structures, which makes it difficult to obtain an accurate depiction of all of the individuals who experience homelessness in a given year.

Subpopulations

The causes of homelessness vary from household to household. A standard set of characteristics that indicates a high risk of becoming homeless does not exist. In fact, many people living in their own homes have the very same attributes that are commonly believed to lead to homelessness. Among the 27 cities that participated in the 2010 Hunger and Homelessness Survey conducted by the United States Conference of Mayors, unemployment, lack of affordable housing, poverty, low-paying jobs, and domestic violence were cited by city officials as the leading causes of homelessness among households with children.[1] Lack of affordable housing, mental illness and the lack of needed services, substance abuse and the lack of needed services, and poverty were cited as the leading causes of homelessness among single individuals. The experience of co-occurring factors such as substance abuse, mental illness, domestic violence and extreme economic hardship make it increasingly difficult for vulnerable subpopulations to avoid or overcome homelessness.

The featured subpopulation data is primarily from the city's annual Homeless Point in Time (PIT) Count that was conducted on the night of January 27, 2010. Emergency housing programs throughout the city provided information on the clients residing in their facilities on the night of January 27, 2010 through the Point in Time Count Survey Form submitted to the Office of Supportive Housing. Programs were asked to gather client data through administrative/program records, the Homeless Management Information System, and/or client interviews. Therefore, data included in this section covers all emergency housing programs in the city, not simply those who contributed data to the AHAR.

Subpopulation information for the unsheltered homeless reflects the 481 individual adults who were living on the street and those who utilized the city-operated overnight drop-in centers on the night of the PIT count. These seasonal drop-in facilities are for individuals living on the streets who are resistant to seeking help from the traditional emergency housing system. The centers provide special placement services including medical and psychiatric evaluations, assistance with connecting to benefits, identification, and addressing other needs.

Homeless Substance Abusers

On the night of the PIT Count, 43 percent of single individuals and 18 percent of adults in families who resided in emergency housing disclosed a history of drug and alcohol abuse. Among the unsheltered population, 60 percent of adults included in the PIT count reported a history of chronic substance abuse. It is important to state that the disclosure of this information is not required, and the responses are not compared to any other data source.

Persons With Mental Illness

Homeless adults suffer from a wide range of mental health disorders that vary in degree of severity. Some may live with serious and persistent mental illness, while others experience situational depression or anxiety related to the trauma of being homeless. To ensure sheltered clients receive the services they need, OSH is continually strengthening its collaboration with the Department of Behavioral Health and and Intellectual disAbility Services (DBHIDS) – the city agency that oversees substance abuse treatment programs and mental health services. As a result of their collaborative efforts, behavioral health case management services are available at 13 emergency housing programs. During the 2010 PIT Count, 22 percent of single adults and 17 percent of adults in families in emergency housing disclosed a history of mental health issues.

Similar to OSH, the Outreach Coordination Center (OCC) works closely with DBHIDS to grant unsheltered individuals timely access to services. Several of the outreach teams coordinated by OCC are staffed through behavioral health programs with trained professionals who can not only engage people effectively, but also advocate for clients as

[1] United States Conference of Mayors (2010). Hunger and Homelessness Survey. A Status Report on Hunger and Homelessness in America's Cities. A 27-City Survey. December 2010. Washington, DC

they seek needed services. PIT Count data indicate that approximately 56 percent of the unsheltered population had a serious mental illness in 2010.

Dual-Diagnosis Persons

The subpopulation of dual-diagnosis persons suffers from both drug and/or alcohol abuse and mental health issues. People experiencing homelessness with dual diagnoses face significant barriers they must overcome in addition to homelessness. They often require long-term engagement and intensive service interventions. Although individuals with dual diagnoses are at a higher risk of becoming chronically homeless, many people are able to address these barriers and move into their own housing with the help of supportive services. The prevalence of dual diagnoses is not requested from emergency housing providers through the PIT Count. However, OCC data indicate that 39 percent of the people engaged by street outreach teams in FY10 were classified as living with a dual diagnosis.

Homeless Victims of Domestic Abuse

National surveys indicate that up to 50 percent of families have experienced domestic violence at one point prior to becoming homeless. Some victims may need the support of an emergency housing program to provide immediate safety, while others benefit from the greater stability afforded through transitional or permanent housing. Currently, there is one domestic violence emergency housing program with a capacity of 100 beds within the OSH-contracted emergency housing system. During the 2010 PIT Count, 6 percent of single adults in emergency housing reported having suffered from domestic violence, while a considerably larger 23 percent of adults in family emergency housing programs reported having previously been victimized.

Within the greater continuum of care, female domestic violence victims (and their families) who require more intensive or longer-term support may enter transitional housing programs. The CoC currently has two programs sponsored by Women Against Abuse and the 1260 Housing Development Corporation. These semi-independent facilities have a capacity of 21 families.

Chronically Homeless Persons

The federal government defines a chronically homeless person as an individual with a disabling condition who has been homeless either continuously for one year, or four or more times in the past three years.[2] Typical disabilities that contribute to chronic homelessness are those experienced by the other subpopulations, such as substance use disorders and serious mental illness. Developmental disabilities and serious health conditions may also impact an individual's experience with homelessness. Chronically homeless persons often disconnect from community support systems, disengage from traditional treatment systems, and repeatedly utilize the homeless system and other social or health systems.[3] According to PIT Count findings, 7 percent of the individuals in emergency housing and 76 percent of the unsheltered population met the federal government's criteria for chronic homelessness on the night of January 27, 2010.

Families and Individuals Threatened With Homelessness

Two critical economic trends have contributed to the rise in homelessness in the United States over the past 20-25 years, an increasing shortage of affordable housing and a concurrent increase in poverty.[4] High rates of home foreclosures combined with rising costs of housing, a continued prevalence of low-paying service jobs, and high unemployment and poverty rates have left many Philadelphia residents vulnerable to homelessness. Further, the declining value and availability of public assistance, as well as the rising costs of health care and other basic necessities, have made it increasingly difficult for many households to make ends meet.[4]

[2] U. S. Department of Housing and Urban Development (2006). SuperNOFA for Continuum of Care programs: Fiscal Year 2006. Washington, DC

[3] National Alliance to End Homelessness (2007). Chronic homelessness. Washington, DC: National Alliance to End Homelessness.

[4] National Coalition for the Homeless (2009). Why are people homeless? Washington, DC: National Coalition for the Homeless.

After losing approximately 11,500 jobs in 2009, Philadelphia had fewer jobs than in any point in its modern history.[5] According to the U. S. Census Bureau, the city experienced an average unemployment rate of 10.3 percent in 2009, compared to the national average of 9.3 percent. In addition to high rates of unemployment, the U. S. Census Bureau statistics revealed that 24 percent of Philadelphia residents were living in poverty, compared to 14.3 percent of U. S. residents nationwide. In 2008, residents also suffered from high rates of extreme poverty, with 11.3 percent of Philadelphians having incomes of less than half the poverty level, compared to 5.2 percent statewide.[6] The city of Philadelphia's Children Work Group also reported in 2010 that approximately 1 in 3 of the city's children currently live in poverty, with the highest number of extremely poor households headed by single females between the ages of 18-24.[7] It is this population of young families that is also highly represented among those served in the emergency housing system.

The widening gap between income and cost of living has resulted in large numbers of Philadelphians becoming unable to afford safe and secure housing. Individuals and families are increasingly seeking housing assistance; however, available assistance is far outstripped by the demand for affordable housing. Without affordable housing, many Philadelphians and families are only one paycheck away from the experience of homelessness.

Nutrition

Each year, the City of Philadelphia receives a grant from the Pennsylvania Department of Agriculture to provide emergency food assistance. For FY10, the grant totaled $3.9 million and was used to purchase 11 million pounds of food distributed to local soup kitchens, food cupboards, and emergency housing programs.

[5] The Pew Charitable Trusts (2010). Philadelphia: The state of the city, a 2010 update. Philadelphia, PA

[6] U. S. Census Bureau. 2006-2008 American Community Survey 3-year Estimates. Washington, DC

[7] Children's Work Group (2010). Philadelphia children and youth experiencing homelessness. Philadelphia, PA

Table 1.29 Philadelphia Continuum of Care - Homeless Population & Subpopulations

Night of January 27, 2010

Continuum of Care Point in Time Homeless Population

	Households with Dependent Children				
	Emergency Housing	**Transitional Housing**	**Safe Haven**	**Unsheltered**	**Total**
Number of Households	503	493	0	0	996
Number of Persons (adults and children)	1,462	1,545	0	0	3,007
	Households without Dependent Children				
	Emergency Housing	**Transitional Housing**	**Safe Haven**	**Unsheltered**	**Total**
Number of Households	2,118	359	72	481	3,030
Number of Persons	2,128	359	72	481	3,040
	Households with Only Children				
	Emergency Housing	**Transitional Housing**	**Safe Haven**	**Unsheltered**	**Total**
Number of Households	33	4	0	0	37
Number of Persons	33	4	0	0	37
	All Households/All Persons				
	Emergency Housing	**Transitional Housing**	**Safe Haven**	**Unsheltered**	**Total**
Total Households	2,654	856	72	481	4,063
Total Persons	3,623	1,908	72	481	6,084

Continuum of Care Point in Time Homeless Subpopulations

	Emergency Housing		**Safe Haven**	**Unsheltered**	**Total**
Chronically Homeless (Federal definition)	141		72	367	580
	Sheltered (EH+TH+SH)	**Unsheltered**	**Total**		
Severely Mentally Ill	869	271	1,140		
Chronic Substance Abuse	1,379	288	1,667		
Veterans	277	73	350		
Persons with HIV/AIDS	118	0	118		
Victims of Domestic Violence	438	0	438		
Unaccompanied Youth (under 18)	37	0	37		

TABLE 1.30 SUMMARY OF ESTIMATED HOUSING NEEDS*

Housing Needs (households)			Income Categories		
			0-30%	31-50%	51-80%
Renter	Small Related	Cost Burden > 30%	18,854	7,384	3,905
		Severe Cost Burden > 50%	15,497	1,678	279
		Substandard	3,874	1,678	2,091
		Overcrowded	774	335	418
	Large Related	Cost Burden > 30%	7,112	1,737	387
		Severe Cost Burden > 50%	5,215	270	0
		Substandard	1,422	579	580
		Overcrowded	4,874	1,637	2,707
	Elderly	Cost Burden > 30%	15,289	6,051	3,130
		Severe Cost Burden > 50%	11,576	2,773	652
		Substandard	3,276	1,260	978
		Overcrowded	655	250	195
Owner		Cost Burden > 30%	43,438	15,802	10,750
		Severe Cost Burden > 50%	25,696	4,078	1,535
		Substandard	9,177	7,646	11,519
		Overcrowded	2,080	1,733	2,707

Non-Homeless Special Needs	Estimated Population & Housing Needs	
	Est. Population	**Est. Housing Needs**
Persons With AIDS (PMSA)	12,000	6,000
Persons With HIV (PMSA)	20,000	8,000
Frail Elderly	22,715	16,000
Persons With Disabilities	264,000	65,300
Mental Health Challenges	89,700	6,100
Addiction Challenges	N/A	3,800

*Housing needs are based on 1990 Census data as provided in the CHAS Databook. PHDC's estimate that 15 percent of all owner-occupied units are substandard was used to estimate the incidence of substandard housing. Estimates of overcrowding were derived from 1990 Census data. Estimates of non-homeless special-needs population and housing needs are derived from information gathered from various public and private agencies as identified in the text.

Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Facilities Providing Overnight Accommodations; Associated Services

Centralized Intake Services

OSH provides centralized intake services for 33 emergency housing programs with which it has contracts. Caseworkers assess eligibility and service needs of consumers presenting for placement into emergency housing, and attempt to place them in the most appropriate emergency or alternative housing facilities. Mental health assessments and referrals to drug and alcohol treatment, health services, children and youth services, legal services and veterans services are provided as needed. Emergency housing programs that are not under contract with OSH are funded primarily with private resources, and may thus perform their own intake and independently arrange for the delivery of services.

Emergency Housing

Emergency housing refers to facilities that provide short-term accommodations for homeless individuals and families, through which providers resolve immediate housing crises, assess level of need, and provide case management assistance to help obtain appropriate housing. Housing and services are typically provided for up to 90 days or until specific goals are accomplished by the client. OSH largely oversees the activities of the Philadelphia's emergency housing system, and funds many of the facilities operated by nonprofit partners, faith-based organizations and personal care boarding home providers.

Transitional Housing

Transitional housing is defined as time-limited (6 to 24 months) housing with supportive services to encourage homeless individuals and families to live more self sufficiently. This semi-independent form of supportive housing is used to facilitate movement from emergency to permanent housing. Transitional housing is primarily provided by nonprofit partners and faith-based organizations, and supportive services may be offered by the organization managing the housing facility or by other public or private agencies.

Permanent Supportive Housing

Permanent supportive housing refers to long-term (not time-limited), safe and decent living arrangements that are linked to supportive services for homeless and disabled individuals and families. Permanent supportive housing enables homeless persons to live independently, which is the ultimate goal of the homeless Continuum of Care.

Safe Haven

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

Homelessness Prevention and Rapid Rehousing

The City of Philadelphia received more than $23 million from the American Recovery and Reinvestment Act in 2009 that allocates funding for Homelessness Prevention and Rapid Rehousing (HPRP) activities over a three year period. Funding is intended to serve households renting units in the community and those residing in emergency and transitional housing facilities. HPRP monies are used to provide the financial assistance that a household needs to maintain their current housing or to help households that are currently homeless transition into permanent housing.

The HPRP program finances four categories of time-limited activities: homelessness prevention,

rapid rehousing, housing retention and emergency relocation services. Homelessness prevention services include housing stabilization and cash assistance (for rent, utilities, and security deposits) to help resolve a housing crisis and prevent homelessness. Rapid rehousing provides housing stabilization and cash assistance (for rent, security deposit, utility deposits, payments or arrearages) to move homeless households living in emergency or transitional housing back into private market housing.

Housing Retention

Housing retention services include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and prevent households from losing their home and becoming homeless.

Emergency Assistance and Response Unit

Emergency assistance and response activities encompass relocation and/or emergency housing assistance for victims of natural disasters such as fires, gas explosions, collapsed buildings and weather related crises and for residents of units declared unfit or unsafe.

Rental Assistance

In 1988 the City created the Philadelphia Transitional Housing Program, formerly known as the Voucher Program. The current fiscal year funding for the program is provided through a combination of City operating funds, state Homeless Assistance Program (HAP) funds and federal Community Development Block Grant (CDBG) and HOME program funds. The program provides housing counseling and temporary rental subsidies to facilitate clients' transition from emergency housing into mainstream housing. The program operates in a manner consistent with the Housing Choice Voucher (formerly Section 8) rental assistance program. The participation period is 12 months, which may be extended to 24 months. During this period clients receive case management/ counseling services to help them maintain independent living and prepare for permanent mainstream housing.

KEY
2010 MCKINNEY HOUSING CONTINUUM OF CARE INVENTORY CHARTS

Inventory Type

C	Current Inventory - Beds that were available for occupancy on or before January 31, 2009.
N	New Inventory - Beds that became available for occupancy between February 1, 2009 and January 31, 2010.
U	Under development - Beds that are fully funded but were not available for occupancy as of January 31, 2010.

Target Population A

CO	Couples only, no children
HC	Households with children
SF	Single Females
SFHC	Single Females and Households with children
SM	Single Males
SMHC	Single Males and Households with children
SMF	Single Males and Females
SMF + HC	Single Males and Females plus Households with children
YF	Youth Females (under 18 years old)
YM	Youth Males (under 18 years old)
YMF	Youth Males and Females (under 18 years old)

Target Population B

DV	Domestic Violence Victims only
VET	Veterans only
HIV	HIV/AIDS populations only

McKinney-Vento Funding

Yes	Program receives any HUD McKinney-Vento Act funding, including Emergency Shelter Grants (ESG) Supportive Housing Program (SHP) Shelter Plus Care (S+C) Section 8 Moderate Rehab Single-Room Occupancy (SRO)
No	Program does not receive any funding through any McKinney-Vento Act Grant Programs

Bed Type

Beds HH w/ Children	Beds designated for Households with Children
Units HH w/ Children	Units designated for Households with Children
Beds HH w/o Children	Beds designated for Households without Children
Seasonal Beds (Emergency Housing Only)	Beds available on a continuous basis during high-demand seasons of the year
O/V Beds (Emergency Housing Only)	Beds that are available temporarily and sporadically during high-demand seasons of the year
CH Beds (Permanent Supportive Housing Only)	Beds that are targeted for chronically homeless persons

Homeless Management Information System (HMIS) Beds

A bed is considered an "HMIS Bed" if provider is entering data into HMIS on clients served. HMIS is a computerized data collection system that tracks services received by homeless people, helps identity gaps in services within continuum, and allows for greater collaboration among service providers as system provides a "history" of a homeless person's involvement in system of care. System required by HUD for all continuums of care.

PIT Count

Number of persons in program on night of Annual Homeless Point in Time Count (January 27, 2010).

Utilization Rate

Calculated based on bed capacity and number of beds occupied on the night of the point-in-time count.

Table 1.31 Housing Inventory Chart: Emergency Shelters

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availabilty Start Date	Availabilty End Date	O/V Beds	PIT Count	Utiliz-ation Rate
ACTS Christian Transitional Services	ACTS House	C	SF		No	0	0	19	19	0	19		100%	0	0			0	15	79%
ACTS Christian Transitional Services	ACTS-Master	C	HC		No	120	40	0	120	120	0	100%		0	0			0	120	100%
ADCM/Somerset	Somerset Men's Low Demand Engagement	C	SM		No	0	0	108	108	0	108		100%	12	12	10/15/2009	4/15/2010	0	102	85%
ADCM/Somerset	Somerset Women's Initiative Program	C	SF		No	0	0	66	66	0	66		100%	14	14	10/15/2009	4/15/2010	0	53	66%
ART House	ART House (drug free)	C	SM		No	0	0	12	12	0	12		100%	0	0			0	10	83%
ART House	ART House (methadone)	C	SM		No	0	0	16	16	0	16		100%	0	0			0	15	94%
Baptist Children's Services	RHYA Rosenberger Emergency Shelter	C	YM		No	0	0	15	15	0	0			0	0			0	14	93%
Bethesda Project	Old First Reformed Church Winter Shelter	C	SM		No	0	0	0	0	0	0			36	0	11/1/2009	4/30/2010	0	27	75%
Bethesda Project	Our Brother's Place	C	SM		No	0	0	150	150	0	150		100%	0	0			0	144	96%
Bethesda Project	St. Mary's Church	C	SM		No	0	0	32	32	0	0			0	0			0	24	75%
Bethesda Project	Trinity Memorial Church Winter Shelter	C	SM		No	0	0	0	0	0	0			26	0	11/16/2009	4/18/2010	0	20	77%
Calcutta House	Calcutta House	C	SMF	HIV	No	0	0	4	4	0	4		100%	0	0			0	2	50%
Catholic Social Services	Good Shepherd	C	SM	HIV	No	0	0	12	12	0	12		100%	0	0			0	11	92%
Catholic Social Services	McAuley House	C	SF	HIV	No	0	0	6	6	0	6		100%	0	0			0	5	83%
Catholic Social Services	Mercy Hospice	C	SFHC		No	16	8	27	43	16	27	100%	100%	0	0			0	31	72%
Catholic Social Services	St. John's Hospice	C	SM		No	0	0	40	40	0	28		70%	0	0			0	40	100%
Covenant House PA	Covenant House - PA. Crisis Center	C	SMF+HC		No	11	5	36	47	0	0			0	0			8	55	100%
Darin Moletta	Moletta II	C	SM		No	0	0	12	12	0	12		100%	0	0			0	12	100%
Darin Moletta	Moletta Personal Care	C	SF		No	0	0	12	12	0	12		100%	0	0			0	12	100%

Table 1.31 Housing Inventory Chart: Emergency Shelters

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availabilty Start Date	Availabilty End Date	O/V Beds	PIT Count	Utiliz-ation Rate
DePaul St. Vincent's	Men's Emergency Shelter	N	SM		No	0	0	25	25	0	25		100%	0	0			0	24	96%
Episcopal Community Services	St. Barnabas Mission	C	HC		No	100	38	0	100	100	0	100%		0	0			0	79	79%
Fresh Start Foundation	Fresh Start I	C	SM		No	0	0	15	15	0	15		100%	0	0			0	12	80%
Fresh Start Foundation	Fresh Start III - Men's	C	SM		No	0	0	5	5	0	5		100%	0	0			0	5	100%
Fresh Start Foundation	Fresh Start III - Women's	C	SF		No	0	0	5	5	0	5		100%	0	0			0	3	60%
Fresh Start Foundation	Fresh Start IV	C	SM		No	0	0	17	17	0	17		100%	0	0			0	15	88%
Fresh Start Foundation	Fresh Start V	C	SM		No	0	0	17	17	0	17		100%	0	0			0	15	88%
Fresh Start Foundation	Fresh Start VI	C	SF		No	0	0	14	14	0	14		100%	0	0			0	12	86%
Gaudenzia Foundation Inc.	Diagnostic and Rehabilitation Recovery Program	C	SM		No	0	0	2	2	0	2		100%	0	0			0	2	100%
Gaudenzia Foundation Inc.	School House Lane	C	SM		No	0	0	19	19	0	19		100%	0	0			0	13	68%
Gibson Foundation	Gibson House	C	SF		No	0	0	12	12	0	12		100%	0	0			0	9	75%
Hope Outreach Ministries UCC	Men Overnight Ministries (MOM)	N	SM		No	0	0	20	20	0	0			15	0	12/1/2009	4/1/2010		21	60%
Love and Care	Darlene Morris-616	C	HC		No	18	4	0	18	18	0	100%		0	0			0	17	94%
Love and Care	Darlene Morris-618	C	HC		No	18	4	0	18	18	0	100%		0	0			0	12	67%
Love and Care	Darlene Morris-620	C	HC		No	18	3	0	18	18	0	100%		0	0			0	16	89%
Love and Care	Darlene Morris-622	C	HC		No	18	5	0	18	18	0	100%		0	0			0	16	89%
Lutheran Settlement House	Jane Addams	C	HC		No	91	29	0	91	91	0	100%		0	0			0	89	98%
Mt. Airy Bethesda Inc.	Stenton Family Manor	C	HC		No	200	60	0	200	200	0	100%		0	0			0	198	99%
Northwest Philadelphia Interfaith Hospitality Network	NPIHN	C	HC		No	17	4	0	17	0	0			0	0			0	9	53%
OSH	Fernwood East	C	HC		No	0	0	0	0	0	0			0	0			97	97	100%

Table 1.31 Housing Inventory Chart: Emergency Shelters

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availabilty Start Date	Availabilty End Date	O/V Beds	PIT Count	Utiliz-ation Rate
OSH	Fernwood West	C	SM		No	0	0	0	0	0	0			66	66	12/16/2009	3/31/2010	0	48	73%
One Day at a Time	Homeless Outreach - Safe Haven	C	SM		No	0	0	13	13	0	0			0	0			0	13	100%
One Day at a Time	ODAAT - Lehigh	C	SM		No	0	0	13	13	0	13		100%	0	0			0	10	77%
One Day at a Time	Safe Haven	C	SM		No	0	0	25	25	0	0			0	0			0	25	100%
One Day at a Time	Women's Entry-Safe Haven	C	SF		No	0	0	15	15	0	0			0	0			0	14	93%
People's Emergency Center	People's Emergency Center	C	SFHC		No	46	17	6	52	46	6	100%	100%	0	0			0	56	108%
Philadelphia Brotherhood Rescue Mission	Emergency Shelter	C	SM		No	0	0	95	95	0	0			20	0	11/1/2009	4/1/2010	0	91	79%
Project HOME	St. Elizabeth's Recovery Residence	C	SM		No	0	0	5	5	0	5		100%	0	0			0	5	100%
Project HOME	Women's Emergency Respite Center	N	SF		No	0	0	0	0	0	0			25	0	1/4/2010	4/30/2010	0	19	76%
PHMC	Bridges Step-Down	C	SFHC		No	24	12	4	28	24	4	100%	100%	0				0	23	82%
Resources for Human Development, Inc. (RHD)	Kailo Haven - Safe Haven	C	SM		No	0	0	30	30	0	0			10	0	11/15/2009	4/15/2010	0	39	98%
RHD	Progress Haven - Safe Haven	C	CO		No	0	0	20	20	0	0			0	0			0	20	100%
RHD	RHD Cedar Park - Safe Haven	C	SF		No	0	0	22	22	0	0			0	0			0	19	86%
RHD	Ridge Center	C	SM		Yes	0	0	315	315	0	315		100%	0	0			0	313	99%
RHD	Woodstock Family Center	C	SFHC		No	202	56	8	210	202	8	100%	100%	0	0			0	163	78%
Safety Net Foundation	Safety Net	C	SM		No	0	0	16	16	0	16		100%	0	0			0	13	81%
SELF Inc.	Erie House	C	SF		No	0	0	25	25	0	25		100%	0	0			0	25	100%
SELF Inc.	Finnegan Recreational Ctr	C	SF		No	0	0	0	0	0	0			45	45	12/16/2009	3/31/2010	0	14	31%
SELF Inc.	Mantua Recreation Center	C	SM		No	0	0	0	0	0	0			50	50	1/4/2010	3/31/2010	0	29	58%

Table 1.31 Housing Inventory Chart: Emergency Shelters

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availabilty Start Date	Availabilty End Date	O/V Beds	PIT Count	Utiliz-ation Rate
SELF Inc.	Outley Annex	C	SM		Yes	0	0	54	54	0	54		100%	0	0			0	43	80%
SELF Inc.	Outley House	C	SM		Yes	0	0	206	206	0	206		100%	0	0			0	182	88%
SELF Inc.	Park Avenue - Safe Haven	C	SM		No	0	0	20	20	0	0			0	0			0	16	80%
SELF Inc.	Richard Jones House	C	SM		No	0	0	12	12	0	12		100%	0	0			0	8	67%
SELF Inc.	Sheila Dennis House	C	SF		Yes	0	0	99	99	0	99		100%	0	0			3	102	100%
SELF Inc.	Susquehanna House Shelter	C	SF		No	0	0	22	22	0	22		100%	0	0			0	20	91%
Soldiers of the Lord	Emergency Shelter	C	SM		No	0	0	24	24	0	0			0	0			0		
Straight Inc.	Straight I	C	SM		No	0	0	12	12	0	12		100%	0	0			0	9	75%
Straight Inc.	Straight II	C	SM		No	0	0	12	12	0	12		100%	0	0			0	9	75%
Sunday Breakfast Rescue Mission	Men's Shelter + Recovery Program	C	SM		No	0	0	250	250	0	0			0	0			0	176	70%
The Salvation Army	Eliza Shirley	C	SFHC		No	77	29	23	100	77	23	100%	100%	0	0			0	103	103%
The Salvation Army	Salvation Army-Red Shield	C	HC		No	119	41	0	119	119	0	100%		0	0			0	105	88%
The Veterans Group	Emergency Shelter	C	SM		No	0	0	45	45	0	0			0	0			0		
Traveler's Aid Society of Philadelphia	Family Residence at Kirkbride	C	HC		Yes	305	75	0	305	305	0	100%		0	0			0	234	77%
Traveler's Aid Society of Philadelphia	New Keys	C	SMF		No	0	0	4	4	0	0			0	0			0	3	75%
Trevor's Campaign	Trevor's Place	C	HC		No	72	24	0	72	72	0	100%		0	0			0	56	78%
Whosoever Gospel Mission	New Life Program	C	SM		No	0	0	50	50	0	0			0	0			0	49	98%
Women Against Abuse	WAA Emergency Shelter	C	SFHC	DV	No	80	40	20	100					0	0			0	96	96%
Women's House of Hugs	House of Hugs	C	SF		No	0	0	12	12	0	12		100%	0	0			0	10	83%
Youth Service Inc.	Youth Emergency Service	C	YMF		No	0	0	20	20	0	0			0	0			0	19	95%
TOTALS						**1552**	**494**	**2215**	**3767**	**1444**	**1447**			**319**	**187**			**108**	**3555**	

Table 1.32 Housing Inventory Chart: Transitional Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
1260 Housing Development Corp.	Sheila Brown Women's Center	C	HC	DV	Yes	27	9	0	27					15	56%
AchieveAbility	AppleTree Housing	C	HC		Yes	76	19	0	76	76	0	100%		60	79%
AchieveAbility	Haddington Housing Initiative	C	HC		Yes	73	21	0	73	73	0	100%		59	81%
Bethesda Project	Sanctuary	C	SM		Yes	0	0	16	16	0	16		100%	16	100%
Carson Valley Children's Aid	CVCA Transitional Housing Program	C	SMF+HC		Yes	16	8	16	32	16	16	100%	100%	19	59%
Catholic Social Services	Visitation Homes	C	HC		Yes	43	18	0	43	43	0	100%		44	102%
Committee for Dignity and Fairness for Homeless Housing Development Inc.	Dignity Core	C	SMF+HC		No	30	7	1	31	30	1	100%	100%	17	55%
Committee for Dignity and Fairness for Homeless Housing Development Inc.	Dignity II Transitional Housing	C	SFHC		Yes	63	14	2	65	63	2	100%	100%	29	45%
Committee for Dignity and Fairness for Homeless Housing Development Inc.	Dignity III - Better Options for Self-Sufficiency (BOSS)	C	HC		Yes	33	8	0	33	33	0	100%		12	36%
Covenant House Pennsylvania	Rights of Passage	C	SMF		No	0	0	6	6	0	0			6	100%
Drueding Center	Project Rainbow	C	HC		Yes	81	30	0	81	81	0	100%		86	106%
Friends Rehabilitation Program Inc.	FRP SRO	C	SF		No	0	0	23	23	0	23		100%	7	30%
Friends Rehabilitation Program Inc.	FRP THP	C	HC		No	401	115	0	401	401	0	100%		401	100%
Gaudenzia Foundation Inc.	Outreach II Transitional Living Program (OHCD)	C	SMF	HIV	No	0	0	7	7	0	0			6	86%
Gaudenzia Foundation Inc.	Outreach II Transitional Living Program (OSH)	C	HC		No	57	23	0	57	57	0	100%		47	82%
Germantown YMCA	Penn Free	C	SM		No	0	0	45	45	0	45		100%	25	56%
HELP Development Corporation	HELP Philadelphia	C	HC		Yes	200	50	0	200	200	0	100%		96	48%
Horizon House Inc.	Prepare	C	HC		No	155	45	0	155	155	0	100%		153	99%
Horizon House Inc.	Supports to Achieve Self-Sufficiency	C	SMF		Yes	0	0	20	20	0	20		100%	20	100%
Horizon House Inc.	Susquehanna Park	C	SM		No	0	0	18	18	0	0			19	106%
Impact Services Corporation	HomeBase	C	SMF	VET	Yes	0	0	40	40	0	40		100%	29	72%
Impact Services Corporation	Independence Zone	C	SMF	VET	No	0	0	4	4	0	4		100%	3	75%
Impact Services Corporation	Veteran Shared Housing Initiative	C	SM	VET	Yes	0	0	24	24	0	24		100%	22	92%
Methodist Family Services Philadelphia	Bridge House	C	SF		No	0	0	32	32	0	32		100%	32	100%
North Philadelphia Health System (NPHS)	Miracles in Progress II Sanctuary Program	C	SM		No	0	0	16	16	0	0			16	100%

Table 1.32 Housing Inventory Chart: Transitional Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Northern Homes	Generations II	N	HC		Yes	24	8	0	24	0	0			6	25%
Northwest Philadelphia Interfaith Hospitality Network	The Housing Initiative	C	HC		No	17	5	0	17	0	0			20	118%
Overington House Inc.	Overington House Transitional Housing	C	HC		Yes	39	13	0	39	39	0	100%		28	72%
PathwaysPA	PathwaysPA Transitional Living Program	C	SFHC		No	5	2	2	7	0	0			7	100%
PA Community Real Estate Corp.	HTF Transitional Housing Program	C	HC		No	73	29	0	73	73	0	100%		92	126%
People's Emergency Center	3902 Transitional Housing	C	HC		Yes	9	4	0	9	9	0	100%		9	100%
People's Emergency Center	Rowan House	C	HC		Yes	74	26	0	74	74	0	100%		72	97%
Potters House Mission	Potters House	C	HC		No	31	6	0	31	31	0	100%		20	65%
Resources for Human Development Inc.	Families in Transition	C	HC		No	73	30	0	73	73	0	100%		75	103%
Resources for Human Development Inc.	New Start I	N	SM		No	0	0	29	29	0	0			29	100%
Resources for Human Development Inc.	New Start II	C	SM		No	0	0	16	16	0	0			16	100%
Resources for Human Development Inc.	Womanspace	C	SF		No	0	0	10	10	0	0			9	90%
SELF Inc.	SELF Inc. Transitional Housing	C	SMF		No	0	0	20	20	0	20		100%	19	95%
Sunday Breakfast Rescue Mission	Wayne Hall	C	SFHC		No	30	10	3	33	0	0			14	42%
The Doe Fund	Ready Willing & Able	C	SM		No	0	0	70	70	0	70		100%	51	73%
Traveler's Aid Society of Philadelphia	Families in Transition	C	HC		Yes	119	25	0	119	119	0	100%		78	66%
Traveler's Aid Society of Philadelphia	Melville Way	C	HC		Yes	40	8	0	40	40	0	100%		34	85%
Valley Youth House Committee Inc.	Philadelphia Transitional Support Project	C	SMF+HC		Yes	34	17	25	59	34	25	100%	100%	55	93%
Women Against Abuse	Sojourner House	C	HC	DV	Yes	58	12	0	58					35	60%
Covenant House Pennsylvania	Rights of Passage	U	SMF		No	0	0	14	14	0	0				
Impact Services Corporation	Expansion of Dual Diagnosis Program	U	SM	VET	No	0	0	32	32	0	0				
Impact Services Corporation	HomeBase	U	SMF	VET	Yes	0	0	19	19	0	0				
People's Emergency Center	3902 Transitional Housing	U	HC		Yes	24	7	0	24	0	0				
TOTALS						**1905**	**569**	**510**	**2415**	**1720**	**338**			**1908**	

Table 1.33 Housing Inventory Chart: Permanent Supportive Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
1260 Housing Development Corp	4th Street ACCESS	C	SMF		No	0	0	24	0	24	0	0			24	100%
1260 Housing Development Corp	Arch Shelter Plus Care	C	SMF		Yes	0	0	10	6	10	0	10		100%	7	70%
1260 Housing Development Corp	Center West/Walnut Access	C	SMF+HC		Yes	18	6	34	0	52	18	34	100%	100%	47	90%
1260 Housing Development Corp	CTT SPC-scattered sites	C	SMF		Yes	0	0	20	8	20	0	20		100%	16	80%
1260 Housing Development Corp	HOPIN I	C	SMF+HC		Yes	97	25	51	0	148	97	51	100%	100%	105	71%
1260 Housing Development Corp	HOPIN II	C	SMF+HC		Yes	90	20	40	0	130	90	40	100%	100%	110	85%
1260 Housing Development Corp	HOPIN III	C	SMF		Yes	0	0	20	0	20	0	20		100%	20	100%
1260 Housing Development Corp	HOPIN IV	C	SMF		Yes	0	0	20	4	20	0	20		100%	20	100%
1260 Housing Development Corp	New Keys	C	SMF		Yes	0	0	35	35	35	0	35		100%	34	97%
1260 Housing Development Corp	Pennsgrove Permanent Housing	C	SMF		Yes	0	0	10	0	10	0	10		100%	9	90%
1260 Housing Development Corp	Reed/Preston Permanent Housing	C	SMF+HC		Yes	6	2	20	0	26	6	20	100%	100%	22	85%
1260 Housing Development Corp	SAFE - Shelter Plus Care	C	HC		Yes	105	30	0	0	105	105	0	100%		103	98%
1260 Housing Development Corp	Thompson Street Permanent Housing	C	SMF		Yes	0	0	20	0	20	0	20		100%	20	100%
AchieveAbility	Cecil Housing	C	HC		Yes	42	11	0	0	42	42	0	100%		30	71%
ActionAIDS Inc.	Casa Nueva Vida	C	SMF+HC	HIV	Yes	30	10	4	0	34	30	4	100%	100%	32	94%
ActionAIDS Inc.	Positive Living	C	SMF+HC	HIV	Yes	16	7	13	0	29	16	13	100%	100%	28	97%
Asociación Puertorriqueños en Marcha Inc. (APM)	Escalera / LHSI	C	SMF		Yes	0	0	24	0	24	0	24		100%	19	79%
APM	Hogar de Esperanza	C	SMF+HC	HIV	Yes	8	4	6	0	14	8	6	100%	100%	14	100%

Table 1.33 Housing Inventory Chart: Permanent Supportive Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
APM	Hogareno	C	SMF+HC		Yes	36	13	10	0	46	36	10	100%	100%	47	102%
Bethesda Project	Bethesda Bainbridge	C	SM		Yes	0	0	30	11	30	0	30		100%	30	100%
Bethesda Project	Brother's Keeper	C	SM		No	0	0	25	0	25	0	25		100%	23	92%
Bethesda Project	Domenic House	C	SMF		Yes	0	0	7	7	7	0	7		100%	6	86%
Bethesda Project	Mary House	C	SM		Yes	0	0	4	0	4	0	4		100%	4	100%
Bethesda Project	N. Broad Street SRO	C	SMF		Yes	0	0	49	11	49	0	49		100%	40	82%
Bethesda Project	Spruce Street	C	SF		Yes	0	0	16	8	16	0	16		100%	16	100%
Calcutta House	Calcutta House Apartments	N	SMF		Yes	0	0	4	1	4	0	0			4	100%
Calcutta House	Independence Place (I & II)	C	SMF	HIV	Yes	0	0	6	5	6	0	6		100%	5	83%
Calcutta House	Serenity Court	C	SMF	HIV	Yes	0	0	9	6	9	0	9		100%	6	67%
City of Philadelphia & PHA	Blueprint Partnership	C	SMF+HC		No	600	300	200	44	800	600	200	100%	100%	1097	137%
COMHAR	COMPASS I	C	SMF	HIV	Yes	0	0	21	4	21	0	21		100%	18	86%
COMHAR	SHP-2 - Supported Independent Living	C	SMF		Yes	0	0	42	6	42	0	42		100%	43	102%
Committee for Dignity and Fairness for the Homeless Housing Development Inc.	Enhanced Services Project	C	SMF+HC		Yes	75	23	13	7	88	75	13	100%	100%	77	88%
Episcopal Community Services	FAST Housing	C	HC		Yes	137	42	0	0	137	137	0	100%		192	140%
Family Planning Council Inc.	Family Planning/Circle of Care Supportive Housing for Persons with Disabilities	C	SMF+HC	HIV	Yes	25	8	8	0	33	25	8	100%	100%	34	103%
Friends Rehabilitation Program	Assisted Living Project I	C	SMF+HC	HIV	Yes	17	6	4	0	21	17	4	100%	100%	21	100%
Friends Rehabilitation Program	Assisted Living Project II	C	SMF+HC	HIV	Yes	27	12	2	2	29	27	2	100%	100%	34	117%
Gaudenzia Foundation Inc.	Gaudenzia-Tioga Arms	C	HC		Yes	57	22	0	0	57	57	0	100%		62	109%
Horizon House Inc.	Home First	C	SMF		Yes	0	0	70	70	70	0	70		100%	60	86%
Horizon House Inc.	Horizon House Permanent Housing Initiative Program	C	SMF		Yes	0	0	29	0	29	0	29		100%	25	86%
Horizon House Inc.	New Keys	C	SMF		Yes	0	0	25	25	25	0	25		100%	24	96%
Horizon House Inc.	Welcome Home	C	SMF		Yes	0	0	60	60	60	0	60		100%	41	68%
Impact Services Corp	Hancock Manor	C	HC		Yes	33	14	0	0	33	33	0	100%		28	85%

Table 1.33 Housing Inventory Chart: Permanent Supportive Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Methodist Family Services of Philadelphia	Fresh Start	C	SFHC		Yes	12	6	5	0	17	12	5	100%	100%	14	82%
Methodist Family Services of Philadelphia	Monument Village	C	HC		Yes	150	30	0	0	150	150	0	100%		92	61%
Pathways to Housing Inc.	Pathways to Housing	C	SMF		Yes	0	0	57	57	57	0	0			57	100%
Pathways to Housing Inc.	Pathways to Housing	N	SMF		Yes	0	0	68	68	68	0	0			49	72%
Pennsylvania Community Real Estate Corp	Mental Health Drug and Alcohol Efficiencies	C	SMF+HC	HIV	Yes	25	10	65	0	90	25	65	100%	100%	93	103%
Pennsylvania Community Real Estate Corp	Reunification Programs	C	HC		Yes	236	61	0	0	236	236	0	100%		254	108%
People's Emergency Center	Bernice Elza Homes	N	HC		Yes	15	6	0	0	15	0	0			12	80%
People's Emergency Center	Cloisters III	C	HC		Yes	35	10	0	0	35	35	0	100%		30	86%
People's Emergency Center	Imani Homes II	C	HC		Yes	17	6	0	0	17	17	0	100%		18	106%
People's Emergency Center	Imani Homes III	C	HC		Yes	23	6	0	0	23	23	0	100%		22	96%
People's Emergency Center	Imani Homes IV	C	HC		Yes	31	8	0	0	31	31	0	100%		26	84%
People's Emergency Center	Imani Homes V	C	HC		Yes	45	11	0	0	45	45	0	100%		39	87%
People's Emergency Center	Imani II - leasing	C	HC		Yes	4	1	0	0	4	4	0	100%		3	75%
Project HOME	1515 Fairmount Avenue	C	SMF		Yes	0	0	48	16	48	0	48		100%	46	96%
Project HOME	1523 Fairmount Avenue	C	SMF		Yes	0	0	6	1	6	0	6		100%	6	100%
Project HOME	Adelphia	C	SMF		Yes	0	0	32	18	32	0	32		100%	30	94%
Project HOME	Hope Haven I	C	SM		Yes	0	0	12	2	12	0	12		100%	11	92%
Project HOME	Hope Haven II	C	SM		Yes	0	0	10	2	10	0	10		100%	10	100%
Project HOME	Kairos House	C	SMF		Yes	0	0	36	20	36	0	36		100%	36	100%
Project HOME	Rowan Homes Diamond	C	HC		Yes	40	8	0	0	40	40	0	100%		40	100%
Project HOME	Rowan Homes Judson	C	HC		Yes	154	31	0	0	154	154	0	100%		91	59%
Project HOME	St. Columba's Permanent Housing	C	SM		Yes	0	0	15	15	15	0	15		100%	15	100%
Project HOME	St. Elizabeth's Recovery Residence S+C	C	SM		Yes	0	0	19	8	19	0	19		100%	17	89%

Table 1.33 Housing Inventory Chart: Permanent Supportive Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
RHD	Project Advantage	C	SF		Yes	0	0	12	12	12	0	12		100%	9	75%
RHD	SALT: Supported Adult Living Teams	C	SMF		Yes	0	0	21	21	21	0	21		100%	21	100%
The Philadelphia Veterans Multi-Service & Education Ctr	Freedom's Gate	C	SMF	VET	Yes	0	0	30	2	30	0	30		100%	26	87%
The Philadelphia Veterans Multi-Service & Education Ctr	Philadelphia Veteran Home Project	N	SMF	VET	Yes	0	0	10	1	10	0	0			12	120%
The Salvation Army	Mid-City Apartments	C	SFHC		Yes	36	12	48	22	84	36	48	100%	100%	62	74%
The Salvation Army	Reed House	C	SMF		Yes	0	0	66	58	66	0	66		100%	60	91%
Traveler's Aid Society of Philadelphia	Chestnut Manor Project	C	SMF+HC		Yes	10	2	8	8	18	10	8	100%	100%	19	106%
U.S. Housing & Urban Development (HUD)/ Veterans Affairs Administration	HUD-VASH	C	SMF+HC	VET	No	36	12	93	84	129	0	0			123	95%
U.S. Housing & Urban Development / Veterans Affairs Administration	HUD-VASH	N	SMF+HC	VET	No	72	24	81	73	153	0	0			27	18%
Volunteers of America Delaware Valley Inc.	Station House Supportive Housing	C	SMF		Yes	0	0	28	28	28	0	28		100%	27	96%
Women of Excellence	Project Restoration	C	SF		Yes	0	0	14	14	14	0	0			4	29%
Women's Community Revitalization Project	New Neighbors	C	HC		Yes	75	18	0	0	75	75	0	100%		75	100%
City of Philadelphia & PHA	Blueprint Partnership	U	SMF+HC		No	600	300	200	55	800						
Community Ventures	My Place Germantown	U	SM		Yes	0	0	12	4	12	0	0				
People's Emergency Center	Fattah Homes I	U	HC		Yes	28	6	0	0	28	0	0				
People's Emergency Center	Fattah Homes II	U	HC		Yes	17	6	0	0	17	0	0				
People's Emergency Center	Jannie's Place	U	HC		Yes	45	17	0	0	45	0	0				
Project HOME	St. John Evangelist House	U	SMF		Yes	0	0	79	40	79	0	0				
Raise of Hope	Belfield Avenue Townhomes	U	HC		Yes	18	3	0	0	18	0	0				
Traveler's Aid Society of Philadelphia	RSVP	U	HC		Yes	86	18	0	0	86	0	0				
TOTALS						**3229**	**1167**	**2060**	**949**	**5289**	**2312**	**1418**			**4073**	

Table 1.34 Housing Inventory Chart: Safe Haven Housing

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Bethesda Project	Safe Haven-My Brother's House	C	SM		Yes	0	0	20	20	0	20		100%	19	95%
Project HOME	St. Columba's Safe Haven	C	SM		Yes	0	0	25	25	0	25		100%	28	112%
Project HOME	Women of Change	C	SF		Yes	0	0	25	25	0	25		100%	25	100%
TOTALS						**0**	**0**	**70**	**70**	**0**	**70**			**72**	

Table 1.35 Housing Inventory Chart: Homeless Prevention and Rapid Rehousing Program

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH wi/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Friends Rehabilitation Program Inc.	FRP Rapid Rehousing Program	N	SMF+HC		No	26	7	2	28	26	2	100%	100%	28	100%
Pennsylvania Community Real Estate Corp	TURN Homeless Assistance Program	N	SMF+HC		No	6	3	4	10	6	4	100%	100%	10	100%
PHMC	PHMC Help	N	SMF+HC		No	31	9	1	32	31	1	100%	100%	32	100%
The Doe Fund	RWA Rapid Rehousing Program	N	SMF		No	0	0	3	3	0	3		100%	3	100%
Philadelphia Veterans Multi-Service & Education Center	PVMSEC Rapid Rehousing Program	N	SMF		No	7	2	10	17	7	10	100%	100%	17	100%
TOTALS						**70**	**21**	**20**	**90**	**70**	**20**			**90**	

Table 1.36 Summary - 2010 Year-Round Beds

	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds for HH w/ Only Children	Units for HH w/ Only Children	Beds for Chronically Homeless individuals	Total Beds
Emergency Shelters							
Current & New	1,552	494	2,180	35	0		3,767
Under development	0	0	0	0	0		0
Transitional Housing							
Current & New	1,881	562	445	0	0		2,326
Under development	24	7	65	0	0		89
Permanent Supportive Housing							
Current & New	2,435	817	1,769	0	0	850	4,204
Under development	794	350	291	0	0	99	1,085
Safe Haven Housing							
Current & New	0	0	70	0	0		70
Under development	0	0	0	0	0		0

Table 1.37 Housing Inventory Chart: 2010 Unmet Need Totals

	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds for HH w/ Only Children	Units for HH w/ Only Children	Total Beds
Emergency Housing	0	0	0	0	0	0
Transitional Housing	44	14	41	5	2	90
Permanent Housing	1,349	400	4,332	5	2	5,686
Safe Haven	N/A	N/A	28	N/A	N/A	28

Minority Benefit

It is impossible to predict in advance exactly who will benefit from any project, since many programs are client-driven, and in others, homebuyers or renters are not selected in advance of project completion. However, a very good sense of the impact of the CDBG and other programs on minorities can be gained by looking at the record of recent beneficiaries of the program. It is anticipated that the demographics of beneficiaries in Year 37 will be similar to those served in prior years. No cross tabulation of beneficiaries by race by council district is available.

As the following data demonstrate, minorities are the primary beneficiaries of the CDBG and related programs.

The following information is the most recent available for the major housing programs. HUD does not recognize Hispanic or Latino as a racial reporting category. Many Latinos are reported under the category "other/more than one race."

Heater Hotline

Year 36, 1st Two Quarters - Service calls completed:

Race	Number	Percentage
White	252	10%
Black	2,018	80%
Asian	10	<1%
Native American	6	<1%
Other/more than one race	247	10%
Total	**2,533**	

Basic Systems Repair Program - Tier I

Year 36, 1st Two Quarters - Cases completed:

Race	Number	Percentage
White	38	9%
Black	333	80%
Asian	1	<1%
Native American	2	<1%
Other/more than one race	44	11%
Total	**418**	

Basic Systems Repair Program - Tier II

Year 36, 1st Two Quarters - Cases completed:

Race	Number	Percentage
White	89	8%
Black	917	81%
Asian	0	0%
Native American	2	<1%
Other/more than one race	130	11%
Total	**1,138**	

Housing Counseling

Year 36, 1st Two Quarters - Counseling sessions provided:

Race	Number	Percentage
White	1,813	31%
Black	3,530	60%
Asian	116	2%
Native American	3	<1%
Other/more than one race	378	6%
Total	**5,840**	

Settlement Assistance Program

Year 36, 1st Two Quarters - Grants provided:

Race	Number	Percentage
White	18	12%
Black	79	54%
Asian	3	2%
Native American	0	0%
Other/more than one race	45	31%
Total	**145**	

Neighborhood-Based Rental Housing

Year 36, 1st Two Quarters - Tenants at initial lease up:

Race	Number	Percentage
White	58	28%
Black	144	70%
Asian	0	0%
Native American	0	0%
Other/more than one race	5	2%
Total	**207**	

Neighborhood-Based Homeownership

Year 36, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	3	9%
Black	10	30%
Asian	7	21%
Native American	0	0%
Other/more than one race	13	39%
Total	**33**	

Homeownership Rehabilitation Program (HRP)

Year 36, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	0	0%
Black	3	100%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**3**	

PHIL Loan Program

Year 36, 1st Two Quarters - Loans settled:

Race	Number	Percentage
White	31	53%
Black	25	42%
Asian	1	2%
Native American	1	2%
Other/more than one race	1	2%
Total	**59**	

Housing Opportunities for Persons With AIDS*

Year 35 - Persons housed through rental assistance, emergency grants or residence in a facility:

Race	Number	Percentage
White	165	13%
Black	887	71%
Asian	0	0%
Native American	2	<1%
Other	190	15%
Total	**1,244**	

Ethnicity	Number	Percentage
Hispanic	50	4%
Non-Hispanic	1,194	96%
Total	**1,244**	

*HOPWA also reports Hispanic/Non-Hispanic separately from racial categories

Percentages may not add to 100% due to rounding.

Lead-Based Paint Hazards

While old houses in general contain lead, deteriorated old houses are the most likely to have lead in a form that endangers the occupants. In itself, the mere presence of lead-based paint is not necessarily hazardous. Children are poisoned by being exposed to lead, typically through ingestion of lead-containing interior surface dust. The level of lead in dust tends to be higher in houses that have not been well-maintained. Accordingly, lead poisoning is most commonly observed in low-income areas where residents cannot afford regular maintenance.

The City reduced the permissible lead content of paint to 2 percent in 1966 but the use of some lead in paint did not end until 1978. More than 90 percent of all Philadelphia housing units were built before 1978. The CHAS Databook – a special tabulation prepared for HUD – showed the following approximate breakdown in 1990: 57 percent of the occupied units in Philadelphia built before 1978 were occupied by extremely low-, low- and moderate-income households. Except for units that have been completely abated (or rehabilitated) and cleared, all of these can be assumed to have some level of lead contamination. Of the occupied units built before 1960, which have the greatest potential hazards, 60 percent were occupied by extremely low-, low- and moderate-income households. By applying these ratios to 2000 Census data on occupied housing units, one can estimate that in 2000 approximately 310,000 households of moderate or lower income lived in pre-1978 housing and more than 250,000 such households lived in pre-1960 housing. Lead hazards are endemic in both owner-occupied and rental housing. According to the CHAS Databook, more than three-fourths of the owner-occupied housing owned by households of moderate and lower income—and more than half of the rental housing occupied by such households—was built before 1960.

As some of the oldest and most deteriorated units have been demolished or abandoned since 1990, and lead hazard abatement or interim control work has been performed in hundreds of others, the number of households exposed to serious and immediate lead hazards should now be somewhat lower than it was. Still, according to the "Scorecard" maintained by Environmental Defense and the Alliance to End Childhood Lead Poisoning, Philadelphia has more housing units with high-risk lead hazards than all but three other counties in the U.S. Eleven percent of Philadelphia's housing units have a high risk of lead hazards, according to this "Scorecard."

Relocation Plan

The Relocation Plan is administered by the Redevelopment Authority's Relocation Department.

The objectives of this Relocation Plan are to assure that displaced families and individuals have the full opportunity to move into decent, safe and sanitary housing, that the displacement of any business concerns be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by law.

I. RESIDENTIAL

A. Determination of Relocation Needs

A survey of each family and individual whose living accommodation is to be acquired will be conducted prior to actual relocation to determine relocation needs. As soon as practical after approval of the redevelopment proposal, the relocation staff will conduct a 100-percent survey of site occupants for the purpose of obtaining information on family composition, housing needs and income, and to determine eligibility for low- and moderate-income housing. The total number of families and individuals to be displaced, their social and economic characteristics, and special problems is determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance that site occupants require, and deliver to the site occupants informational material that explains the relocation service that will be available.

B. Relocation Standards (Physical, Occupancy, and Ability to Pay)

1. Physical Standards

a. In the certifying that re-housing accommodations are decent, safe and sanitary, the Relocation Department uses the standards provided by the Housing Code of the City of Philadelphia. The standards and related regulations provided by the Code establish minimum standards for basic equipment and facilities; for light, ventilation and heating; for space, use and location; for safe and sanitary maintenance; and for cooking equipment. The same standards apply to non-housekeeping units that may be occupied by individuals.

b. The Housing Code provides that the structural conditions of a dwelling or dwelling unit shall be in sound condition, including foundation, exterior walls and roof, interior walls and ceilings, floors, windows, doors and stairs, and that they be substantially weathertight, watertight and rodent-proof.

c. The City of Philadelphia defines "standard condition" as the condition of a housing unit that meets the City of Philadelphia Property Maintenance Code and Building Code standards: "2009 International Building Code." The City defines "substandard condition suitable for rehabilitation" as the condition of a housing unit that fails to meet the city's building code standards, but the cost to rehabilitate the housing unit up to code standards is less than the fair market value of the housing unit after the rehabilitation work is completed.

2. Occupancy Standards

The number of rooms to be occupied by families of various sizes for sleeping purposes will be determined by the floor-area requirements of the Housing Code and by age and sex of persons in a family. The same standards will apply to both single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

No. of Persons in Family	Bedrooms Required
1-2	1
3-4	2
5-6	3
7-8	4
9 or more	5 or more

3. Standards of Displacees' Ability-to-Pay for Housing

The Relocation Department makes determinations with respect to ability-to-pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent that families and individuals can pay are estimated using family size and total income as guides. Gross rent-income ratio of 30 percent is used for families and individuals as a standard for determining gross rent-paying ability. This ratio varies according to family size and composition and family income.

For determinations relating to ability-to-purchase housing, income, assets and debts are evaluated in relation to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel, reserves for repairs, maintenance and replacement) and the ability of the family to secure mortgage financing. As a general guide, the ratio between annual income and purchase price is about 2.25 times annual income.

The information booklet distributed to all site occupants specifically states that relocation housing should be within the occupant's ability to pay.

4. Location Standards

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public utilities and public and commercial facilities.

C. Temporary Relocation

RDA does not anticipate the need for temporary relocation; however, residential site occupants will be temporarily relocated whenever it is necessary because of a declared national emergency, and/or if the continued occupancy constitutes a substantial danger to the health or safety of the occupants, and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility that is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

When temporary relocation is determined to be necessary, RDA will:

1. Take whatever steps are necessary to assure that the person is temporarily relocated to a decent, safe and sanitary dwelling.

2. Pay the actual reasonable out-of-pocket expenses incurred in moving to and from the temporarily occupied housing and any increase in rent and utility costs for such housing for a period not to exceed 12 months.

3. Make available to such person, as soon as feasible, at least one comparable replacement dwelling.

4. Inform the person of their continuing eligibility for relocation payments and other assistance for permanent relocation. The temporary relocation will in no way diminish the responsibility of the Relocation Department in obtaining permanent housing for the site occupants.

D. Relocation Assistance for Families and Individuals

1. RDA's Relocation Department will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

Informational pamphlets will be distributed to all site occupants stating:

a. The purpose of the Relocation Program and the assistance available through the Relocation Department.

b. The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons before they have been given an opportunity to obtain decent, safe and sanitary housing within their financial means.

c. That Federal Housing Administration (FHA) acquired properties are a relocation resource, and that a listing of these properties with size and price

will be available for examination to assist interested site occupants in contacting agents.

d. That site occupants may apply for public housing, if eligible, and may cooperate with the Relocation Department in seeking their own standard, private re-housing accommodations when possible and notifying the office prior to moving.

e. The standards for decent, safe, and sanitary housing.

f. Eviction policy.

g. Availability of Relocation Payments and that details are obtainable at the relocation office.

h. Address and hours of the relocation office.

2. Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private rental units and to the Philadelphia Housing Authority (PHA) for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as displaced persons and will be assisted in making income-housing assistance available. PHA informs the Relocation Department of the disposition of each referral, and those rejected for public housing and other low- and moderate-income housing assistance are then offered referral assistance in obtaining private rental housing.

Site occupants unable to obtain public housing or other low- and moderate-income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Relocation Department. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection, and a member of the relocation staff will accompany the family or individual during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3. All housing to which displacees are referred, other than public housing and housing approved by FHA or VA mortgage insurance, will be inspected prior to referral to secure pertinent data on size and rent of the housing unit, and to insure that the housing unit is decent, safe and sanitary.

All dwellings of self-relocated site occupants will be inspected, if possible, prior to the move. If the dwelling is found to be unsatisfactory, the Relocation Department will offer the displaced person referrals to standard housing. If the displaced person moves to a substandard unit and declines the offer of a standard unit, the matter will be reported to the Department of Licenses and Inspections with the objective of bringing the unit into conformity with local codes.

4. The Relocation Department will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them, such as employers, school registrations, social agencies, utility records and forwarded addresses left with the post office. When such site occupants are located, the above procedure will apply.

5. The provisions for low- and moderate-income housing assistance available through federal programs, including the additional benefits provided under Section 104(d), if applicable, will be explained to interested families and individuals.

II. NON-RESIDENTIAL

A. Determination of Relocation Needs

A relocation worker will contact each commercial and industrial business concern and nonprofit organization to determine relocation needs and to explain benefits available to assist their move.

Space needs and locational preference of business firms will be secured and efforts made to discover and prevent any special problems that could hinder the orderly relocation of business establishments from the project area.

B. Relocation Assistance for Business Concerns and Non-Profit Organizations

1. The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned business owners in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.

2. A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of RDA.

3. The Relocation Department maintains close contacts with real estate agents. Agents send in listings of commercial and industrial buildings available for rent or for sale. Arrangements will include provisions of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms that must relocate.

4. Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in regulations governing relocation payments.

III. Relocation Resources

The primary resources available to displaced persons are the relocation benefits and services mandated by the Eminent Domain Code, as amended, of the Commonwealth of Pennsylvania. RDA, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the law.

The Relocation Department will obtain assistance of professional residential, industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping individuals, families and businesses will be sought for their professional expertise, not only to identify suitable relocation sites, but also to provide management and financial assistance and advice, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

- Philadelphia Office of Housing and Community Development
- Philadelphia Housing Authority
- Philadelphia Housing Development Corporation
- Philadelphia Industrial Development Corporation
- Small Business Administration
- Philadelphia Department of Commerce

Guide to Agencies and Programs

AACO — AIDS Activity Coordinating Office
ADDI — American Dream Downpayment Initiative
ARRA — American Recovery and Reinvestment Act
BEDI — Brownfields Economic Development Initiatives
BID — Business Improvement District
BSRP — Basic Systems Repair Program
CAPER — Consolidated Annual Performance and Evaluation Report
CATCH — Citizens Acting Together Can Help
CBDO — Community-Based Development Organization
CBO — Community-Based Organization
CDBG — Community Development Block Grant
CDBG-R — Community Development Block Grant - Recovery Act Program
CDC — Community Development Corporation
CHDO — Community Housing Development Organization
CHP — Culinary and Hospitality Program
CLPPP — Childhood Lead Poisoning Prevention Program
CLS — Community Legal Services
CODAAP — Coordinating Office for Drug and Alcohol Abuse Programs
DBHIDS — Department of Behavioral Health and Intellectual disAbility Services
DBH/MRS — Department of Behavioral Health/Mental Retardation Services
DCA — Department of Community Affairs
DCED — Department of Community and Economic Development (Pennsylvania)
DEFA — Direct Emergency Financial Assistance Program
DHS — Department of Human Services
DPH — Department of Public Health (Philadelphia)
DSBE — Disabled Business Enterprise
ECA — Energy Coordinating Agency
EDI — Equitable Development Initiative
EITC — Earned Income Tax Credit
ESG — Emergency Shelter Grant
FY — Fiscal Year
GA — General Assistance
HCI — Homeownership Choice Initiative
HEMAP — Homeowner Emergency Mortgage Assistance Program
HERO — Homeownership Equity Recovery Opportunity
HOME — HOME Investment Partnership
HOPWA — Housing Opportunities for Persons With AIDS
HPRR — Homeless Prevention and Rapid Rehousing Services
HR&A — Housing and Redevelopment Assistance
HRP — Homeownership Rehabilitation Program
HTF — Housing Trust Fund
HUD — U. S. Department of Housing and Urban Development
L&I — Department of Licenses and Inspections (Philadelphia)
LISC — Local Initiatives Support Corp.
LIHTC — Low-Income Housing Income Tax Credits
MBE — Minority Business Enterprise

Guide to Agencies and Programs (contd.)

MROP — Major Reconstruction of Obsolete Projects
MTW — Moving To Work
MUFFI — Mixed-Use Facility Financing Initiative
NAC — Neighborhood Advisory Committee
NBO — Neighborhood Based Organization
NCAT — Neighborhood Commercial Area Transformation
NRI — Neighborhood Revitalization Initiative
NRS — Neighborhood Revitalization Strategy
NSP — Neighborhood Stabilization Program
NTI — Neighborhood Transformation Initiative
OBH — Office of Behavioral Health
OHCD — Office of Housing and Community Development (Philadelphia)
OSH — Office of Supportive Housing
PACDC — Philadelphia Association of Community Development Corporations
PCA — Philadelphia Corporation for Aging
PCAH — Philadelphians Concerned About Housing
PCCY — Philadelphia Citizens for Children and Youth
PCDC — Philadelphia Commercial Development Corp.
PCHA — Philadelphia Community Health Alternatives
PHA — Philadelphia Housing Authority
PHDC — Philadelphia Housing Development Corp.
PHFA — Pennsylvania Housing Finance Agency
PHMC — Philadelphia Health Management Corp.
PHIL — Philadelphia Home Improvement Loan Program
PHS — Pennsylvania Horticultural Society
PIDC — Philadelphia Industrial Development Corp.
PNDC — Philadelphia Neighborhood Development Collaborative
PNHS — Philadelphia Neighborhood Housing Services
PWDC — Philadelphia Workforce Development Corp.
RDA — Redevelopment Authority of Philadelphia
REAL — Refinance to Affordable Loan
RFP — Request for Proposal
S+C — Shelter Plus Care
SBCIP — Small Business Commercial Improvement Program
SBRLF — Small Business Revolving Loan Fund
SHARP — Senior Housing Assistance Repair Program
SHIP — Student Hospitality Internship Program
SIP — Storefront Improvement Program
SVLAP — Small Vacant Lot Abatement Program
TBSRP — Targeted Basic Systems Repair Program
TCMP — Targeted Corridor Revitalization Management Program
THPP — Targeted Housing Preservation Program
TNCA — Targeted Neighborhood Commercial Area
TOPS — Transitional Opportunities Promoting Success
TPAC — The Philadelphia AIDS Consortium
UESF — Utility Emergency Services Fund
VPRC — Vacant Property Review Committee
WBE — Woman Business Enterprise

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

2. DATE SUBMITTED June 30, 2011	Applicant Identifier 1800347	
3. DATE RECEIVED BY STATE	State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	

1. TYPE OF SUBMISSION:

Application: ☐ **Construction** ☑ **Non-Construction**

Pre-application: ☐ **Construction** ☐ **Non-Construction**

5. APPLICANT INFORMATION

Legal Name: City of Philadelphia

Organizational DUNS: 62-390-0487

Address:

Street: 1234 Market Street, Suite 1700

City: Philadelphia

County: Philadelphia

State: PA

Zip Code: 19107

Country: USA

Organizational Unit:

Department: Office of Housing and Community Development

Division:

Name and telephone number of person to be contacted on matters involving this application (give area code)

Prefix: Ms.

First Name: Deborah

Middle Name

Last Name: McColloch

Suffix:

Email: deborah.mccolloch@phila.gov

Phone Number (give area code): 215-686-9750

Fax Number (give area code): 215-686-9801

6. EMPLOYER IDENTIFICATION NUMBER *(EIN):* 23-6003047

8. TYPE OF APPLICATION:

☑ **New** ☐ **Continuation** ☐ **Revision**

If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)

Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)

C. Municipal

Other (specify)

9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218

TITLE (Name of Program): Community Development Block Grant

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

Community Development Block Grant formula entitlement funding (Consolidated Plan Year 36) -- Philadelphia

12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.):*

City of Philadelphia

13. PROPOSED PROJECT

Start Date: 7/1/2011

Ending Date: 6/30/2012

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant: PA-1, 2, 8, 13

b. Project: PA-1, 2, 8, 13

15. ESTIMATED FUNDING:

a. Federal	$ 46,186,638.00
b. Applicant	$ .00
c. State	$ 4,062.00
d. Local	$ 19,720,000.00
e. Other	$ .00
f. Program Income	$ 14,624,000.00
g. TOTAL	$ 84,592,638.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE:

b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix: Ms.

First Name: Deborah

Middle Name

Last Name: McColloch

Suffix

b. Title: Director of Housing

c. Telephone Number (give area code): 215-686-9750

d. Signature of Authorized Representative: Deborah McColloch

e. Date Signed: June 29, 2011

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

		2. DATE SUBMITTED June 30, 2011	Applicant Identifier 1800347
1. TYPE OF SUBMISSION: Application	Pre-application	**3. DATE RECEIVED BY STATE**	State Application Identifier
☐ **Construction**	☐ **Construction**	**4. DATE RECEIVED BY FEDERAL AGENCY**	Federal Identifier
☑ **Non-Construction**	☐ **Non-Construction**		

5. APPLICANT INFORMATION

Legal Name: City of Philadelphia	**Organizational Unit**: Department: Office of Housing and Community Development
Organizational DUNS: 62-390-0487	Division:
Address: Street: 1234 Market Street, Suite 1700	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Ms. First Name: Deborah
City: Philadelphia	Middle Name
County: Philadelphia	Last Name McColloch
State: PA / Zip Code 19107	Suffix:
Country: USA	Email: deborah.mccolloch@phila.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN):* 23-6003047	Phone Number (give area code) 215-686-9750 / Fax Number (give area code) 215-686-9801
8. TYPE OF APPLICATION: ☑ **New** ☐ **Continuation** ☐ **Revision** If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) C. Municipal Other (specify)
	9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-239 TITLE (Name of Program): HOME Investment Partnership	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** HOME Investment Partnership formula entitlement funding (Consolidated Plan Year 36) -- Philadelphia
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.):* City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2011 / Ending Date: 6/30/2012	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant PA-1, 2, 8, 13 / b. Project PA-1, 2, 8, 13

15. ESTIMATED FUNDING:

a. Federal	$ 14,530,331.00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ .00
g. TOTAL	$ 14,530,331.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE:

b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Ms.	First Name Deborah	Middle Name
Last Name McColloch		Suffix
b. Title Director of Housing		c. Telephone Number (give area code) 215-686-9750
d. Signature of Authorized Representative Deborah McColloch		e. Date Signed June 29, 2011

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

		2. DATE SUBMITTED June 30, 2011	Applicant Identifier 1800347
1. TYPE OF SUBMISSION: Application	Pre-application	**3. DATE RECEIVED BY STATE**	State Application Identifier
☐ **Construction** ☑ **Non-Construction**	☐ **Construction** ☐ **Non-Construction**	**4. DATE RECEIVED BY FEDERAL AGENCY**	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: City of Philadelphia	**Organizational Unit**: Department: Office of Housing and Community Development
Organizational DUNS: 62-390-0487	Division:
Address: Street: 1234 Market Street, Suite 1700	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Ms. First Name: Deborah
City: Philadelphia	Middle Name
County: Philadelphia	Last Name McColloch
State: PA Zip Code 19107	Suffix:
Country: USA	Email: deborah.mccolloch@phila.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 23-6003047	Phone Number (give area code) 215-686-9750 Fax Number (give area code) 215-686-9801

8. TYPE OF APPLICATION: ☑ **New** ☐ **Continuation** ☐ **Revision** If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) ☐ ☐ Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) C. Municipal Other (specify)
	9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-231 TITLE (Name of Program): Emergency Shelter Grant	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** Emergency Shelter Grant formula entitlement funding (Consolidated Plan Year 36) -- Philadelphia
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2011 Ending Date: 6/30/2012	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant PA-1, 2, 8, 13 b. Project PA-1, 2, 8, 13

15. ESTIMATED FUNDING:		**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**
a. Federal	$ 2,241,487 .00	a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant	$ .00	
c. State	$ .00	
d. Local	$ 2,241,487 .00	b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372
e. Other	$ .00	☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
f. Program Income	$ .00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**
g. TOTAL	$ 4,482,974 .00	☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Ms.	First Name Deborah	Middle Name
Last Name McColloch		Suffix
b. Title Director of Housing		c. Telephone Number (give area code) 215-686-9750
d. Signature of Authorized Representative Deborah McColloch		e. Date Signed June 29, 2011

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

		2. DATE SUBMITTED June 30, 2011	Applicant Identifier 1800347
1. TYPE OF SUBMISSION: Application	Pre-application	**3. DATE RECEIVED BY STATE**	State Application Identifier
☐ **Construction**	☐ **Construction**	**4. DATE RECEIVED BY FEDERAL AGENCY**	Federal Identifier
☑ **Non-Construction**	☐ **Non-Construction**		

5. APPLICANT INFORMATION

Legal Name: City of Philadelphia	**Organizational Unit**:
	Department: Office of Housing and Community Development
Organizational DUNS: 62-390-0487	Division:
Address: Street: 1234 Market Street, Suite 1700	**Name and telephone number of person to be contacted on matters involving this application (give area code)**
	Prefix: Ms. / First Name: Deborah
City: Philadelphia	Middle Name
County: Philadelphia	Last Name McColloch
State: PA / Zip Code 19107	Suffix:
Country: USA	Email: deborah.mccolloch@phila.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN):* 23-6003047	Phone Number (give area code) 215-686-9750 / Fax Number (give area code) 215-686-9801

8. TYPE OF APPLICATION: ☑ **New** ☐ **Continuation** ☐ **Revision** If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) ☐ ☐ Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) C. Municipal Other (specify)
	9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-241 TITLE (Name of Program): Housing Opportunities for Persons with AIDS	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** Housing Opportunities for Persons with AIDS formula entitlement funding (Consolidated Plan Year 36) -- Philadelphia EMA
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.):* City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2011 / Ending Date: 6/30/2012	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant PA-1, 2, 8, 13 / b. Project PA-1, 2, 6, 7, 8, 13, 15, 16

15. ESTIMATED FUNDING:		**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**
a. Federal	$ 7,385,176 .00	a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant	$ .00	
c. State	$ .00	
d. Local	$ .00	b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372
e. Other	$ .00	☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
f. Program Income	$ .00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**
g. TOTAL	$ 7,385,176 .00	☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Ms.	First Name Deborah	Middle Name
Last Name McColloch		Suffix
b. Title Director of Housing		c. Telephone Number (give area code) 215-686-9750
d. Signature of Authorized Representative Deborah McColloch		e. Date Signed June 29, 2011

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

   (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

   (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which I t is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Deborah McCollar

Signature/Authorized Official

June 29, 2011
Date

Director of Housing
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority**. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit**. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 37 (July 1, 2011 through June 30, 2012), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments**. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws – It will comply with applicable laws.

Signature/Authorized Official

June 29, 2011
Date

Director of Housing
Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Deborah McCollar

Signature/Authorized Official

June 29, 2011
Date

Director of Housing
Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds – It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS – It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

Deborah McCollar

Signature/Authorized Official

June 29, 2011
Date

Director of Housing
Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building – Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

June 29, 2011
Date

Director of Housing
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)
1234 Market Street, Philadelphia, PA 19107
1401 John F. Kennedy Blvd., Philadelphia, PA 19102
1515 Arch Street, Philadelphia, PA 19102

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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