Year 39 Consolidated Plan

Action Plan - Fiscal Year 2014

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 for a Community Development Block Grant; to participate in the HOME Investment Partnership program and the Emergency Solutions Grant program; and for a Housing Opportunities for Persons with AIDS grant; and to file applications with the Commonwealth to obtain grants under the Act of April 12, 1956, P.L. 1449, Section 4, as amended, to prevent and eliminate blight; authorizing the Director of Housing and the Director of Commerce to file applications to obtain other grants from the Commonwealth; authorizing the Director of Commerce to use the Section 108 Loan Guarantee Program; and authorizing the Director of 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 $40,049,151 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

Section 2.

The Director of 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 $30,000,000 for interim construction financing is approved subject to the provision that the amount of $40,049,151 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, 2012, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XXXVI to Program Year XXXVII. Further, any questioned cost items from Program Year XXXV which are determined by HUD to be ineligible costs shall be transferred to Program Year XXXVII, 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 XXXVII 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 $8,600,409 under the HOME Investment Partnership program under Title II of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, as amended, to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

Section 6.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $7,518,686 under the AIDS Housing Opportunity Act, 42 U.S.C. 12901 et seq., as amended, for a Housing Opportunities for Persons with AIDS ("HOPWA") grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

Section 7.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $2,797,355 under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, 42 U.S.C. § 11371 et seq., as amended, for an Emergency Solutions Grant ("ESG"), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

Section 8.

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Housing is authorized to file shall be substantially in the form set forth in Exhibit "A" hereto and known as the Year 39 Consolidated Plan ("Plan"); and further, contain a provision stating that: "Seventy-five percent (75%) of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used exclusively for programmatic activities authorized by the Consolidated Plan, excluding operating costs, both program delivery and administration. No more than twenty-five percent (25%) of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used for operating costs, including program delivery and administration." OHCD shall provide to the Chief Clerk of

City Council a semi-annual report that shall include the amount of program income received during each six-month reporting period and how the program income was allocated to the various line items contained within the Consolidated Plan budget. The reports shall be due no later than 30 days following December 31st and June 30th of each year.

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 or activities as identified, determined and authorized by the *Year 39 Consolidated Plan* for housing and community development purposes in an amount not to exceed $5,000,000. 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 Keystone Communities Program including but not limited to the Elm Street Program grants administered by the Department of Community and Economic Development in an amount not to exceed $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 Keystone Communities Program including but not limited to the Main Street Program grants administered by the Department of Community and Economic Development in an amount not to exceed $1,000,000. The Director of Commerce is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State's share of any expenditure found by the Commonwealth to be ineligible.

Section 13.

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

Section 14.

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

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Introduction

Introduction

The *Year 39 Consolidated Plan*, published by the Office of Housing and Community Development (OHCD) on behalf of grantee City of Philadelphia, is the City's application for federal funds from the U. S. Department of Housing and Urban Development (HUD) for four entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and the Emergency Solutions Grant (ESG; formerly "Emergency Shelter Grant"). 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) – that support housing and community and economic development activities.

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 Philadelphia Redevelopment Authority (PRA) 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 Philadelphia metropolitan region, OHCD is the grantee and administrator of HOPWA funding for the entire region.

OHCD publishes two versions of the *Consolidated Plan* for public review: the *Preliminary Consolidated Plan* and the *Proposed Consolidated Plan*, the latter of which is submitted to City Council for consideration. In accordance with the Citizen Participation Plan, included in the Appendix of this document, public hearings are held following publication of the *Preliminary Consolidated Plan* and publication of the *Proposed Consolidated Plan*. The *Year 39 Consolidated Plan* represents OHCD's plan and corresponding budget for housing and community development activities in Year 39, City Fiscal Year 2014.

The housing and community development activities described in the *Year 39 Consolidated Plan* include:

- Preventing homelessness by keeping people in their homes.
- Increasing affordable housing by producing new units.
- Strengthening communities by eliminating blight and promoting neighborhood planning.
- Creating jobs by attracting and retaining businesses.

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 39 Preliminary Consolidated Plan*, and citizen comments received were considered in developing the *Year 39 Proposed Consolidated Plan*. Public hearings on the *Year 39 Proposed Consolidated Plan* were held by the Philadelphia 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 39 Consolidated Plan* as adopted by City Council will be submitted to HUD for review and approval.

The *Year 39 Consolidated Plan* includes a one-year Action Plan covering the City's Fiscal Year 2014, which begins on July 1, 2013 and concludes on June 30, 2014. A Strategic Plan covering Fiscal Years 2013-2017 was published in the *Year 38 Consolidated Plan*, as was a Housing and Homeless Needs Assessment and a Housing Market Analysis. The *Year 39 Consolidated Plan* will be submitted to HUD by June 30, 2013, and approval by HUD is anticipated within 45 days.

Consultation Process

In accordance with 24 CFR Section 91.100, OHCD consults with continuum of care and other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These organizations are asked to provide certain data on current and projected housing needs, inventory, services, and plans to provide housing and services in the future. The areas in which these organizations work include housing services, social services, fair housing services, health services, homeless services, continuum(s) of care, agencies that discharge persons, business and civic leaders, lead-based paint, adjacent government, state (non-housing), metropolitan planning agencies, HOPWA and public housing. Because the City of Philadelphia and the County of Philadelphia are coterminous all City agencies also serve a county-wide function. A complete list of consulting agencies can be found in Appendix 20.

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 9, 2013. The public was provided the opportunity to comment on the proposed Citizen Participation Plan until May 9, 2013. No comments were received, and OHCD adopted a final Citizen Participation Plan.

Contents

According to HUD regulations, the *Consolidated Plan* consists of four required sections: three- to five-year comprehensive analyses of needs (the "Housing and Homeless Needs Assessment") and housing market conditions (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 and Appendix). The information included in each component of the Plan is:

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.

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.

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 non-housing community development needs; and improving the coordination of resources.

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, and NSP funds, other anticipated resources, administrative cost calculations and other required budgetary information.

➢ Appendix

Other documentation required by HUD as well as additional narrative and other materials.

Only the Action Plan is required to be published every year. The Housing and Homeless Needs Assessment, the Housing Market Analysis and the Strategic Plan sections were published in the *Year 38 Consolidated Plan* and will not be published in the *Year 39 Consolidated Plan*.

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

Executive Summary

The *Year 39 Consolidated Plan* 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 Solutions Grant (ESG). The City also includes in the *Consolidated Plan* other federal, state and local resources – including the Philadelphia Housing Trust Fund (HTF) – that support housing and community and economic development activities. The *Plan* outlines the expenditure of approximately $121 million in federal, state and local funds for housing, community and economic development. The budget in this document reflects increases in CDBG and HOME entitlement allocations and decreases in ESG and HOPWA allocations.

The *Plan* identifies four strategic objectives:

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

By pursuing these strategic objectives, the City will provide decent, affordable housing, create suitable living environments, and create economic opportunity.

Prevent Homelessness by Keeping People in Their Homes

To prevent homelessness by creating suitable living environments and providing decent, affordable housing, the City will focus on keeping the homes of low- and moderate-income households habitable, and to prevent foreclosure. The City will also address the needs of those Philadelphians who have become homeless or are in immediate danger of becoming homeless.

To maintain habitability in decent, affordable housing, the City will support four home repair programs – Basic Systems Repair, Adaptive Modifications, Weatherization Assistance, and Heater Hotline. The City will also fund energy efficiency education to reduce the utility bills of Philadelphians. The City will address obstacles that prevent homeowners from financing their own home repairs.

To prevent foreclosure and keep residents in decent, affordable housing, the City will continue to fund its nationally recognized Foreclosure Prevention Program. The Program consists of housing counseling, homeowner outreach, legal assistance and a homeowner hotline, all of which the City will continue to support. The City will continue to support the preventive measure of pre- and post-purchase housing counseling as well as training to ensure that counselors are familiar with new programs and best practices. Utility assistance will also help to prevent foreclosure.

The Office of Supportive Housing (OSH) leads the City's efforts to create suitable living environments by assisting individuals and households that are in immediate danger of becoming homeless or are experiencing homelessness. Through its Continuum of Care, OSH provides outreach; assessment; services; and emergency, transitional, permanent supportive and safe haven housing. Through these facilities and services, OSH considers and addresses the specific needs of homeless families, veterans, unaccompanied youth, substance abusers, persons with mental illnesses, survivors of domestic violence and the chronically homeless.

OHCD administers funds for the HOPWA region that includes Philadelphia, Bucks, Chester, Delaware and Montgomery Counties, enabling people with HIV/AIDS to access decent, affordable housing. In this role OHCD coordinates the development of HIV/AIDS housing policy and programs, as well as contracts with organizations that provide direct services and housing, including rental assistance, to people with HIV/AIDS.

Increase Affordable Housing Options

To increase the decent, affordable housing available to low- and moderate-income Philadelphians, the City will continue to fund the homeownership, rental and special-needs developments currently in the development pipeline. OHCD will also issue a Request for Proposals for rental and special-needs developments that will seek Low-Income Housing Tax Credits. The City will also support programs that assist first-time homebuyers with downpayment and closing costs. The City's funding of housing programs will, as it has historically done, comprise more than 50 percent of its program funds.

Strengthen Communities, Eliminate Blight and Support Neighborhood Planning

To strengthen communities and create suitable living environments, OHCD will support programs that combat blight and create vibrant neighborhoods. Those programs will improve and maintain vacant land, support community-based organizations, engage and educate residents of low-income neighborhoods, enhance neighborhood services and link residential and commercial corridor improvements.

Create Jobs by Attracting and Retaining Businesses

To create jobs and economic opportunities, the City will not only support small businesses but also create neighborhood environments conducive to economic development. The City will provide financial and technical assistance for new and expanding businesses, support commercial corridor improvement, fund community-based groups that support local businesses, and encourage private sector investment in local nonprofit organizations. To promote an educated and well-trained workforce, the City will support an employment and training program that also produces rehabilitated affordable housing units.

The City is pleased with its past performance in its housing, community and economic development program. The *Consolidated Annual Performance and Evaluation Report (CAPER*) for the year ending June 30, 2012, indicates that the City exceeded its goals in many areas and made substantial progress in others.

Each of the City's strategic objectives is informed by the citizens they seek to serve. 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 it is submitted to HUD. In an effort to broaden citizen awareness and participation, each version of the *Plan* is posted on OHCD's website (www.phila.gov/ohcd/consolplan) and extensive outreach takes place before each public hearing. Citizens may be placed on an extensive mailing list to receive notices of hearings. At the hearing on the *Preliminary Plan* on April 23, 2013, most people who testified noted the difficult decisions OHCD had to make to address repeated cuts in funding, with some requesting a restoration of some of those cuts. Most testifiers also raised the concern that the magnitude of the cuts in federal and state funding threatened their ability to meet the needs of Philadelphia's most vulnerable citizens.

Housing and Community Development: A Strategic Approach

Housing and Community Development: A Strategic Approach

Since the inception of the Community Development Block Grant nearly 40 years ago, the challenges facing Philadelphia's neighborhoods and the resources available to meet those challenges have varied. Although changing conditions have required ongoing adaptation, the City's approach to housing and community development has been to meet resident needs through strategic initiatives that are based on available data, market conditions, neighborhood plans and targeted use of available resources.

A strategic approach was critical to counteract the widespread disinvestment in many Philadelphia neighborhoods that led to the collapse of the manufacturing base, a significant outmigration of the population and large swaths of abandoned homes surrounding vacant factories.

The City responded by investing in its neighborhoods, its people, its land and its homes. Using a variety of strategies, engaging a diverse set of partners and leveraging both public and private funds, the City created housing markets in struggling communities and promoted healthier, safer and more vibrant residential and commercial neighborhoods.

The City's housing and community development initiatives are always created within the context of resident needs, market conditions, and economic trends. Critical to those initiatives is the neighborhood-based planning that has occurred in communities throughout the city. The City supports both the development and the implementation of neighborhood plans, and the City develops its initiatives to support the goals of those plans.

The City's approach to housing and community development also seeks to leverage other funding and to collaborate with other programs to maximize the impact of its work in a community. By integrating private sector, nonprofit and other government initiatives into its work, the City creates a multiplier effect that brings coordinated resources to bear on a neighborhood.

The City's strategic approach to neighborhood revitalization reflects its financial resources. When those resources have increased, such as when the City was awarded Neighborhood Stabilization Program 2 funding, the use of those resources has been in the context of an existing or developed plan to address resident needs based on existing market conditions. When resources have been reduced, such as in the past three years when the City has seen a 37 percent reduction in CDBG, HOME and state resources, program decisions continue to reflect a strategic approach to meeting community needs.

Evidence of the success of these strategies is found in neighborhoods throughout Philadelphia. One example is the Cecil B. Moore Homeownership Zone, in which vacancies and crime have been reduced while housing values and neighborhood income have increased.

Impact of Strategic Neighborhood Investment

CB Moore Homeownership Zone

Population 2000-2010	+ 23%
Home Prices 2000-2010	+ 75%
Resident Salaries 2000-2010	+ 28%
Housing Vacancies 2000-2010	- 54%
Aggravated Assaults 1999-2009	- 45%

The investment in quality affordable housing has been replicated all over Philadelphia. In doing so, the City has assisted low- and moderate-income Philadelphians purchase a home, find an affordable apartment, or live more independently with disabilities or other special needs.

Across Philadelphia, the City has been a key partner in developing and implementing comprehensive neighborhood plans to promote residential and commercial community revitalization. As it has sought to implement a holistic approach to neighborhood revitalization, the partnerships OHCD has formed have grown and strengthened.

Housing Counseling

FY 2008-2012

63,800

Households Counseled

In 2012, OHCD submitted a proposal to HUD for a Choice Neighborhoods implementation grant. While OHCD had long collaborated with the Philadelphia Housing Authority (PHA), providing opportunities for input on the development of the *Consolidated Plan* and funding acquisition and site improvement work for PHA developments, OHCD and PHA partnered as co-applicants for the Choice Neighborhoods grant. The two organizations recruited a broad array of North Philadelphia organizations and institutions to develop a truly comprehensive neighborhood plan addressing housing, health, education, safety, economic development and other goals. Grant partners included the School District of Philadelphia, Temple University, the Citizen Planning Institute, the Pennsylvania Horticultural Society, LISC, Asociación de Puertorriqueños en Marcha, Public Health Management Corporation, EducationWorks, Econsult, the Southeastern Pennsylvania Transportation Authority, the Village of Arts and Humanities, the City's Departments of Public Health, Human Services, Police, Commerce, Recreation and Education, and residents. The strong relationships forged through the grant proposal development process remain, and the City intends to submit a Choice Neighborhoods implementation grant proposal in 2013.

Foreclosure Prevention

June 2008 - Feb. 2012

5,500

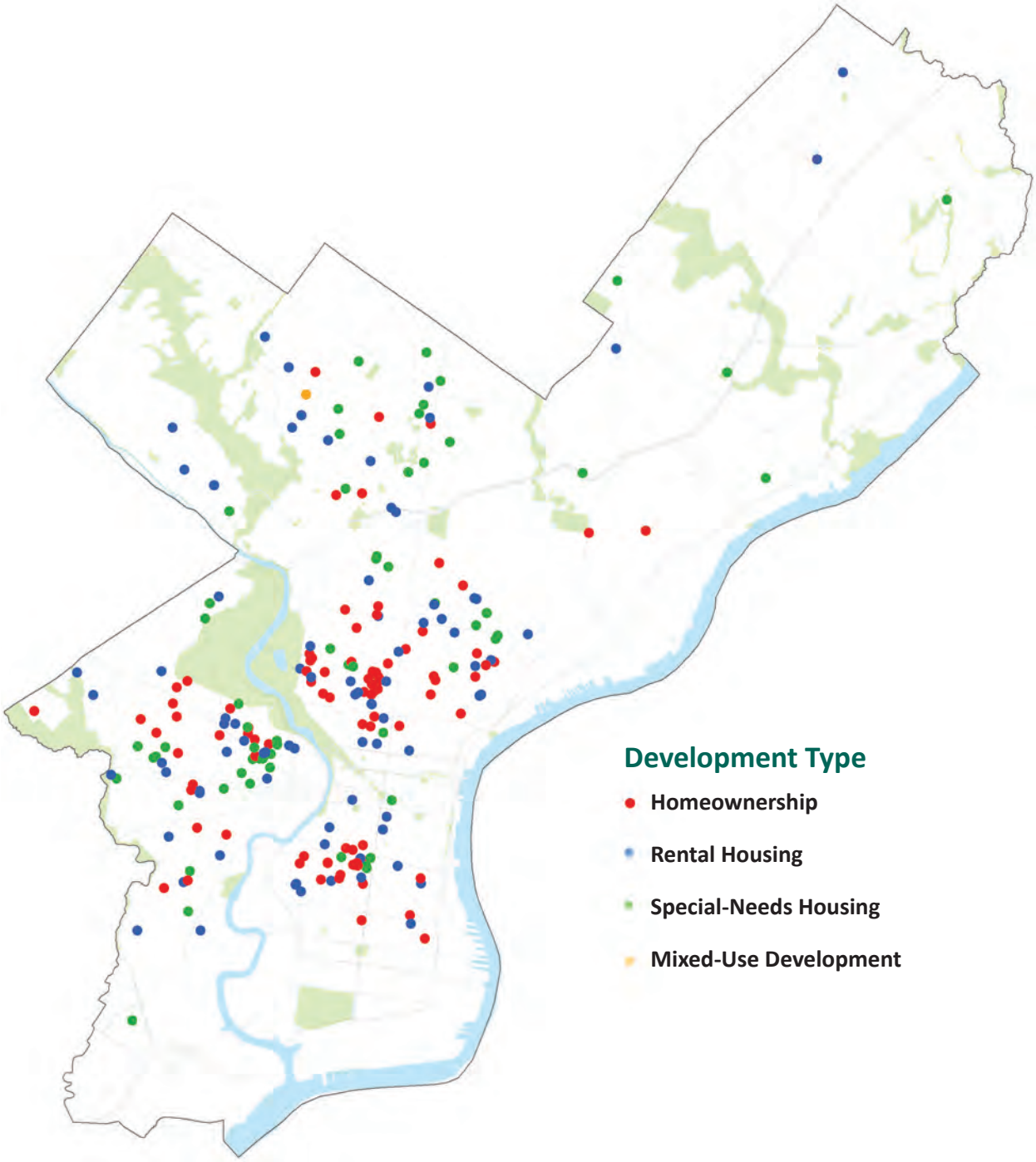
Homes Saved

Through Housing Counseling, NAC Outreach and Legal Assistance

Of course OHCD continues its strategic linkages with the Philadelphia Redevelopment Authority, Philadelphia Housing Development Corp., the Commerce Department, the Office of Supportive Housing, Pennsylvania Horticultural Society and others to continue to implement and improve successful community revitalization programs.

Housing Developments Fiscal Years 2000-2013

New Homeownership Housing	**1,636 units**
New or Preserved Rental Housing	**4,796 units**
New Special-Needs Housing	**1,163 units**



OHCD also invested in Philadelphia's residents. While HUD has always required citizen participation, OHCD has always been committed to true, grassroots neighborhood involvement. Accordingly, in 1976 OHCD first funded Neighborhood Advisory Committees (NACs), community-based nonprofit organizations that lead and engage neighborhood residents in community planning and participation activities. NACs have continually offered residents a voice, a leadership role, and ownership of their community, and NACs have proved to be valuable partners in providing necessary social services and information to strengthen communities.

Similarly, OHCD has long supported housing counseling activities provided primarily by neighborhood-based counseling agencies. Housing counselors serve as educators and advocates for low- and moderate-income residents, helping them avoid foreclosure, repair their credit, prepare for the rights and responsibilities of homeownership, and understand the housing services available to them.

This investment in "people-based capacity" paid dividends when the housing market crashed in 2008 and thousands of Philadelphians faced foreclosure. With a housing counseling program already in place and NACs ready to reach out to homeowners in trouble, Philadelphia quickly put in place a program to support homeowners threatened by foreclosure. The Residential Mortgage Foreclosure Prevention Program, a partnership of OHCD and the First Judicial District of Pennsylvania, provides a structured court process in which homeowners and lenders must meet face-to-face before any foreclosure can proceed. In addition to the housing counseling and NAC services, as part of the Prevention Program OHCD supports *pro bono* legal assistance for homeowners and a hotline through which homeowners can reach a housing counselor.

By the 1980s OHCD realized that Philadelphia's aging housing stock was beginning to undermine the ability of homeowners to remain in their homes and therefore was weakening the blocks and neighborhoods in which those homes were located. Homes reaching 40, 50 or more years old were deteriorating, while many low-income homeowners could not afford to maintain or improve them.

In 1987, OHCD in partnership with its subrecipient agency, the Philadelphia Housing Development Corp. (PHDC), developed the Basic Systems Repair Program (BSRP). This program provides free repairs to the electrical, plumbing and heating systems of owner-occupied homes in Philadelphia. BSRP has improved tens of thousands of homes, therefore maintaining blocks and stabilizing neighborhoods. The successful home repair concept of BSRP was later expanded into energy efficiency improvements through the Weatherization Assistance Program (WAP) and home adaptations for people with disabilities through the Adaptive Modifications Program (AMP).

A legacy of the decades of disinvestment in Philadelphia's neighborhoods is the 40,000 vacant lots that blight neighborhoods in the city. In the early 2000s, the Pennsylvania Horticultural Society developed a long-term vacant land maintenance plan, and since then City, foundation and private funds have supported the cleaning, greening and ongoing maintenance of thousands of vacant lots. Since the start of the program, studies by the University of Pennsylvania have found that improved green spaces in neighborhoods increase property values, reduce crime, promote exercise and contribute to a general improvement in residents' feeling about their communities. In addition, the contracted maintenance of the lots has supported neighborhood small business and employment opportunities.

Table 1: Impact of Vacant Land Management*

Impact on adjacent home value of a blighted lot	-20%
Impact on adjacent home value of a stabilized lot	+17%
Cumulative impact, turning blighted lot to stabilized	+37%
Impact of stabilized lots on gun assault rates	-8%

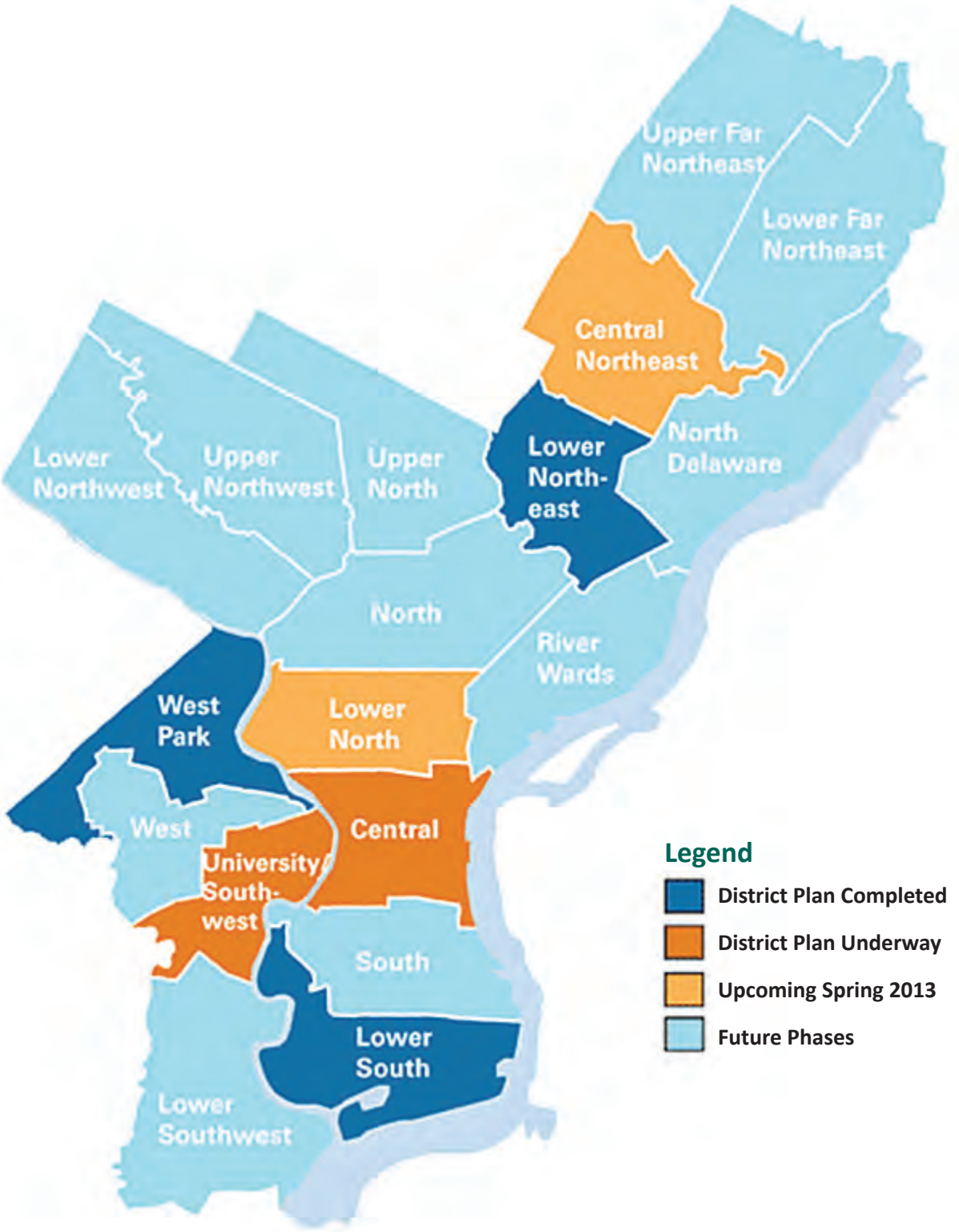
* Data from two University of Pennsylvania studies

Other City initiatives are helping to meet the challenge of revitalizing neighborhoods. The Philadelphia City Planning Commission (PCPC) has led a multi-year effort to revamp the City's planning processes and a zoning code that was more than 40 years old. PCPC began the process with an inclusive effort to create a Citywide Vision, which was adopted in June 2011. The next step is the creation of District Plans, three of which have been completed, two of which are underway and two of which will begin in spring 2013 (see map on page 14.) Working from that Citywide Vision, the PCPC led an effort to overhaul the zoning code, and a new code took effect in August 2012. To ensure citizen engagement in the planning and zoning process, the PCPC developed the Citizens Planning Institute (CPI), which educates citizens about the role good planning and implementation play in creating communities of lasting value. Since its launch in 2010, CPI has graduated nearly 100 citizen planners, community leaders and engaged residents from more than 60 neighborhoods. OHCD's Year 39 Action Plan is presented in the context of the districts of the Planning Commission's *Philadelphia2035 Comprehensive Plan*.

OHCD plans to reapply for HUD Choice Neighborhoods Implementation funding proposal that would continue the transformation of central North Philadelphia into a viable and sustainable community. Working with the Philadelphia Housing Authority, Asociación de Puertorriqueños en Marcha (APM), Local Initiatives Support Corp. (LISC), Education Works and the other local organizations cited previously, the proposal, if funded, would implement a strategic community plan to offer residents housing opportunities, targeted services, improved schools and educational support, transportation options and access to employment.

Finally, OHCD's proposal review process includes an assessment of the sustainability of the proposed development in support of Mayor Nutter's Greenworks plan and his goal of making Philadelphia America's greenest city.

Philadelphia2035 Planning Districts



The Current Environment and Obstacles to Meeting Underserved Needs

Despite more than three decades of success in combating disinvestment and its effect on city neighborhoods, Philadelphia faces alarming trends that threaten the gains it has made.

As a largely built-out city, Philadelphia's housing stock continues to age. Ninety-one percent of Philadelphia homes were built before 1980 and more than half are more than 65 years old. As Philadelphia's population also continues to age, maintaining the habitability of the city's housing stock becomes increasingly important.

The foreclosure crisis that began in 2008 shows no sign of abating. In fact, the lull in foreclosures in 2011 due to lender irregularities was followed by a surge in foreclosures.

A large number of Philadelphia households remain low- or moderate-income, and cost burden and severe cost burden is a continued resulting problem. According to the 2010 Census, 42 percent of Philadelphia households are cost-burdened, paying more than 30 percent of their income toward housing.

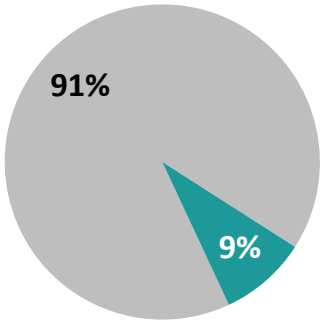
Communities continue to struggle with blight and vacant lots, and resident-focused planning and implementation is critical to the future of the city's neighborhoods. As it has for decades, Philadelphia continues to lag behind the suburbs in employment, and was the county with the highest increase in the unemployment rate between September 2009 and September 2012.

Table 2: Unemployment in the Philadelphia Region by County

	Philadelphia	Bucks	Chester	Delaware	Montgomery
Sept. 2009	10.3	7.2	6.3	8.0	6.9
Sept. 2011	10.9	6.8	5.9	8.0	6.5
Sept. 2012	10.8	7.5	6.1	8.0	6.8

Moreover, between November 2010 and November 2011, Philadelphia was one of only two of the nation's 12 largest areas to experience job loss rather than job growth. In addition, many of the jobs created in the past and projected for the future are in service occupations, which traditionally

Age of Philadelphia Housing Stock



Pre 1980 Post 1980

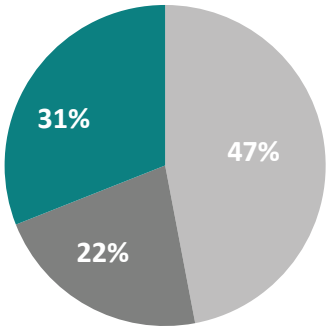
Philadelphia Foreclosure Trends

Average Monthly Foreclosure Filings

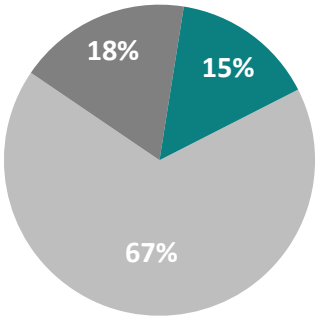
Jan-Nov 2011	274
Dec 2011-Feb 2013	378

Cost-Burdened Philadelphia Households

Renters



Homeowners



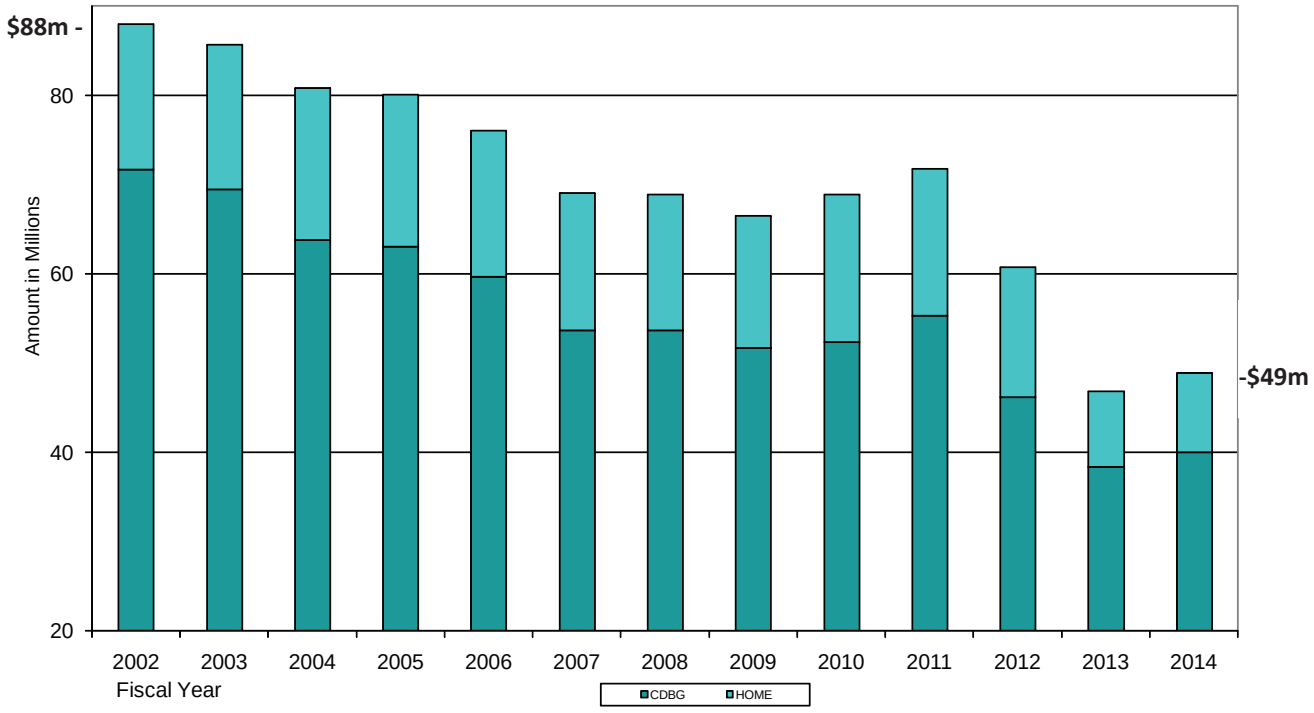
% of Income Paid Towards Housing

> 50% 30-50% < 30%

pay significantly less than other job sectors. Accordingly, job creation remains critical to the future of Philadelphia and its residents.

Unfortunately, even as Philadelphia faces continued housing and community development-related challenges, OHCD has experienced drastic funding cuts. Since 2002, OHCD's CDBG and HOME funding has been cut by nearly $40 million, a reduction of nearly 45 percent.

Chart 1:
Philadelphia CDBG and HOME Entitlement Funding 2002 - 2014



The Strategy for Year 39

In the *Year 38 Consolidated Plan*, the Housing and Homeless Needs Assessment and the Housing Market Analysis identified key challenges and obstacles facing the City. Those analyses informed a Strategic Plan that included series of tactics designed to have a long-term impact on the City's low- and moderate-income communities: removing barriers to affordable housing, reducing lead paint hazards, reducing poverty, and improving institutional structures and coordination among them.

At the same time, the City is confronting immediate pressing housing and community development needs in an era of significantly reduced funding. To meet those more immediate challenges, the City is focusing its efforts on established programs and proven strategies.

Prevent Homelessness by Keeping People in their Homes

By funding home repair programs and supporting home repair loan products and income support initiatives, the City will seek to maintain the habitability of Philadelphia's aging housing stock. OHCD will continue to support housing counseling as a means to prevent homeowners from losing their homes through foreclosure and to ensure that new homeowners are prepared for the financial and maintenance responsibilities of owning a home. Finally, the City will fund programs to ensure that Philadelphians who are at risk of homelessness due to rental arrearages or utility balances have access to homeless prevention programs and that those who do experience homelessness have access to programs designed to help them emerge from homelessness into a stable housing situation.

Increase Affordable Housing Options

OHCD will continue to promote a mix of affordable homeownership, rental, public housing, senior citizen and special-needs housing opportunities. In addition to providing direct funding for developments, OHCD will continue to offer assistance to first-time homebuyers. The City will use housing development construction as an opportunity to promote employment and training opportunities for Philadelphians.

Strengthen Communities, Eliminate Blight and Support Neighborhood Planning

Active and engaged communities are a linchpin of revitalized neighborhoods. OHCD will continue to support Philadelphia's neighborhoods with direct engagement and services, as well as with programs designed to improve the physical landscape and to build capacity in community organizations.

Create Jobs by Attracting and Retaining Businesses

Healthy retail corridors combat blight, strengthen neighborhoods and, most importantly, provide needed employment opportunities. The City will support community economic development through programs that bridge funding gaps for new or expanding businesses, support physical improvements in commercial corridors, and build capacity in small businesses and the organizations that support them.

Proposed Outcomes and Geographic Distribution

Implementing the strategies outlined above will result in more accessible, available, affordable and sustainable living environments, affordable housing and economic opportunities. Specific outcome measures in each of these categories for Year 39 are contained in Tables 3A, 3B and 3C beginning on page 140.

Poverty in Philadelphia is concentrated in a number of the City's Planning Districts—North and Lower North; River Wards; West; Lower Southwest; and South and Lower South.

The 2000 Census documented that North Central Philadelphia (where 42 percent of the population was living below the poverty level) continues to have by far the greatest concentration of poverty. Twenty-nine percent of West Philadelphia and 25 percent of South Philadelphia residents were also below the poverty line. Even here, however, conditions in specific neighborhoods have been much worse. Forty-four percent of the population in the distressed West Philadelphia neighborhood of Mantua and 34 percent of Point Breeze residents in South Philadelphia were living in poverty in 2000.

The overwhelming need in these areas has dictated concentrated investment through CDBG and other programs. The general characteristics of these targeted areas of the city are described below, and additional detail on Year 39 activities by geography is provided in the Neighborhood Planning and Development by Area section that begins on page 79. For the purposes of this section, concentrations of African-Americans and low/moderate-income populations are defined as census tracts with 80 percent of more of that population, while concentrations of Latinos is defined as census tracts with 60 percent of more Latino population.

North Philadelphia

The collapse of the manufacturing base of North Philadelphia's economy in the 1960s, '70s and '80s led to a withdrawal of 43 percent of the community's population between 1970 and 2000. According to the 2000 Census, 42 percent of North Philadelphia's population was living in poverty, well above the citywide figure. By 1980 depopulation also left the area with thousands of long-term vacant houses.

North Philadelphia includes a concentration of African-Americans, especially west of Broad Street, and a concentration of Latinos in its eastern half. Low- and moderate-income residents are spread throughout much of North Philadelphia.

For the past 20 years, OHCD has targeted much of its CDBG allocation to North Philadelphia. The Housing Developments map on page 11 shows a mix of homeownership, rental and special-needs housing created in this area since FY 2001. Complementing housing development has been housing counseling, Neighborhood Advisory Committees, investments in commercial corridors, and management of vacant land. At the same time, the completion of the Paseo Verde development will introduce mixed-income housing to eastern North Philadelphia

More recently, Neighborhood Stabilization Program 2 (NSP2) funds have been directed to North Philadelphia, and a Choice Neighborhoods Implementation funding proposal to be submitted later this year would bring housing, services, education, transportation and employment to North Philadelphia.

River Wards

The area east of Front Street along the Delaware River – the River Wards, extending somewhat into the Lower Northeast – saw similar outmigration over the last four decades as many factories closed and, as a result, some families moved. At the same time, new immigrants have joined the older residents in many communities. There is no concentration of either African-American or Latino populations in this area, although there is a concentration of low- and moderate-income persons at the western end of the district along Kensington Avenue and in the eastern portion of the district along the Delaware River.

Here to OHCD investment has included housing rehabilitation, strategic new construction and open space management. This investment has generated market-rate development in certain neighborhoods in this section of the city. The City has also supported commercial corridor improvement in this Planning District.

West Philadelphia

West Philadelphia, including portions of Southwest Philadelphia, includes a significant concentration of both African-Americans and households with low or moderate income.

The City's investment in this neighborhood has come in the form of Neighborhood Advisory Committees, vacant land management, commercial corridor support and a variety of housing production. OHCD housing investment in West Philadelphia has emphasized rehabilitation of large apartment buildings, scattered-site single family rehabilitation and large-scale new construction. Most recently, NSP2 funding has been directed to the West Philadelphia neighborhood of Mantua, which includes both African-American and low- and moderate-income concentrations.

South Philadelphia

South Philadelphia is one of the most economically and racially diverse areas of the city. At the same time, neighborhoods of African-Americans and low- and moderate-income concentrations exist, primarily west of Broad Street.

As in the other districts, the City has pursued a multi-dimensional strategy that includes community engagement through Neighborhood Advisory Committees, commercial corridor investment and vacant land management. NSP2 funds have been directed to Point Breeze, a South Philadelphia neighborhood with both a concentration of African-Americans and low- and moderate-income households. The NSP2-funded developments in Point Breeze have not only increased the supply of affordable housing in the neighborhood but also added middle-income homes to Point Breeze.

Center City and Other Neighborhoods

While the City's strategy has included provision of affordable housing in areas that desperately need it, affordable housing has also been added in communities with higher-income populations. The John C. Anderson Apartments will add 56 units of affordable housing to Center City where they will join an affordable housing supply provided by OHCD-funded Casa Farnese, 1515 Fairmount and Kate's Place. City-funded affordable developments have also contributed to increasing income diversity in West Mount Airy, Roxborough and Northeast Philadelphia.

HOPWA Resources

In distributing Housing Opportunities for Persons With AIDS (HOPWA) resources through the entire five-county metropolitan area, OHCD has worked with the two regional Ryan White CARE Act planning councils, AIDS advocates and AIDS organizations to allocate resources roughly in proportion to the AIDS caseload within the region. This distribution mirrors the way in which HOPWA funding is allocated nationally. It is important to emphasize that, according to federal regulation, any housing assistance provided with HOPWA funds must be equally available to any eligible resident of the region, regardless of place of residence. OHCD enforces this provision contractually. More importantly, the needs assessment specialists at Intercultural Family Services, HOPWA-funded housing counselors and AIDS case managers throughout the region routinely refer clients for services outside their immediate localities when assistance is available.

Funding Distribution

The vast majority of OHCD's resources are invested in these communities. Of the 12 housing developments expected to progress in Year 39, six are in these Planning Districts. Of the 29 contracts awarded for commercial corridor support, 22 are in these Planning Districts (and one of the other seven is in an area of concentrated Asian/Pacific Islander and low- and moderate-income households). The two site-specific NSP2 developments under construction are in these areas, as are virtually all of the LandCare vacant land parcels. Eighteen of 20 Neighborhood Advisory Committees serve at least a portion of these districts. On a proportional basis, more than 70 percent of OHCD's funds in these programs will go to these neighborhoods (although 100 percent will go to CDBG-eligible households and census tracts).

Many of OHCD's funding programs support income-eligible individuals and households and therefore are not geographically based. However, here too much of the benefit of these programs accrue in these Planning Districts. A review of the maps for Home Improvements (page 29), Neighborhood Energy Centers (page 31) and, to a slightly lesser extent, Foreclosure Prevention (page 36), shows that the vast majority of program benefits go to recipients who reside in these areas.

In the Neighborhood Planning and Development by Area section beginning on page 79, maps in each neighborhood section depict the investments the City expects to make in Year 39 in that community.

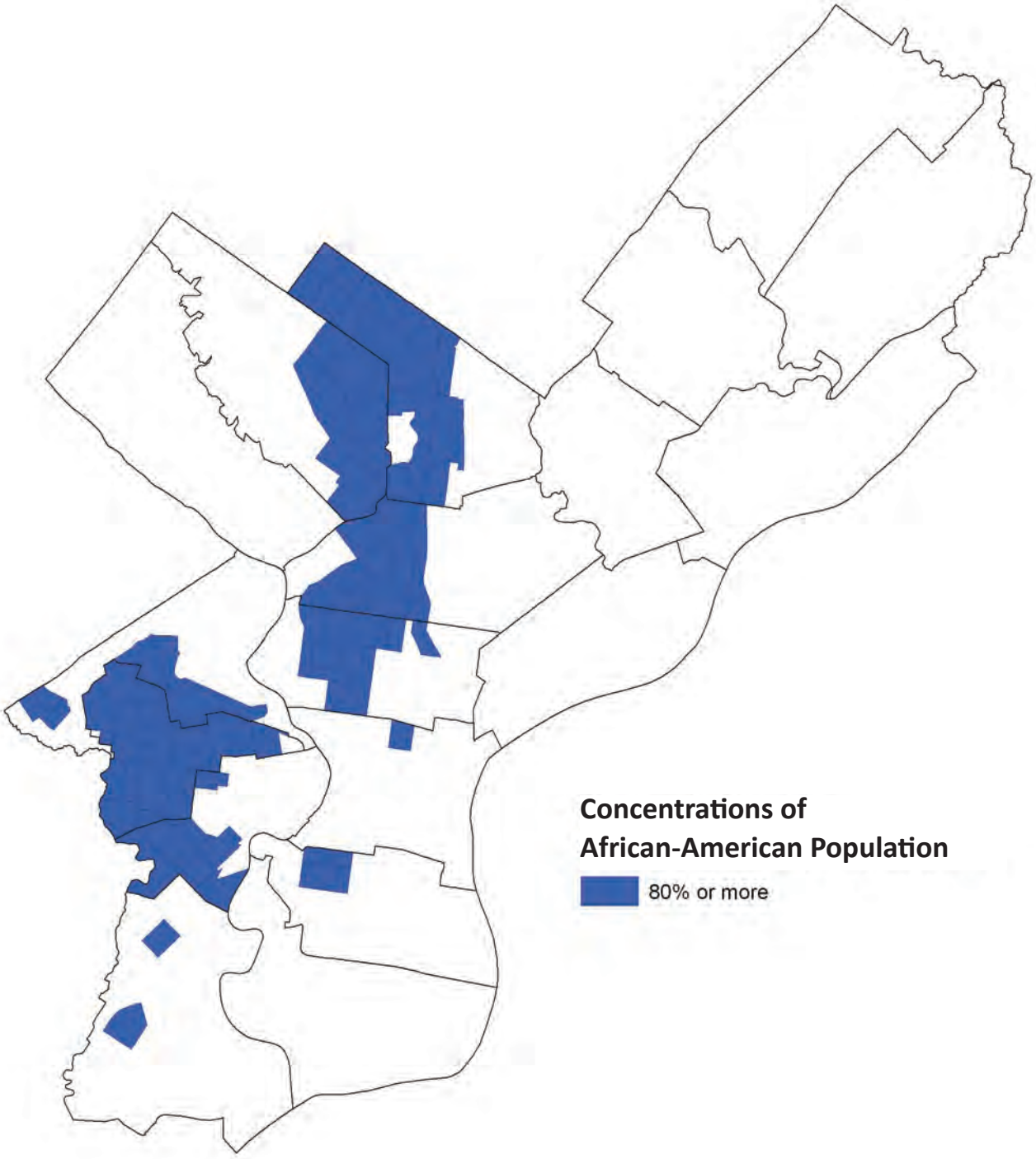
Areas of Racial and Low-Income Concentration

Philadelphia is a city of neighborhoods, many of which have a distinct racial and/or ethnic character. As shown in the Needs Assessment that was an element in the *Year 38 Consolidated Plan*, the loss of income and the effects of growing poverty have generated an increasing need for housing assistance, particularly for minority households. This section will identify the areas of racial and low-income concentration in Philadelphia.

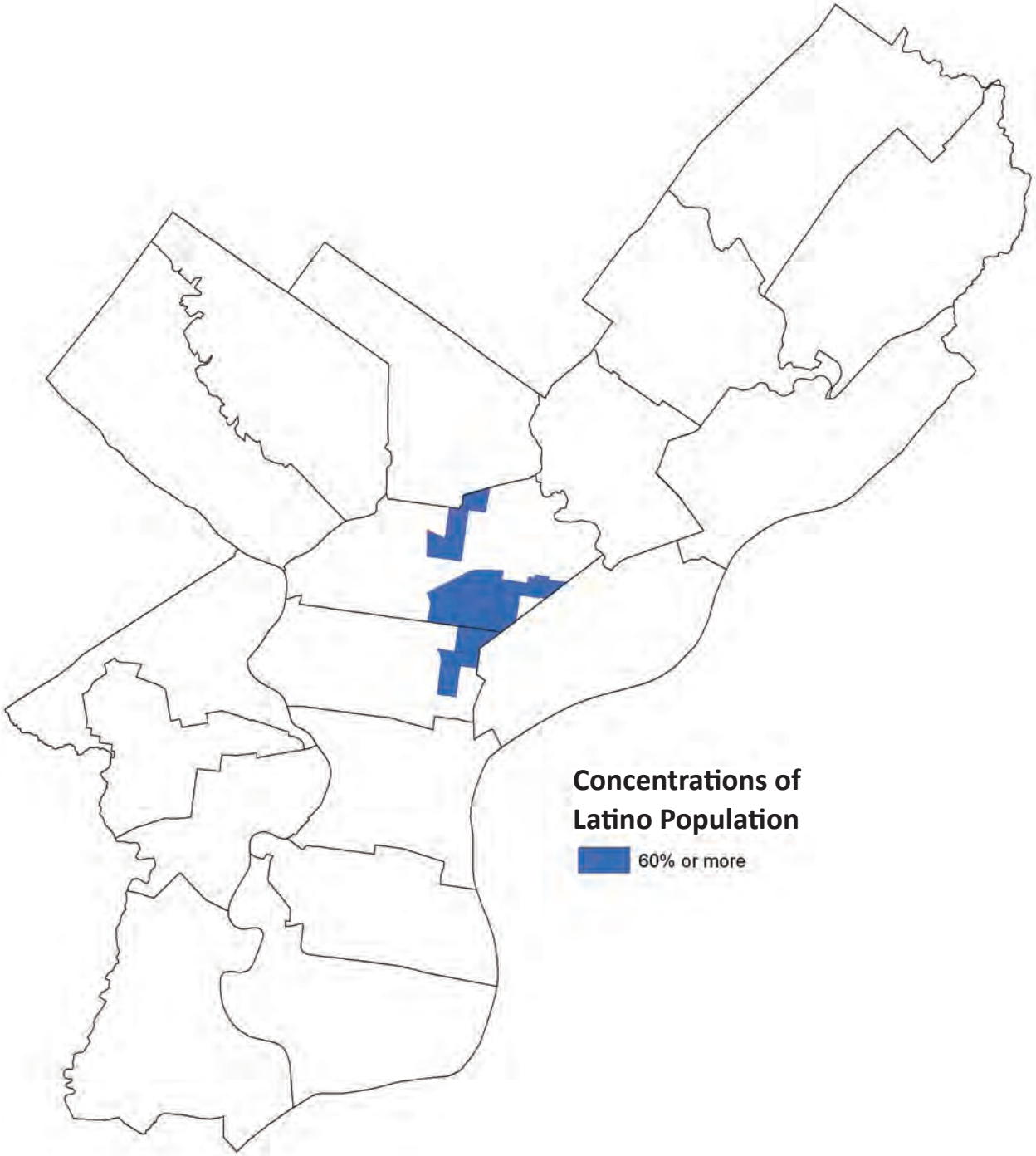
The U.S. Department of Housing and Urban Development (HUD) requires the City to define and identify areas of racial/ethnic and low-income concentration in this document. To meet this requirement, the City defines area of racial/ethnic minority concentration as any census tract in which, according to 2010 Census data, more than 80 percent of the population is African-American or more than 60 percent is Latino or Asian/Pacific Islander. By this definition, 111 census tracts (nearly 30 percent of all tracts) are areas of racial/ethnic concentration. These areas are depicted in the following three maps.

For the purposes of the *Year 39 Consolidated Plan,* the City defines an area of low/moderate-income concentration as any census tract in which, according to 2000 Census data, more than 80 percent of the population is of low/moderate income (family income at or below 80 percent of the Philadelphia median family income). By this definition 70 census tracts, or nearly 19 percent of the Philadelphia total, are areas of low/moderate-income concentration, shown in the map on page 25.

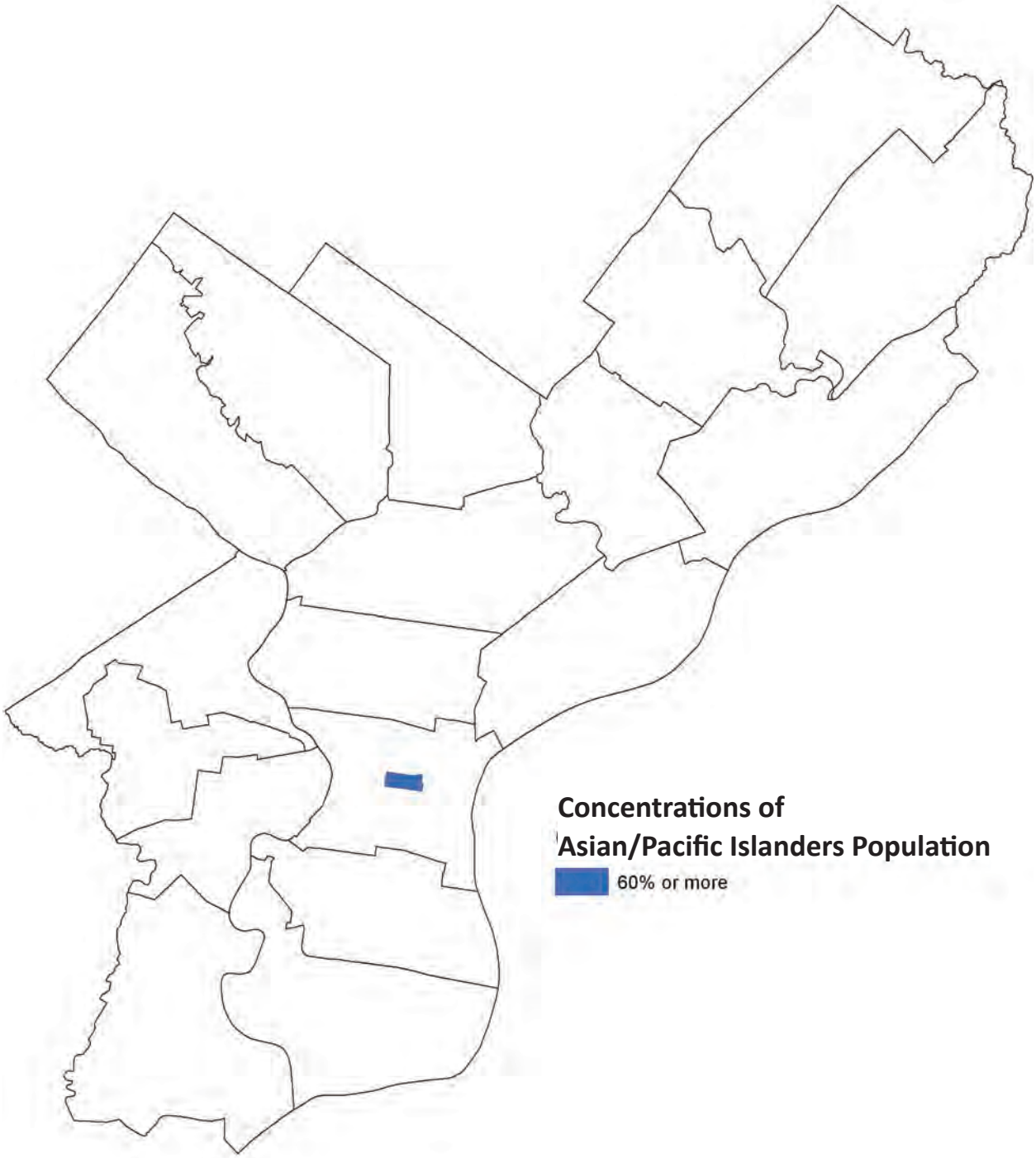
Concentrations of Population by Race and Ethnicity African-Americans: 2010 Census Tracts



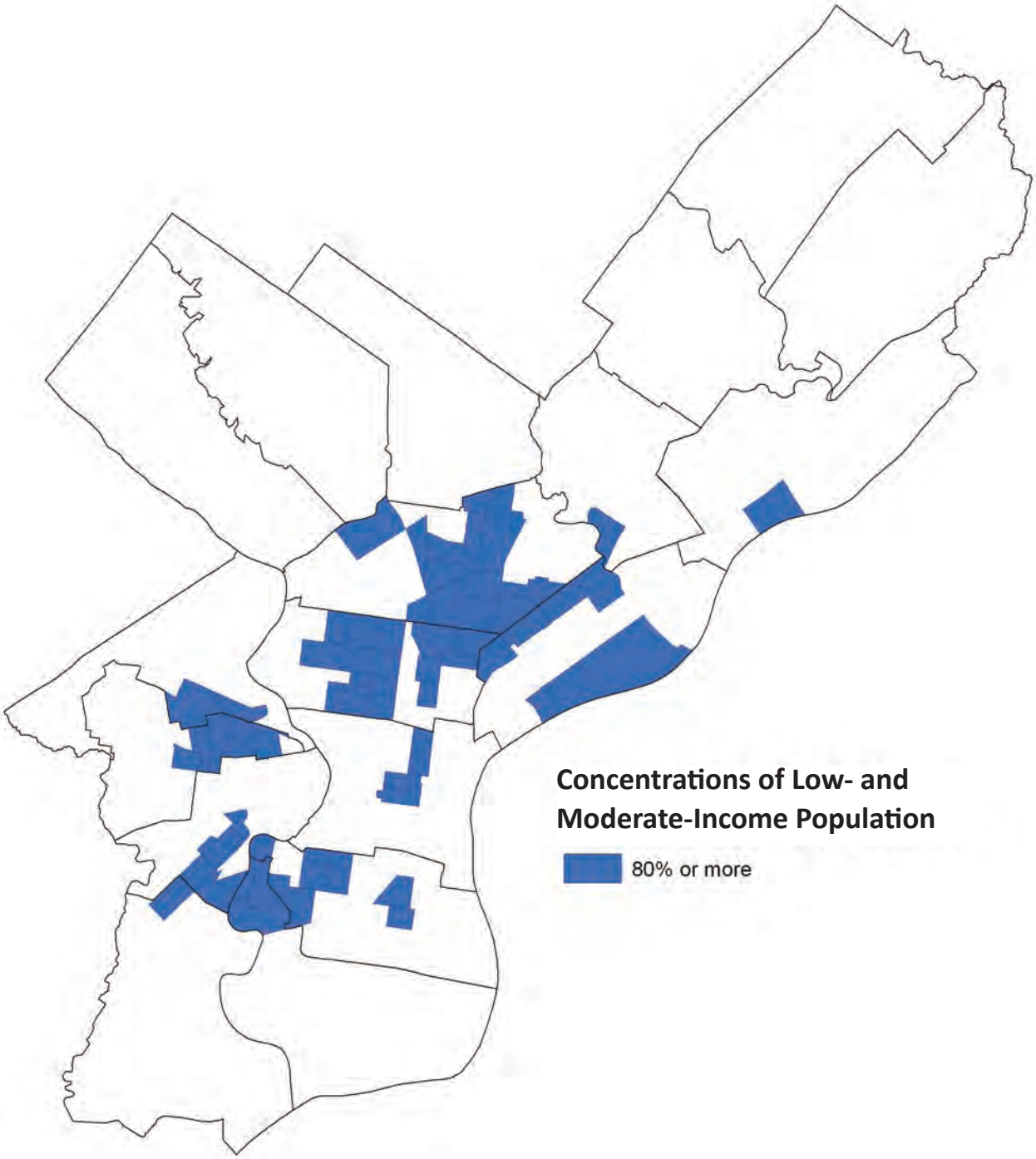
Concentrations of Population by Race and Ethnicity
Latinos: 2010 Census Tracts



Concentrations of Population by Race and Ethnicity Asian/Pacific Islanders: 2010 Census Tracts



Concentrations of Low- and Moderate-Income Population: 2000 Census Tracts



Action Plan

Action Plan

The Action Plan portion of the *Year 39 Consolidated Plan* documents the activities that the City of Philadelphia proposes to undertake in Year 39 to accomplish the City's housing and community development priorities. This Action Plan includes a description of the major programs to be carried out in Year 39 and a list of the housing development organizations selected through a competitive process to receive 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.

Prevent Homelessness by Keeping People in Their Homes

Philadelphia's housing stock is aging. The median date of construction of Philadelphia's housing units is 1946, meaning that more than half of the units in Philadelphia are more than 65 years old. Indeed, 85 percent of Philadelphia's housing stock is more than 40 years old. Absent ongoing maintenance, housing stock of that age risks becoming uninhabitable, threatening the occupants of those homes with homelessness. Unfortunately, many Philadelphia homeowners lack the resources necessary to provide that ongoing maintenance. In addition, many homeowners face challenges in obtaining home improvement loans.

These financial challenges facing Philadelphia homeowners have been exacerbated by the economic crisis that began in 2008. The foreclosure rate in Philadelphia spiked to more than 6,300 new defaults in 2008, more than 4,600 Philadelphians entered the foreclosure process in 2012, and Philadelphia is on a pace to see a comparable number of foreclosure filings in 2013. Foreclosure is another challenge that threatens to create homelessness among Philadelphians.

Philadelphia faces these challenges through strategies that foster and maintain affordable housing, thus preventing homelessness by keeping residents in their homes. For income-eligible residents, City-funded home repairs keep homes habitable. The City also supports home repair loan products to assist homeowners to undertake home repairs on their own. Foreclosure prevention and housing retention through housing counseling helps to keep residents from losing their homes and becoming homeless.

Despite this strategic approach to preventing homelessness, some Philadelphians become homeless. Their homelessness may be either short- or long-term, and they may have special needs, such as persons with HIV/AIDS. As part of its "Ten Year Plan to End Homelessness," the City offers a variety of programs to address the immediate needs of these Philadelphians as well as housing and support services to create permanent alternatives to homelessness.

The activities described in this section are designed to respond to the Year 39 priority of preventing homelessness by keeping people in their homes and addressing the needs of homeless and special-needs populations.

Home Improvement Programs

To maintain and in some cases restore the habitability of homes of low-income Philadelphians, the City funds a series of home improvement programs designed to keep residents in their homes.

Basic Systems Repair Program

The Basic Systems Repair Program (BSRP) provides free repairs to the electrical, plumbing and heating systems of owner-occupied homes in Philadelphia. BSRP may also provide free replacement of a house's roof if major interior damage such as a collapsing ceiling is evident.

BSRP is managed by the Philadelphia Housing Development Corp. (PHDC). Repairs to the homes are completed by private contractors subsequent to an inspection by PHDC personnel that identifies the necessary repairs. PHDC also inspects the work after it is completed. The geographic distribution of BSRP repairs for FY 2012 is shown on the map on page 29.

BSRP at a Glance

Maximum repair cost per property (lien free)	$18,000
Average repair cost per property	$10,000
Maximum eligible household income (3 people)	$29,295
BSRP waiting list (number of homeowners)	3,950

In rare instances, unforeseen property conditions will result in BSRP costs over $20,000. In those instances the City will place a 10-year self-amortizing mortgage for the amount of the repairs over $18,000 to protect the City's investment.

In previous years, PHDC also maintained an Emergency Repair Hotline Program to address plumbing, electrical and roofing emergencies of low-income homeowners. However, due to the elimination of state Housing and Redevelopment Assistance funds, OHCD will not be able to support this program in Year 39.

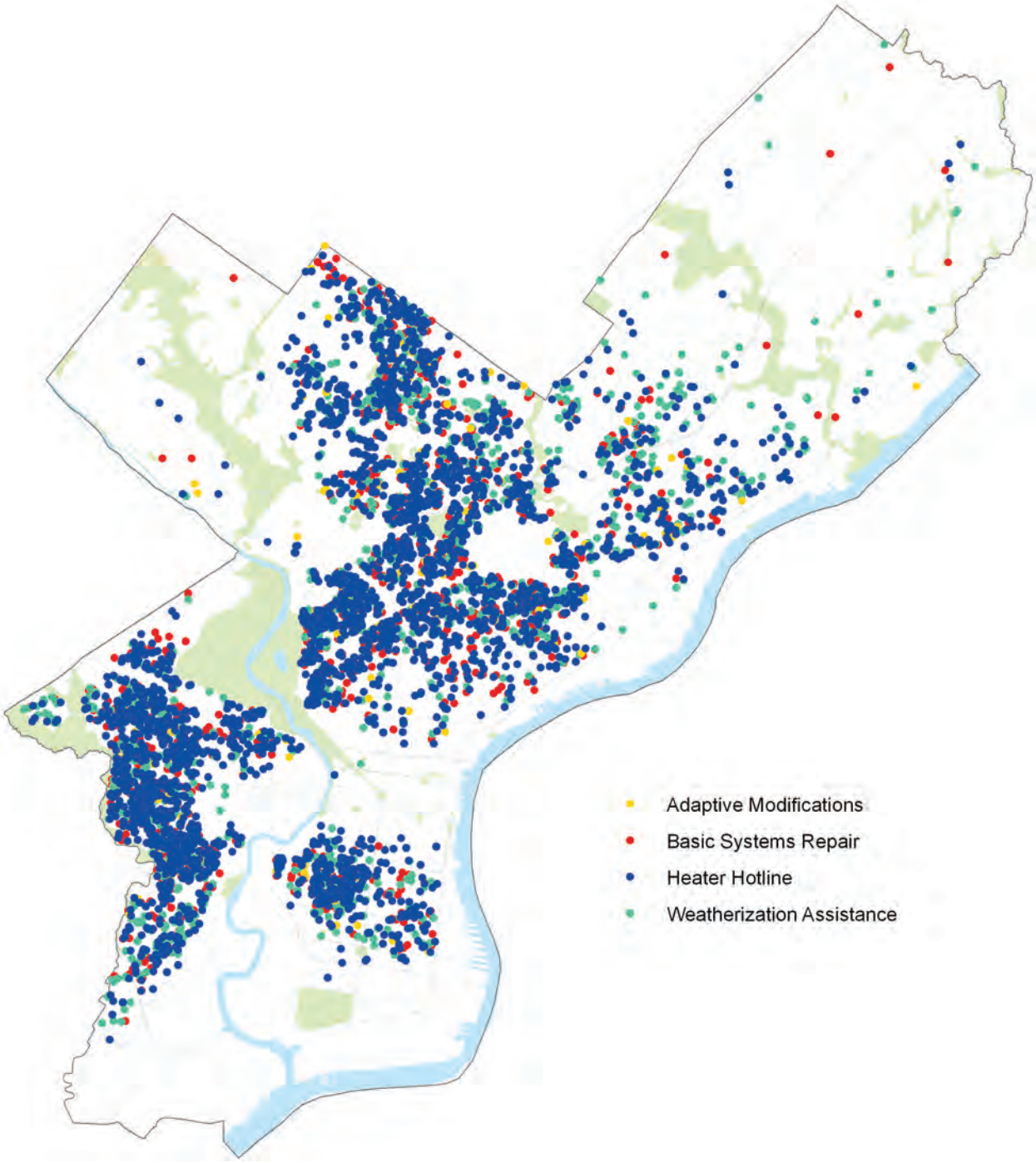
Adaptive Modifications Program

The Adaptive Modifications Program (AMP) is designed to help individuals with permanent physical disabilities live more independently in their homes. It provides free adaptations, allowing easier access to and mobility within the home. The program management structure of AMP is similar to that of BSRP, with private contractors making adaptive modifications following a PHDC home inspection and client needs assessment. The geographic distribution of AMP repairs for FY 2012 is shown on the map on page 29.

AMP at a Glance

Cost of Modest Modification (hand-held shower, grab bars, extra-high toilet)	$1,000
Cost of Extensive Modification (wheelchair lift or accessible bathroom)	$17,000
Average AMP Cost per home	$12,900
Maximum eligible household income (3 people)	$35,650
AMP Waiting List (number of homeowners/tenants)	507

Home Improvements Made in FY 2012



Weatherization Assistance Program

Utility expenses are a significant contributor to the cost of housing, and are a major factor in homelessness. Indeed, local shelter providers have noted that 15-20 percent of their residents are homeless due to utility issues. To address this issue, the City supports an energy-efficiency program designed to reduce utility costs for both homeowners and tenants.

The Weatherization Assistance Program (WAP) provides free weatherization and energy-efficiency improvements to owner-occupied houses and tenant-occupied rental units in Philadelphia. WAP improvements are identified through an energy audit conducted by PHDC and may 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. The geographic distribution of WAP repairs for FY 2012 is shown on the map on page 29.

WAP at a Glance

Maximum repair cost per property	$6,500
Average repair cost per property	$5,100
Maximum eligible household income (3 people)	$39,060
WAP waiting list (number of homeowners/tenants)	1,121

In Year 35, PHDC received a three-year allotment of American Recovery and Reinvestment Act (ARRA) funding for weatherization activities. With that funding, more than 2,500 homes that would not otherwise have been weatherized received WAP improvements by the end of September, 2012.

As of the issuing of the *Plan*, the City does not know if it will receive State funding for WAP in Year 39. ARRA funding for weatherization expired in Year 37. As a result, the future of this program is unclear.

Heater Hotline

In addition to the structural home repair programs managed by PHDC, the City also supports a program designed to make emergency heater repairs for low-income homeowners, the Heater Hotline program, in which a call center and repair teams are staffed by the Energy Coordinating Agency (ECA) under contract to PHDC. The geographic distribution of Heater Hotline repairs for the contract year September 2011-August 2012 is shown on the map on page 29.

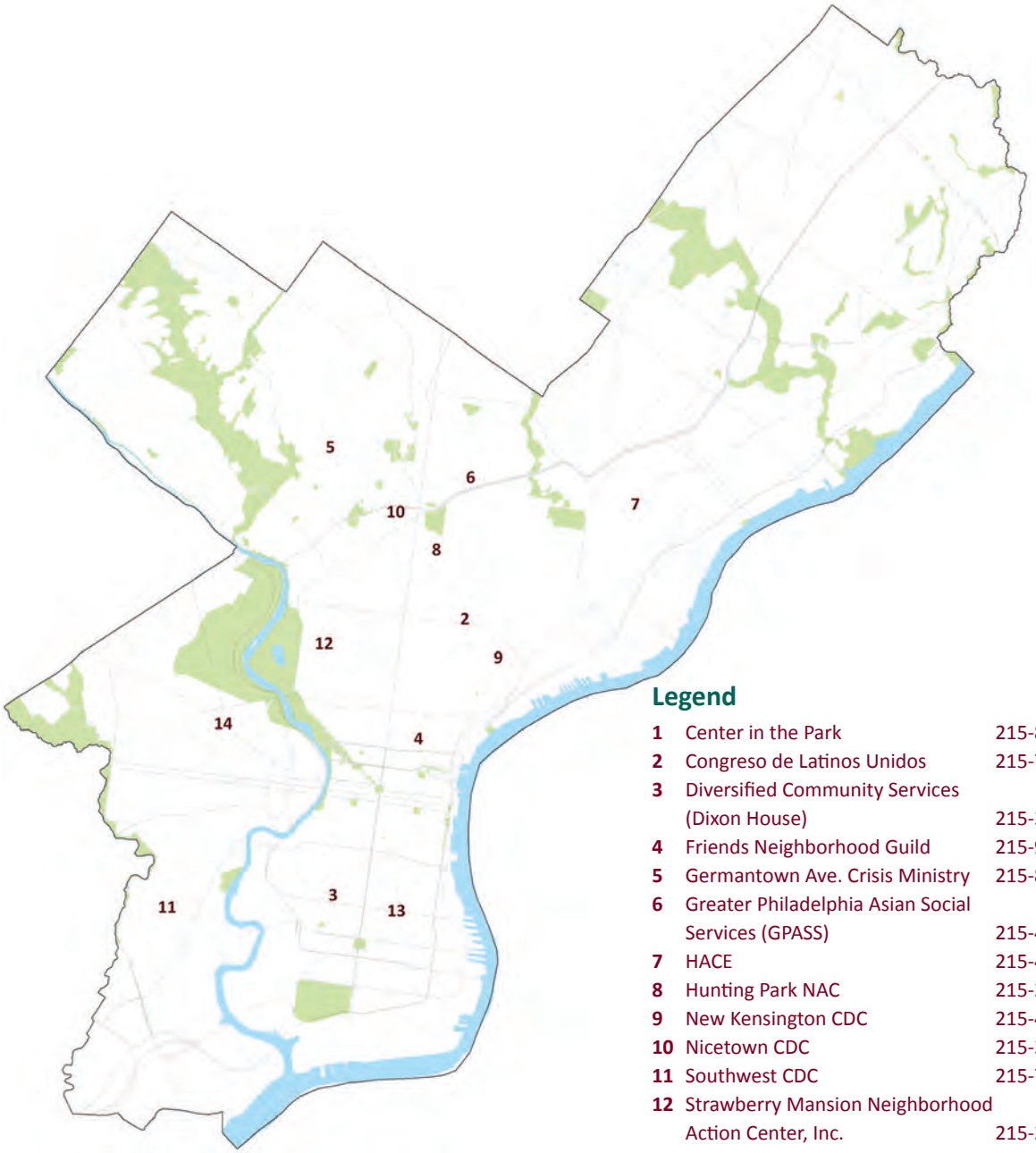
Heater Hotline at a Glance

Maximum repair cost per property	$2,000
Average repair cost per property	$350
Maximum eligible household income (3 people)	$29,295
Repairs made, Sept. 2011-Aug. 2012	3,116

Energy Coordinating Agency

The City's efforts to keep residents in their homes by lowering utility bills extend beyond physical improvements to homes and apartments. OHCD supports ECA's 14 Neighborhood Energy Centers, through which residents can complete applications to seek bill payment assistance, learn how to conserve water, gas and electricity, and obtain energy counseling.

Neighborhood Energy Centers Serving Philadelphia



Legend

1	Center in the Park	215-848-7722
2	Congreso de Latinos Unidos	215-763-8870
3	Diversified Community Services (Dixon House)	215-336-3511
4	Friends Neighborhood Guild	215-923-1544
5	Germantown Ave. Crisis Ministry	215-843-2340
6	Greater Philadelphia Asian Social Services (GPASS)	215-456-1662
7	HACE	215-437-7867
8	Hunting Park NAC	215-225-5560
9	New Kensington CDC	215-427-0350
10	Nicetown CDC	215-329-1824
11	Southwest CDC	215-729-0800
12	Strawberry Mansion Neighborhood Action Center, Inc.	215-235-7505
13	United Communities	215-468-1645
14	We Never Say Never	215-452-0440

Home Repair Assistance

While the City supports programs that provide direct home repairs to low-income households, many homeowners face other issues that restrict their ability to maintain and remain in their homes. Those issues include title problems, poor credit, high loan interest rates, and insufficient income. To assist this group of homeowners, the City funds initiatives that will better enable homeowners to obtain home repair assistance in the private market.

Tangled Title Fund

Clear title is very important to qualify for an equity loan or a grant for home repairs, to sell a house or to resolve other liens on the property. The transfer of homeownership in low-income communities, whether by inheritance or sale, frequently does not involve lawyers and may result in a title that does not accurately reflect the current ownership. In such a case, the homeowner will be unable to obtain a home repair loan, and the condition of the property may deteriorate due to lack of maintenance.

To assist homeowners to clear these title issues, OHCD supports the Tangled Title Fund, through which Philadelphia VIP provides legal assistance to resident homeowners facing title issues.

Tangled Title at a Glance	
Maximum grant per household	$2,500
Average grant per household	$1,100
Maximum eligible household income (3 people)	$39,060

Mini-PHIL and PHIL-Plus

Homeowners with less-than-perfect credit frequently are victimized by predatory lending because they are unable to obtain a home repair loan through a bank. Such loans can lead to foreclosure, threatening the homeowners with homelessness.

To combat such predatory lending, OHCD supports two loan programs, Mini-PHIL and PHIL-Plus. Both offer loans at 6 percent interest or less. Mini-PHIL borrowers can borrow up to $10,000 to be paid off over 10 years, while PHIL-Plus borrowers can borrow up to $25,000 to be paid off over 20 years. Each loan also includes housing counseling so that homeowners are able to avoid predatory loans, develop and stay within a budget, and understand and take steps to improve their credit. Support from the City enables mainstream banks to provide loans to customers to whom they might not otherwise lend.

Philadelphia Home Improvement Loan (PHIL)

The PHIL program assists homeowners to undertake home repairs by enabling them to borrow up to $25,000 at below-market rates from select banks. Borrowers with household incomes of up to 115 percent of the median income for the nine-county Philadelphia Metropolitan Area (see Appendix page 1 for income eligibility chart) can borrow at three percent interest, while borrowers with incomes above that level can borrow at five percent interest. By supporting the lower interest rates, the City promotes home maintenance and ensures the continued habitability of the home.

Earned Income Tax Credit (EITC)

A clear strategy to prevent homelessness is to ensure that very low- to low-income households maximize the income support programs available to them. One such program is the Earned Income Tax Credit (EITC), which provides a tax credit for individuals earning less than $20,000 and families earning up to $50,000 (on a sliding scale based on household size). To reach out to and support households eligible for this tax credit, OHCD supports financial literacy counseling by the Campaign for Working Families, which is managed by the Urban Affairs Coalition.

Impact Services Building Materials Exchange Program

An innovative way to keep Philadelphians in their homes by facilitating home repair is to make building materials available to them at low or no cost. Low-income homeowners may join Impact Services Building Materials Exchange Program by providing proof of homeownership and income. The CDBG support for the program is leveraged by donations of building materials from corporations, contractors and homeowners doing remodeling. In addition to supporting home repairs by low-income homeowners, the program helps the environment by diverting used construction materials from landfills to productive reuse.

Housing Counseling

Preventing homelessness can be achieved by supporting homeowners as they face the challenges of homeownership – including avoiding foreclosure – and by preparing prospective homeowners to meet those challenges. Philadelphia has long supported housing counseling to achieve those goals. Housing counselors serve as advocates for homeowners facing foreclosure and negotiating with lenders; assist with credit repair; serve specialized populations such as tenants, people with disabilities and senior citizens; and prepare potential homeowners to be ready for the responsibility of homeownership. Philadelphia's approach to housing counseling is a comprehensive one in which the counselors are supported by outreach teams that alert homeowners facing foreclosure to the services available to them, by public interest lawyers who assist those homeowners in negotiating with lender attorneys, and by a hotline that enables homeowners to enter the foreclosure prevention program—and to set up a meeting with a counselor—with one phone call. OHCD will support training to ensure that counselors are as well equipped as possible to serve their clients. The City provides further support to homeowners by funding an emergency utility payment assistance program.

Residential Mortgage Foreclosure Prevention Program

After the housing bubble burst in 2007 and the economy weakened in 2008, an increasing number of Philadelphians began to face foreclosure. The foreclosure crisis had potentially serious consequences for the City. Most directly and most immediately, the growing number of foreclosures threatened to increase the number of homeless Philadelphians by forcing homeowners from their homes. In addition, in a city already beset by a significant number of vacant properties, adding more vacant properties, especially on otherwise-intact blocks, could weaken then-strong neighborhoods.

To prevent homeowners from becoming homeless due to foreclosure, the City initiated the Residential Mortgage Foreclosure Prevention Program, an innovative program that links a Court of Common Pleas order requiring that homeowners facing foreclosure have an opportunity to meet with their lenders to negotiate an alternative to foreclosure with City-funded housing counseling, outreach, a hotline and legal assistance.

Working together, the City and the Court have created and implemented a national model. Unfortunately, the need for this model program continues as the City is on a pace to see more than 4,500 new defaults in 2013.

SaveYourHomePhilly Hotline

To help keep Philadelphians in their homes, the City supports a hotline that enables homeowners to seek assistance as soon as they begin to have mortgage problems. At the SaveYourHomePhilly hotline (215-334-HOME), trained operators evaluate callers' needs and make appointments with housing counselors or make other referrals. Since the hotline began focusing on foreclosure prevention (its previous focus was on anti-predatory lending), the City has promoted it with inserts into utility bills, public service announcements, and through the outreach efforts outlined below. Philadelphia Legal Assistance manages and staffs the SaveYourHomePhilly hotline.

Foreclosure Prevention Outreach

A roadblock to saving the homes of households facing foreclosure is the paralysis many homeowners feel upon receiving a foreclosure notice. To combat that inertia the City funds proactive outreach to provide information on the services available to homeowners as early in the process as possible. Utilizing its network of Neighborhood Advisory Committees and select citywide organizations, the City supports door-to-door outreach to educate homeowners about their rights in the foreclosure process, the availability of housing counseling and legal support, and the SaveYourHomePhilly hotline through which homeowners can begin to access these services.

SaveYourHomePhilly Hotline

13,650

Calls

To Hotline in 2012

Housing Counseling

A key element of the success of the Foreclosure Prevention Program is that every homeowner is matched with an OHCD-funded housing counselor. These counselors are knowledgeable about available sources of mortgage support, have experience negotiating with lenders, and have worked with homeowners in and out of foreclosure on issues such as budgeting, credit repair and meeting the responsibilities of owning a home. For those homeowners who are able to save their homes – more than one-third of program participants to date – they emerge from the process not only still in their homes but also more prepared to avoid future financial problems.

Foreclosure Prevention Outreach

3,800

Households

Contacted in 2012

Community Legal Services

Although the housing counselors in the Foreclosure Prevention Program are skilled in negotiating with lenders and their attorneys, there are instances in which homeowners facing foreclosure require legal support to resolve their cases. To that end, OHCD funds Community Legal Services (CLS) to provide mortgage foreclosure legal services to homeowners facing foreclosure. CLS attorney/paralegal teams help homeowners responding to foreclosure lawsuits to negotiate with lenders to modify mortgage loan terms to preserve homeownership, or will represent the homeowner to defend foreclosure, as appropriate.

Foreclosure Prevention June 2008 - Feb. 2012

5,500

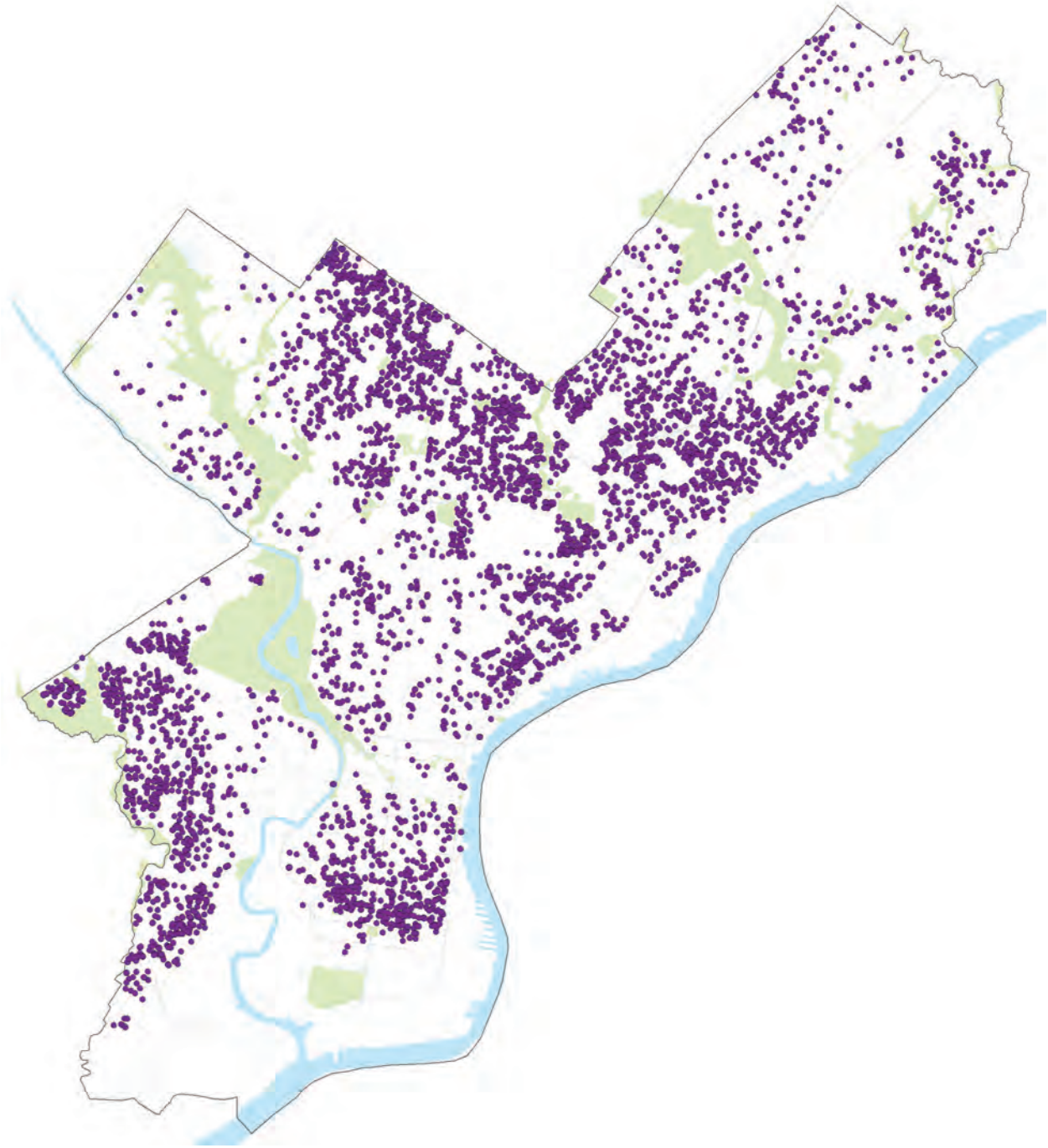
Homes Saved

Through Housing Counseling, NAC Outreach and Legal Assistance

See the map on page 36 for the geographic distribution of homes saved from foreclosure since June 2008.

Homes Saved from Foreclosure: July 2008 to February 2013

Through Housing Counseling, Outreach and Legal Support



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Housing Retention

The Office of Supportive Housing manages housing retention services that include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and to prevent households from losing their home and becoming homeless. Since October 2009, 770 households have received $1,378,921 in mortgage assistance.

Neighborhood and Citywide Housing Counseling

While much of OHCD-supported housing counseling focuses on foreclosure prevention after a foreclosure complaint has been filed, housing counseling agencies also seek to prevent homelessness caused by foreclosure and other housing issues prior to those issues arising. OHCD has long supported 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. Through these services prospective homeowners can avoid predatory loans, a significant cause of foreclosure. OHCD counselors also assist Philadelphians to repair their credit, ensuring that they may receive more favorable mortgage terms. OHCD supports a wide range of housing counseling services, including those to people with specialized needs such as senior citizens, tenants and people with disabilities.

Housing Counseling

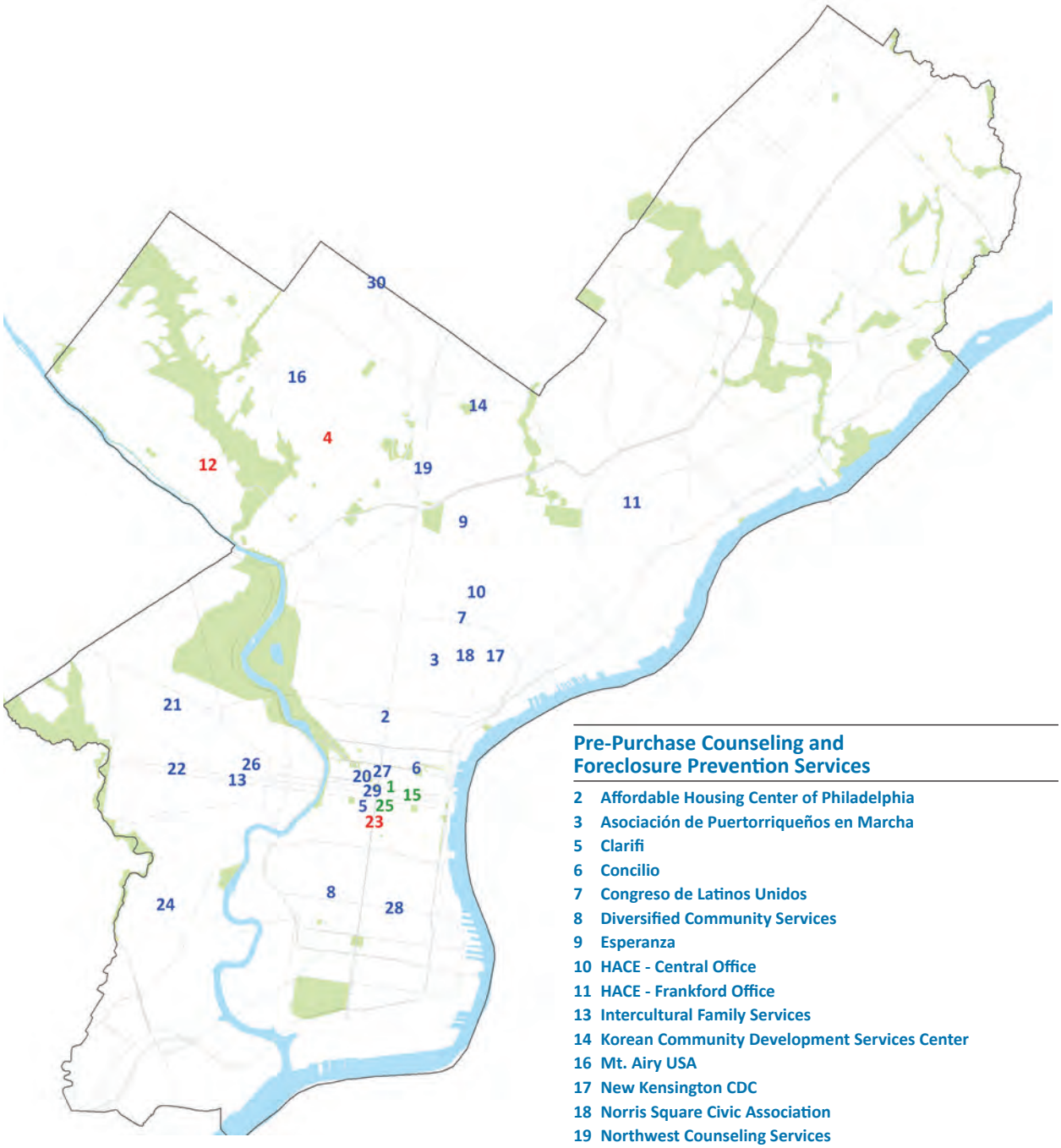
11,800

Households Counseled

in FY2012

Activities to prevent foreclosure also extend to preparing prospective homeowners for the financial and other responsibilities of owning a home. Counselors educate homebuyers to purchase within their means, to avoid unsustainable mortgages, to manage money through budgeting, and to maintain their homes. Indeed, OHCD's first-time homebuyer programs (see page 64) require that applicants receive housing counseling prior to obtaining financial assistance. See page 38 for a map of OHCD-funded housing counseling agencies.

Housing Counseling Agencies Serving Philadelphia



Pre-Purchase Counseling and Foreclosure Prevention Services

2 Affordable Housing Center of Philadelphia
3 Asociación de Puertorriqueños en Marcha
5 Clarifi
6 Concilio
7 Congreso de Latinos Unidos
8 Diversified Community Services
9 Esperanza
10 HACE - Central Office
11 HACE - Frankford Office
13 Intercultural Family Services
14 Korean Community Development Services Center
16 Mt. Airy USA
17 New Kensington CDC
18 Norris Square Civic Association
19 Northwest Counseling Services
20 Philadelphia Council for Community Advancement - Center City
21 Philadelphia Council for Community Advancement - West
22 Philadelphia Neighborhood Housing Services (Pre-Purchase)
24 Southwest CDC
26 The Partnership CDC
27 Unemployment Information Center
28 United Communities Southeast Philadelphia
29 Urban League of Philadelphia
30 West Oak Lane CDC

Specialty Housing Counseling Services

1 ActionAIDS
15 Liberty Resources
25 Tenant Union Representative Network (TURN)

Specialty Counseling Services for Seniors

4 Center in the Park
12 Intercommunity Action
23 Philadelphia Senior Center

Training Activities

OHCD's strategy to prevent homelessness by keeping people in their homes relies on the knowledge and expertise of its funded housing counselors. To ensure that those counselors are kept abreast of trends in foreclosure prevention, including grants and programs available to homeowners, OHCD supports training and technical assistance to OHCD-funded housing counselors in the areas of mortgage default and delinquency and anti-predatory lending counseling. That training is provided by Northwest Counseling Services, which was selected following a competitive Request for Proposals process and will continue to provide training support to housing counselors in Year 39.

Utility Emergency Services Fund

Low-income Philadelphians face homelessness not only as a result of foreclosure due to mortgage-related issues, but also because of utility costs, which threaten both homeowners and renters. A study in St. Paul, Minnesota, found that 26 percent of evictions due to condemnation were due to electric and gas termination and 40 percent of evictions were due to water cutoffs. A study in Philadelphia by the Energy Coordinating Agency found that 32 percent of electric service terminations and 24 percent of gas terminations led to home abandonment by low-income households within a year. To combat homelessness due to utility costs, OHCD supports 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.

Utility Assistance

3,700

Households Assisted

in FY 2012

Homeless and Special-Needs Housing

The activities described in this section are designed to respond to the Year 39 objective of developing and providing more affordable housing for homeless people and other low-income people with specialized housing and service needs. Specific populations targeted include chronically homeless individuals and families, families with children, veterans and their families, individuals and families who are experiencing domestic violence, and unaccompanied youth.

Year 39 resources combine housing development with service delivery and rental assistance. This section also describes actions planned for the Emergency Solutions Grant funds (formerly Emergency Shelter Grant).

The Office of Supportive Housing (OSH), the City department charged with planning and implementing Philadelphia's response to homelessness, balances the variety of needs and directs resources and tools to multiple subpopulations in partnership with other city departments and the nonprofit and advocacy communities. Needs and funding allocation priorities are established in consultation with the McKinney Public/Private Strategic Planning Committee, which oversees the Continuum of Care (CoC) and provides input on the Homeless Management Information System (HMIS). Specifically, the Strategic Planning Committee reviews data, reviews and ranks existing McKinney programs, and identifies priority populations for new funding anticipated through the annual McKinney competition.

Year 39 resources combine housing development and rental assistance with financial assistance and leverage funding for services to maximize resources and best meet the needs of citizens to help them avoid or end their homelessness.

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

1. Open the "back door" out of homelessness—ensure that all Philadelphians have a 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 make progress toward Goal 1 of the Plan, the City set a goal to create 6,500 new housing opportunities between 2008 and 2013 for homeless individuals and families, including:

- 2,000 units of permanent supportive housing; and
- 4,500 short- and long-term rental subsidies by
  - Leveraging 200 housing opportunities from the Philadelphia Housing Authority (PHA) for single individuals experiencing homelessness, with priority given to those who are chronically homeless.
  - Leveraging 300 housing opportunities from PHA for families experiencing homelessness.
  - Utilizing the HUD Homelessness Prevention and Rapid Rehousing Program (and the retooled Emergency Solutions Grant and Housing Trust Fund dollars) to provide shorter-term rental subsidies.

Office of Supportive Housing

The Office of Supportive Housing (OSH) provides assessment, homeless prevention and diversion, emergency housing and relocation, transitional and permanent housing, and services. A key funding source is the Emergency Solutions Grant (ESG), allocated to the City as an entitlement program through OHCD. In 2012, the Emergency Solutions Grant program replaced the Emergency Shelter Grant program. The Emergency Solutions Grant will provide grant funding to support emergency housing, rapid rehousing, prevention and support for Homeless Management Information System activities.

Continuum of Care

In addition to serving as the centralized intake agency into the City's emergency and transitional housing systems, OSH is the lead agency for the homeless Continuum of Care (CoC); the grantee for HUD Shelter Plus Care funding; and the grantee for the first operating period for all development Supportive Housing Program (SHP) grants. Within the Philadelphia Continuum of Care, there are more than 30 programs that receive Shelter Plus Care funding for a total of nearly 1,000 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. SHP units number well over 2,000, most of which are carried out through nonprofit organizations holding grant agreements directly with HUD.

The CoC's emergency housing system is structured to accept all subpopulations of individuals and families that are experiencing homelessness, although there are facilities specifically designated for survivors of domestic violence and (privately operated) for unaccompanied youth. Individuals and families in emergency housing apply for longer-term housing through clearinghouses established to route applications for rapid rehousing assistance and transitional housing programs.

More specifically, the City of Philadelphia, through the work of the CoC's primary decision-making body, consults with local healthcare institutions and other publicly funded institutions (e.g. prisons) to develop policies and implement practices that prevent the discharge of persons from these institutions into homelessness. Individualized workgroups have been convened in order to develop standardized procedures for discharge from these institutions. Additionally, the Philadelphia Continuum of Care in Years 37 and 38 placed a particular emphasis on serving homeless veterans and their families. As such, agencies that serve homeless veterans and their families are represented on the CoC's primary decision-making body. Those agencies include: Philadelphia Veterans Multi-Service and Education Center (PVMSEC); Philadelphia Veterans Affairs Medical Center (PVAMC); and Impact Services. Issues around discharge from health care facilities are being considered by stakeholders working in conjunction with the McKinney Strategic Planning Committee and the CoC.

Rental Assistance and Public Housing for the Homeless

Due to Philadelphia's high poverty rate, there is an enormous gap in the availability of affordable housing. One of the primary methods for addressing this need for those who are homeless is the provision of rental assistance. In Year 39, OHCD plans to continue to provide HOME funding for rental assistance to homeless families and to people with HIV/AIDS.

The City has determined that people experiencing homelessness and those with HIV/AIDS have unmet housing needs and the provision of rental assistance under the HOME Program can narrow the gaps in need. Local market conditions that inform this determination are outlined in the Housing and Homeless Needs Assessment and Housing Market Analysis sections of the *Year 38 Consolidated Plan*.

Funding in Year 39 will not only leverage state funds for case management services used in the transitional housing program but will also build on the Rapid Rehousing model and leverage PHA housing resources through the provision of security deposits to help families move from shelter and transitional housing to permanent affordable housing. Since May 2008, PHA has committed to provide to the City 300 conventional units for homeless families and 200 Housing Choice vouchers annually for single men and women through the Blueprint Program. More information about the Rapid Rehousing component and strategy can be found below.

Homelessness Prevention and Rapid Rehousing (HPRP)

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 activities over a three year-period that ended August 2012. Funding was intended to serve households renting units in the community and those residing in emergency and transitional housing facilities. HPRP monies were 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 financed three categories of time-limited activities: homelessness prevention, rapid rehousing and emergency relocation services. Homelessness prevention services included housing stabilization and cash assistance (for rent, utilities, and security deposits) to help resolve a housing crisis and prevent homelessness. Rapid rehousing provided 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 served more than 4,000 households through prevention assistance and 1,385 households through rapid rehousing.

August 2012 ended the three-year period for which funding for HPRP was allocated. Subsequent funding for prevention and rapid rehousing activities will be allocated through the Emergency Solutions Grant. However, funding for prevention and rapid rehousing activities through ESG will be at much lower levels than that of the ARRA-funded HPRP program. OSH projects that over the next five years, the annual demand for rapid rehousing assistance will be approximately 630 households for a total of 3,150 households. The recidivism rate for all households served through HPRP is 11.0 percent.

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 funds to assist 971 households with $803,761 in financial assistance.

Goals for Year 39

The City of Philadelphia established the following goals for Year 39 in its 2012 application for Homeless Assistance Program funding on behalf of the Philadelphia Continuum of Care:

- Exceed the national goal for the percentage of participants remaining in McKinney-funded permanent supportive housing program for at least six months by 8 percentage points (national goal, 77 percent; Philadelphia goal, 85 percent).
- Meet the national goal (20 percent) for the percentage of participants in McKinney-funded programs who are employed at program exit.
- Exceed the national goal for the percentage of participants in McKinney transitional housing programs who move to permanent housing by seven percentage points (national goal, 65 percent; Philadelphia goal, 72 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 923 to 918. Decrease by 18 more in five years.
- Create 100 new beds for chronically homeless individuals in 12 months for a total number of 860 beds. Have available a total of 1,100 beds in five years.

Outreach to the Homeless

This funding builds on the tools long in place for vulnerable men and women living outdoors in Philadelphia, including: 24 hour a day, seven days a week, 365 days a year street outreach teams that locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing. The Outreach Coordination Center, located at Project HOME, provides a central "dispatch" to coordinate outreach efforts and respond to citizen calls to an outreach hotline. A well-developed Safe Haven system offers a first step for individuals transitioning from the streets to residential living, and more than 120 treatment slots have been created to assist men and women with long histories of homelessness to embark on recovery. At the end of the program, successful graduates may be able to obtain a Housing Choice voucher to support housing stability and continued sobriety. In addition, through a commitment to identify and direct resources to this evidence-based strategy, Philadelphia has a Housing First inventory of 445 units. Operational responsibility for those units is shared by Pathways to Housing PA and a partnership between 1260 Housing Development Corporation and Horizon House, Inc.

To increase targeted efforts to chronically homeless men and women, in Year 37 the City of Philadelphia and private sector sponsors and partners conducted an "Outreach Week" as part of the national 100,000 Homes campaign to identify and house 100,000 vulnerable and chronically homeless individuals. More than 250 volunteers fanned out across the City and conducted surveys with individuals living outdoors to better understand their health needs. The City has dedicated housing resources toward those who are most vulnerable, and will continue to do so despite limited resources. One hundred and forty eight (148) individuals who were surveyed and found vulnerable have been housed since Fall 2011.

One Year Goals

One year goals and actions steps for Year 39 include:

- Continue to house individuals identified as most vulnerable.
- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located.

Emergency Shelter and Transitional Needs

One Year Goals

One year goals and actions steps for Year 39 include:

- Establish a new emergency shelter specifically for women/families experiencing domestic violence, and create new resources for men and members of the LGBTQ community to access assistance if they are victims. (100 beds)
- Continue to utilize partnership with PHA to move families in emergency and transitional housing into permanent affordable housing. (300 families)

Support for Homeless Veterans and their Families

The City of Philadelphia's strategy for reducing homelessness among veterans and their families consists of the implementation of new programs targeted specifically to veterans and their families and maintaining existing funding for current programs serving this same population. In Year 39 the City will continue to increase collaboration between agencies serving veterans in order to effectively target programs to veterans and increase efficiency in service provision. The City of Philadelphia will begin this process by successfully applying for renewal funding for the new Philadelphia Supportive Services for Veteran Families (SSVF) program. Renewal of SSVF funding brings $1 million to the City of Philadelphia to provide financial assistance and housing stabilization services to veterans and their families. SSVF will serve to reduce the length of homelessness experienced by veterans through rapid rehousing activities and prevent veterans and their families from becoming homeless through

Patriot House, 15 units of housing for veterans with support services.

Ray Homes, 53 units of permanent, supportive housing for formerly homeless men, women and children, veterans and low-income families.

its prevention components. In addition to the Philadelphia SSVF program, the City of Philadelphia plans to continue its participation in the nationwide 100,000 Homes campaign. In Year 39 the City plans to continue its outreach efforts through Philly 100,000 Homes to identify and engage homeless veterans and their families in an effort to end their cycle of homelessness. Finally, the City of Philadelphia will continue to use the housing and supportive services provided through the U.S. Department of Housing and Urban Development's and the U.S. Department of Veterans Affairs' HUD-VASH program to identify, engage and house homeless veterans and their families. Local efforts in Year 39 will focus on advocating for continued issuance of Housing Choice Vouchers on an annual basis. Additionally, as in Year 37, the Philadelphia Continuum of Care will continue in Year 39 to make homeless veterans and their families a priority population in the annual McKinney Homeless Assistance Programs grant application.

Philadelphia has a network of providers and programs that offer Department of Veterans Affairs (VA)-supported programs including "Grant and Per Diem," and "Supportive Services for Veterans and their Families" as well as HUD-funded programs including Shelter Plus Care and SHP. Additionally, veteran-serving organizations work closely with the VA and the CoC to ensure high utilization of Veterans Affairs Supportive Housing (VASH) vouchers. A Philadelphia Homeless Veterans Coalition creates a unified voice on behalf of homeless veterans and their needs.

The following programs provide services targeted toward homeless veterans and their families aimed at ending and reducing their length of homelessness:

Philadelphia Veterans Multi-Service and Education Center (PVMSEC)

PVMSEC provides assistance to veterans and their families who are homeless or threatened with becoming homeless. PVMSEC provides a full continuum of care for homeless veterans through such programs as "The Perimeter," a homeless day service center, as well as transitional residencies and various other permanent housing programs. PVMSEC is also a partner agency in the Philadelphia Supportive Services for Veteran Families (SSVF) program.

Project HOME

Project HOME is the recipient of Philadelphia's SSVF grant awarded through the U.S. Department of Veterans Affairs. Through a partnership with two other agencies that specialize in serving homeless veterans and their families, the Philadelphia SSVF program seeks to prevent veterans and their families from becoming homeless or rapidly rehouse homeless veterans and their families, transitioning them out of homelessness. The Philadelphia SSVF program provides homeless veterans and their families with financial assistance or housing stabilization services and other related supportive services.

Impact Services

Impact Services provides a comprehensive range of services to veterans and their families who are homeless or faced with the threat of becoming homeless. Through its Supportive Housing program, Impact provides stable housing to veterans exiting shelter or detox programs. The Supportive Housing program provides veterans and their families with a full range of services enabling them to recapture their self-sufficiency. Impact, in conjunction with the Philadelphia Veterans Affairs Medical Center (PVAMC), also operates a supportive housing program for homeless veterans struggling with dually diagnosed mental health and substance abuse disorders. Impact is also a partner agency in the Philadelphia SSVF program.

Philadelphia Veterans Affairs Medical Center (PVAMC)

The PVAMC, through a partnership with HUD, operates the HUD-VASH (Veterans Affairs Supportive Housing) program, which provides a permanent housing subsidy to homeless veterans and their families. The PVMAC, through its outreach efforts in conjunction with Veterans Affairs Community Based Centers, identifies and engages homeless veterans and screens them for HUD-VASH eligibility. Eligible veterans and their families through the HUD-VASH program are provided with a HUD Housing Choice Voucher coupled with supportive services through the PVMAC and local Veterans Affairs Community Based Centers.

Pathways to Housing PA

The PVAMC contracted with Pathways to Housing PA to provide services for 50 VASH vouchers targeted exclusively to veterans experiencing chronic homelessness.

One Year Goals

One year goals and action steps for Year 39 include:

- Apply for and receive renewal funding for the Philadelphia SSVF program.
- Increase HUD-VASH utilization and increase the percent of Housing Choice Vouchers for veterans who meet the HUD definition of chronic homeless.
- Apply for and receive renewal and new funding for all Continuum of Care programs that serve homeless veterans and their families.

Low-Income and Extremely Low-Income Persons Discharged from Publicly Funded Institutions and Systems of Care

In Year 39, the City of Philadelphia will continue to target as a priority low-income and extremely low-income individuals and families who are threatened with homelessness. Particular to this subgroup, the City will seek to prevent homelessness among individuals being discharged from publicly funded institutions and systems of care.

Through the Homelessness Prevention and Rapid Rehousing (HPRP) Demonstration program, the City of Philadelphia was able to assist approximately 3,400 low-income and extremely low-income households from becoming homeless over the three-year demonstration period. This was done through a collaboration with partner social service agencies that provide housing, employment, education and other social service needs. Athough the HPRP Demonstration program came to an end in August 2012, the City of Philadelphia continued HPRP-like prevention activities under the new Emergency Solutions Grant program, and plans to continue to do so in Year 39.

All hospitals in the City of Philadelphia are privately owned and operated, thus there are no publicly funded hospitals in Philadelphia. However, through the work of the McKinney Strategic Planning Committee, the City has sought to develop and implement policies around discharge planning from healthcare institutions so that no person is discharged into homelessness. In Year 39 the Continuum of Care will continue to partner with local hospitals, Managed Care Organizations, and nonprofit service providers to create interventions to reduce the frequency of discharges from hospital into homelessness. A potential medical respite site has been identified and funding is being sought.

In Year 39 the City of Philadelphia, in conjunction with the Department of Behavioral Health (DBH), will continue its implementation of policies affecting those individuals being discharged from mental health facilities. Currently, all discharges from the Targeted Case Management Unit (TCM) must seek approval that is contingent upon documentation of a stable housing plan. For discharges from DBH residential programs, a written request is required stating the reason why behavioral health supports are no longer needed and that alternative living arrangements have been secured.

Under state rules, youths emerging from the foster care system may not be referred to a shelter. Those same rules require a court-approved plan for safe and sustainable housing. Accordingly, the Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 16 years old and a minimum of six months prior to discharge. Multiple state and local government agencies and nonprofit organizations collaborate to ensure that persons being discharged from a system of care are not routinely discharged into homelessness. While a number of youth make private arrangements to obtain safe and sustainable housing, the City offers two publicly funded alternatives. DHS's Achieving Independence Center

is for youth 16-21 currently or formerly in care, and provides services and housing assistance. The Room and Board Program provides up to 12 months of housing assistance and case management to prevent homelessness among those about to or recently aged out of systems of care.

For those individuals being discharged from corrections institutions, the State of Pennsylvania requires that Continuity of Care Planners (CoCP) assure viable home plans and follow up services for all "max-outs" by providing written information on housing and all proper documents and identification necessary to obtain housing. State policy also ensures that all discharged persons are linked with proper support services through such agencies and the the Department of Public Welfare and the Veterans Administration. In Year 39, the City of Philadelphia will continue to identify those discharged from corrections who present for homeless housing services and work with the necessary institutions to build upon and improve existing discharge policies from the corrections system.

One Year Goals

One year goals for Year 39 include:

- Continue to collect data and information from youth and youth-serving providers to evaluate the magnitude of the issue and possible interventions to address the needs of youth discharged from foster care. Apply for and receive renewal funding for transitional housing programs that support youth being discharged from foster care.
- Apply for and receive renewal funding for transitional housing programs that support youth being discharged from foster care.
- Support efforts to establish a medical respite to serve individuals discharged from hospitals with health care and housing needs.
- Through the work of the McKinney Strategic Planning Committee, evaluate the effectiveness of state corrections discharge planning policies and advocate for improved policies and programs, if needed.

Special-Needs Facilities and Services

Facilities and Services for Elderly Persons

Service-Assisted Housing

Assisted living is defined by the American Association of Homes for the Aging as "combining housing, personal and health-related services needed to help an individual maintain maximum independence and choice."

In 2012, according to the Philadelphia Corporation for Aging (PCA), a leader in elderly issues and advocacy in Philadelphia, there are currently 175 certified Domiciliary Care homes housing 181 consumers.

There are approximately 79 licensed personal care homes in Philadelphia with a capacity to serve 3,308 people. Philadelphia also has a wide variety of nursing homes and adult day care centers. The Ombudsman program that investigates complaints reports that statewide it handled 133 cases and 275 complaints in FY 2011, the most recent year for which data are available.

The Philadelphia Housing Development Corp. (PHDC) provides housing repairs to low-income eligible homeowners through the Basic Systems Repair Program (BSRP), Weatherization Assistance Program (WAP) and the Adaptive Modifications Program (AMP). These programs are available to both elderly and non-elderly households, but are of particular benefit to elderly households that may no longer have an ability to maintain their homes or may be facing new mobility issues.

Facilities and Services for Persons With Mental Illness

The City of Philadelphia's Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) consists of the integration and coordination of services among the Office of Mental Health (OMH), Community Behavioral Health (CBH) and the Office of Addiction Services (OAS). These three agencies contract for services on behalf of people who are homeless as well as the non-homeless. They facilitate consumers' receipt of mental health and addiction treatment services that are recovery focused and evidence based.

DBHIDS contracts with the Commonwealth of Pennsylvania to provide behavioral health services to participants in Health Choices, the subsidized Medical Assistance program. The Health Choices Initiative outlines two categories of services – In-Plan and Supplemental. This contract is managed by CBH, the City's Behavioral Health Managed Care Organization (BH-MCO). In-Plan services are available to Medical Assistance recipients and are authorized and monitored by CBH. They include Inpatient, Outpatient, Partial Hospitalization, Targeted Case Management and Crisis Services. DBHIDS administers these services for persons who are uninsured or underinsured.

The Office of Addiction Services (OAS), (formerly known as CODAAP), provides services to persons with substance abuse problems. These services include Detoxification Services, Residential Treatment, Outpatient

and Case Management Services. Many consumers with mental health problems also abuse drugs and alcohol and the treatment system is designed to address the needs of persons with co-occurring disorders.

The Adult Mental Health Service System has been designed with a special focus on those who often require frequent, intensive and specialized services. The City's provider network includes 12 base service units and more than 50 specialty agencies. The system currently includes 80 psychiatric Partial Hospitalization programs located in every geographic section of the city, more than 100 Outpatient clinics that provide assessment, referral and treatment, and 60 Extended Acute Care inpatient beds that are located in two Philadelphia hospitals (to which the City controls admission). In addition, OMH works with more than 30 psychiatric inpatient providers and five hospital-based Crisis Response Centers.

A vital component of the mental health system is case management. More than 5,000 individuals with severe mental illness receive Targeted Case Management Services (TCM).

DBH continues to work with the surrounding counties in a regional plan to reduce the population of Norristown State Hospital and to redefine highly specialized care across the region. This has led to additional community-based services for Philadelphia residents now hospitalized.

DBH has now partnered with the Office of Supportive Housing to develop a Permanent Supportive Housing Clearinghouse. 2013 is a year of transition, with the Office of Mental Health continuing to manage some resources and other resources being transitioned to the Clearinghouse. Both entities manage an array of residential and housing options. Over the past three years, Residential Transformation and development of the Clearinghouse has assisted more than 300 people to leave facility-based options for persons with serious mental illness and move to Permanent Supportive Housing. The city has a total of 447 Housing First units that are a mix of Medicaid Funded Case Management Services and McKinney Supportive Housing Program (SHP) and Shelter Plus Care (S+C) funded units. These programs serve specific target populations – those leaving homelessness with behavioral health disabilities, those with a Dual Diagnosis (MH/D&A and MH/MR), a forensic background, and mothers with children, Latinos, those who are homeless and elderly persons.

Total available capacity through OMH is as follows:

Category	Capacity
Housing First	447
Congregate Behavioral Health Housing	873
Permanent Supportive Housing	643
Long-Term Structured Residences	116

Since 2008 the City, through a partnership with the Philadelphia Housing Authority (PHA), has also been able to offer Supportive Housing services, matched with a Housing Choice voucher, to 800 additional households, with 84 percent of households staying at least one year. The vast majority of these persons also have a history of chronic homelessness.

DBH has begun a partnership with PHA and a variety of other funders with expertise in housing development. Reviewing current projections, DBH believes that an annual allocation of 300-500 subsidies a year for the next five years for a variety of household sizes would meet current levels of need for subsidized housing for persons with behavioral health disabilities. DBHIDS is ready and willing to partner and bring services to bear to support persons who would utilize these subsidies.

Community Homes and Services for Individuals With Intellectual Disabilities

Service to individuals with intellectual disabilities is provided through DBHIDS. According to DBHIDS, 7,558 individuals with intellectual disabilities are registered for service in the Intellectual Disability Services (IDS) system out of an estimated 30,000 individuals with intellectual disabilities in Philadelphia.

As of April 30, 2013, there were 2,271 Philadelphians with intellectual disabilities being served in a variety of living arrangements in Philadelphia and surrounding communities. The Community Living Arrangement (CLA) is the predominant residential service. Typically, participants in CLAs live in three-person homes with 24-hour direct support staff. These direct support professionals provide support, training, and supervision with assistance in developing skills for daily living and personal care, leisure-time planning and activities, meal preparation and care of the home and personal possessions.

An additional 697 individuals live in Intermediate Care Facilities (ICF) serving four-to-nine individuals. They receive support to develop skills to promote improved health and well-being and improved daily living skills. There are approximately 150 individuals living in larger private licensed facilities (PLFs) and 145 individuals living in state centers.

Philadelphia IDS has used the Prioritization of Urgency of Need for Services (PUNS), a statewide planning tool, to identify the emergency or critical needs of individuals waiting for services. As of February 28, 2013, PUNS had identified 2,327 individuals who had an emergency or critical need for services, about one-third of whom were requesting residential services.

In addition, there are more than 1,850 people who live in larger institutional type settings such as personal care boarding homes (PCBHs) and would greatly benefit from living in small community homes.

Facilities and Services for Persons With Alcohol and Drug Addiction

According to OAS, substance abuse research indicators reveal the entrenched presence and widespread abuse of alcohol, cocaine, heroin and marijuana. The overwhelming majority of treatment-seeking persons abuse drugs for many years before seeking help. Therefore, comprehensive inpatient and then outpatient treatment and services are needed for this population.

Housing is provided through Step-Down facilities and through the Recovery model. The Step-Down facilities are available for women with or without children and men without children. Recovery housing is available for single men or single women only, with some slots for persons undergoing methadone treatment and other slots designated as drug-free. There is an estimated unmet need for more than 3,000 supportive housing units for this population.

Facilities and Services for Youth

The homeless youth population in Philadelphia is comprised of two primary subpopulations. One is youth who have been disowned by their families or have run away. They find themselves on the street and entrenched in a street culture that can be dangerous.

Another group is those who have aged out of the foster care system and have no familial or economic support once out of foster care. After turning 18, they are too old for the child welfare system and too young for the adult shelter system.

Services are provided to these youth through the City's Department of Human Services and nonprofit organizations serving homeless youth.

Runaway Youth

Covenant House provides residential and non-residential services to homeless and runaway youth under the age of 21. Covenant House provides a continuum of care that includes a 51-bed Crisis Center in Germantown, a Community Service Center in Old City and a Community Outreach Center in Kensington. Youth can access the programs directly from the street without referral. This access is significant since most runaway youth are unable or unwilling to wait for the referral process.

Additionally, Covenant House has initiated a partnership with Children's Hospital of Philadelphia establishing a clinic to serve runaway and homeless youth. In the second half of 2002, 169 unduplicated youth were served through the clinic. The Covenant House Addictions Management Program (CHAMP) provided 609 individual sessions, and 113 youth attended group sessions. CHAMP services include assessment, outpatient treatment and referral for inpatient treatment. Overall, 232 unduplicated youth were served during the past year through CHAMP.

Facilities and Services for Survivors of Domestic Violence

Women Against Abuse (WAA) is the only organization that provides transitional housing specifically for survivors of domestic violence. WAA's facility, Sojourner House, can house up to 12 women at a time.

Four programs in Philadelphia assist domestic violence survivors in a service capacity. These are Women in Transition, WAA, Lutheran's Bilingual Domestic Violence Project and Congreso's Latina Domestic Violence Program. Each has an area of expertise and provides different services:

- Legal assistance and representation to battered women
- 24-hour hotline for support and counseling
- Child advocacy and counseling
- Housing assistance
- Educational workshops

Facilities and Services for Persons With Physical Disabilities

OHCD created the Housing and Disability Technical Assistance Program (TAP). TAP is designed to provide technical assistance regarding the latest information on accessible housing and fair housing laws as well as other matters related to disability issues. TAP also provides assistance to advocacy groups, housing and community development corporations, housing counseling agencies, builders, developers, architects, public agencies and officials, and others concerned about housing rights and opportunities for people with disabilities in Philadelphia. Assistance includes information on universal design, VisitAbility, proposed legislation, self-determination, and new public and private housing programs and projects. Information is distributed through a website, presentations, training, forums, newsletters and other mailings.

Persons with Disabilities

Adaptive Modifications Program for Persons with Disabilities

OHCD plans to maintain as a priority increasing housing accessibility for people with disabilities through the Adaptive Modifications Program. A complete description of the program can be found on page 28.

Accessibility and Visitability

The City of Philadelphia is committed to enhancing the ability of people with disabilities to live in and visit City-supported housing. Ten percent of all new-construction homeownership units, and 10 percent of all rental and special needs units, must be accessible to people with a physical disability. In those same categories, four percent of all units must be accessible to people with hearing and vision disabilities. These units must be marketed to people with disabilities for 30 days prior to marketing accessible and non-accessible units to the general public.

OHCD also requires all new construction, to the extent feasible, to include visitability design features. This includes at least one no-step entrance at the front, side, back or garage entrance, all doors at least 32 inches wide, and hallways and other room entrances at least 36 inches wide.

The Carol Ann Campbell Residences at Liberty Square, 13 new, fully accessible, one-bedroom apartments, provide complete accessibility, featuring roll-in showers, accessible kitchens, barrier-free entrances, a community room, elevator and on-site staff. Photos show site beginning construction (above) and completed (below).

Persons With HIV/AIDS (HOPWA)

The Housing Opportunities for Persons with AIDS (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, including the rate of newly diagnosed people, compared to the rest of the nation.

Consultation and Coordination

OHCD coordinates the HIV Housing Planning Committee, which includes representatives of HIV service and housing providers, housing advocates, persons with HIV/AIDS, and other representatives of local government who advise OHCD on HIV/AIDS housing policy and programs. OHCD also participates on planning committees associated with the Ryan White CARE Act Planning Council.

Project Sponsor Selection

In Year 39, based on prior performance, OHCD intends to continue to contract with existing project sponsors in Philadelphia and in the suburban counties to support rental assistance, provision of housing information, operating costs of residential facilities, and supportive services for people with HIV/AIDS. In Year 39 OHCD will complete a housing needs assessment to examine current housing requirements for people living in the five-county area.

Goals and 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 in the program activities in the budget detail on page 58. 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 residential facilities. 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. A new Housing First program, targeted for homeless people with HIV/AIDS with a serious mental illness or chronic substance abuse issues, was initiated in Year 37.

Using Year 39 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.

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 that can be provided. Gaudenzia House provides drug and alcohol treatment services for clients in its HOPWA-funded rental assistance program. The City of Philadelphia and Delaware County both utilize HUD's Shelter Plus Care program to provide housing vouchers and supportive services for homeless persons with HIV/AIDS and other special needs. Private foundation fundraising and fundraising by The AIDS Fund support many of the organizations that carry out HOPWA-funded activities.

Harbor Project: Housing First

In Year 37 OHCD awarded a three-year grant to ActionAIDS to implement Philadelphia's initial Housing First program for people with HIV/AIDS. ActionAIDS implements this program in partnership with Pathways to Housing.

As suggested by its name, the Housing First model first provides housing, then combines housing with supportive treatment services. These services include mental and physical health, substance abuse, education and employment. Housing is provided in apartments scattered throughout a community to create a sense of home and self-determination, helping to reintegrate clients into the community.

The program maintains an 85 percent retention rate.

Return-to-Work

OHCD proposes to continue 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 the Philadelphia Workforce Development Corp. (PWDC). The HOPWA funds will be used to serve persons who are ineligible for the PWDC program.

HOPWA Budget Detail CDBG Year 39 (FY 2014)

HOPWA Eligibility Category	Rental Assistance	Short Term Payments & Emergency Grants	Operating Costs	Information Referrals & Housing Counseling	Supportive Services	Subtotal Program Costs	Admin. Costs*	Contract Total
ActionAIDS**	$183,000			$275,000	$55,660	$513,660	$35,957	$549,617
ActionAIDS (Pathways Housing)	$195,000		$10,000		$50,250	$255,250	$19,215	$274,465
Calcutta House			$227,850			$227,850	$17,150	$245,000
Catholic Social Services					$305,000	$305,000	$18,000	$323,000
CO-MHAR	$491,845				$200,000	$691,845	$39,831	$731,676
Congreso de Latinos Unidos	$650,000			$144,932		$794,932	$51,465	$846,397
Delaware County	$504,200		$15,500	$135,000		$654,700	$35,520	$690,220
Bucks County Family Services	$320,300			$52,500		$372,800	$25,200	$398,000
Family Service of Chester County	$128,500			$20,300		$148,800	$11,200	$160,000
Gaudenzia	$115,100					$115,100	$8,400	$123,500
Keystone House			$153,450			$153,450	$11,550	$165,000
Mazzoni Center	$841,000			$212,520		$1,053,520	$74,000	$1,127,520
Montgomery County. Family Services	$78,000			$25,000		$103,000	$7,000	$110,000
Nonprofit - High Street Manor	$108,000				$80,815	$188,815	$10,000	$198,815
PCRC/TURN	$2,442,000			$526,982		$2,968,982	$165,783	$3,134,765
PHMC - AACO				$116,000		$116,000	$7,900	$123,900
PHMC - DEFA		$56,000		$26,000		$82,000	$6,000	$88,000
OHCD Administration Costs							$213,000	$213,000
Total	**$6,056,945**	**$56,000**	**$406,800**	**$1,534,234**	**$691,725**	**$8,745,704**	**$757,171**	**$9,502,875**

* Grantee and project sponsor administrative costs are below the three and seven percent respective caps.

** ActionAIDS rental assistance vouchers include 15 Marlton Court units, which are being phased out with attrition.

Increase Affordable Housing Options

Low- and moderate-income residents of the City of Philadelphia face a number of challenges in trying to find affordable housing that meets their needs. In 2010, one-third of homeowners and more than half of renters were cost-burdened, spending more than 30 percent of their income on housing. Similarly, 15 percent of homeowners and 31 percent of renters face severe cost burdens in which they spend more than 50 percent of their income on housing.

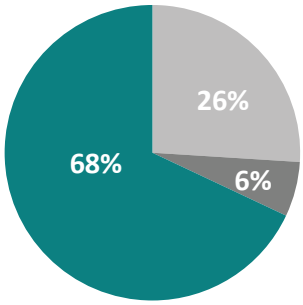
For renters, the situation is particularly dire. The average apartment rent requires 45 percent or more of the average household income. Not surprisingly, the cost burden of rental housing increases as the household income decreases.

Homeowners face similar burdens, although not as severe. Very low-income and low-income homeowners are slightly less cost burdened than renters – 70 percent and 68 percent respectively – while 47 percent of moderate-income homeowners are cost burdened.

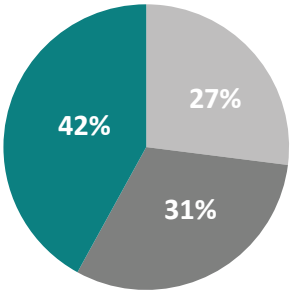
While homeowners and renters both face significant challenges in obtaining affordable housing, that renters face greater challenges guides OHCD's efforts as it works to increase affordable housing opportunities. In addition, the City's need for affordable rental opportunities, the ability of rental developments to leverage private investment through tax credits, and the tight credit market that makes qualifying for a mortgage difficult for many prospective homeowners further informs OHCD's affordable housing production priorities.

Cost-Burdened Philadelphia Households

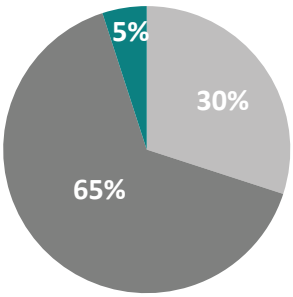
Very-Low Income Renters



Low-Income Renters



Moderate-Income Renters



% of Income Paid Towards Housing

- > 50%
- 30-50%
- < 30%

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 (LIHTC) from the Pennsylvania Housing Finance Agency (PHFA). Selected developments are added to the production pipeline. RFPs may also be issued for specific sites that have been assembled by the City and are available for development.

In its role as the City of Philadelphia's housing finance agency, the Philadelphia Redevelopment Authority (PRA) has developed a reliable process for delivering CDBG and HOME funds for 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. PRA 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's affordable-housing, the City has succeeded in receiving 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 Selection Criteria for Rental Projects (see Appendix 24). 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 PRA may leverage PHFA PennHOMES funds, Low-Income Housing Tax Credits, and, in some cases, foundation or other private funding.

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 PRA staff review. Following PRA review, OHCD may decide to withdraw project funding, extend its commitment or have a different development entity undertake the construction to ensure project completion.

In Year 39, funding is proposed to support activities that represent a continuation of development ventures to which commitments had been made in prior years or that will be added to the production pipeline as a result of RFPs.

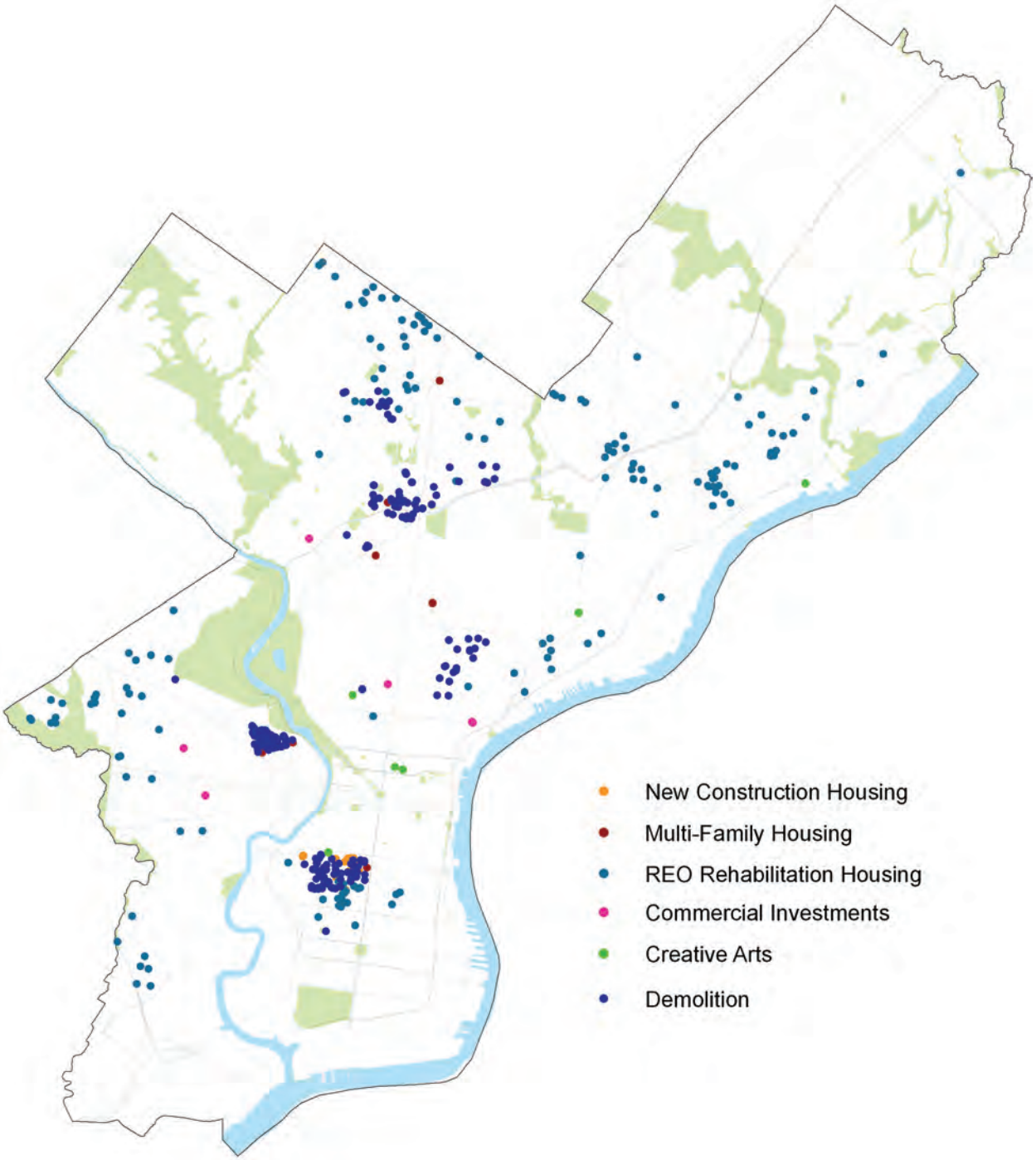
Interim Construction Financing

In Year 39, OHCD may commit up to $20 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, producing lower costs as compared to a construction-financing loan obtained from a conventional lender. The savings generated by reducing the construction-financing costs are used to reduce the City's 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.

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.

Stimulus Investments 2009-2013 (CDBG-R, NSP1, NSP2)



Federal Stimulus Funds

Beginning in 2009 OHCD secured $74 million in federal stimulus funds (CDBG-R, Neighborhood Stabilization Program 1 & 2) to mitigate the impact of the recession. In addition to making meaningful improvements to targeted neighborhoods, Philadelphia was charged with getting the funding "on the street" expeditiously and it did—expending all of the funds prior to the February 2013 deadline.

These stimulus funds have supported:

- Nearly 400 new rental units – 88 of which are for households with special needs
- 202 new homeownership opportunities, 162 of which stabilized communities by returning foreclosed-upon properties to productive use
- Repair or rehabilitation of more than 300 rental units
- 26 small businesses – three nonprofit developers and 23 for-profit developers, 11 of which are minority- or woman-owned and one of which is disabled service veteran-owned – to rehabilitate and resell foreclosed-upon homes throughout Philadelphia
- Demolition of nearly 300 imminently dangerous and unsafe structures
- Six creative arts developments that renovated buildings, created jobs and will foster neighborhood development
- Engagement of 34 businesses to weatherize 2,520 homes of low-income families
- Gap financing for $55.9 million in construction projects creating housing, mixed-use, retail, health and job incubator facilities that have created both construction and permanent jobs
- Employment of more than 2,400 construction workers

Year 38 was the last year in which OHCD had stimulus funds. See map on page 61 for a geographic depiction of stimulus-funded investments.

Affordable Rental Housing

The City uses several means to increase the availability of rental housing opportunities. It funds new and preserved rental housing developments by for-profit, nonprofit and CDC developers, including those developments that receive Low-Income Housing Tax Credits (LIHTC) from PHFA. Similarly, OHCD provides development financing for homeless and special-needs housing. 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. Finally, OHCD supports efforts of developers to create specific types of housing under HUD programs, namely HUD 202 for senior citizens and HUD 811 for people with disabilities, and the OHCD subsidies for these developments are capped at $15,000 per unit, based upon a dollar-for-dollar match of other funds.

Neighborhood-Based Rental Production

In Year 39 OHCD will provide funding for those developments already in its pipeline. (Please see the Neighborhood Planning section beginning on page 79 for the specific developments to be funded.) However, the developments added to its pipeline in Year 39 will be modest. The City anticipates issuing a Request for Proposals only for those developments seeking LIHTC. Special-needs developments seeking LIHTC will be eligible for this RFP.

OHCD may issue RFPs for site-specific developments for which the City has assembled land.

Development Financing for Homeless and Special-Needs Housing

In Year 39 OHCD will provide funding for those developments already in its pipeline. (Please see the Neighborhood Planning section beginning on page 79 for the specific developments to be funded.) However, OHCD does not anticipate issuing a separate RFP for homeless and special-needs housing in Year 39, although developments serving those populations that are seeking LIHTC will be eligible for the rental RFP cited above.

Public Housing Production

The City's housing agencies support PHA in its development efforts in a variety of ways, including the acquisition of property through Act 94 and Urban Renewal condemnation by PRA and OHCD participation in planning efforts for PHA development priorities.

OHCD provided funds used for acquisition, demolition, site preparation, remediation, and construction in support of the following PHA developments: Schuylkill Falls HOPE VI (now Falls Ridge); Martin Luther King Plaza HOPE VI; Ludlow HOPE VI; and Mill Creek HOPE VI (now Lucien E. Blackwell Homes).

Affordable Homeownership Housing

OHCD promotes increased homeownership opportunities by supporting new homeownership developments and by funding first-time homebuyer programs. In addition, the housing counseling services funded by OHCD include prepurchase counseling to prepare potential homeowners for the rights and responsibilities of owning a home.

Neighborhood-Based Homeownership Production

In Year 39 OHCD will provide funding for those homeownership developments already in its pipeline. (Please see the Neighborhood Planning section beginning on page 79 for the specific developments to be funded.) However, OHCD does not anticipate issuing an RFP for homeownership development in Year 39.

Homebuyer Assistance Grant

The Homebuyer Assistance Grant aims to revitalize and stabilize neighborhoods by helping income-eligible families and individuals become first-time homebuyers. It provides a grant of up to $10,000 (or six percent of the purchase price of a house, whichever is lower) per household to assist with downpayment and closing costs. The Grant also includes free homeownership counseling.

The City has targeted the Homebuyer Assistance Grant to approved City-sponsored new construction or substantial rehabilitation developments. In Year 39 the City will continue to provide Homebuyer Assistance Grant support to those developments currently in the program.

Settlement Assistance Grant

The Settlement Assistance Grant provides up to $500 per household to assist income-eligible first-time Philadelphia homebuyers pay for closing costs. The home must be a single-family house or a duplex. Potential homeowners must apply for the grant through an OHCD-funded housing counseling agency, and homeownership housing counseling must be completed prior to signing an agreement of sale. In Year 39, OHCD will allocate General Funds to support Settlement Assistance Grant.

Public Housing Homeownership

PHA encourages its residents to participate in homeownership. The City encourages PHA residents to become homeowners using Homebuyer Assistance Grant or Settlement Assistance Grant funds.

Neighborhood Benefit

Affordable housing production not only provides housing opportunities for low- and moderate-income households, it also provides benefits to the neighborhoods in which developments are located and opportunities for neighborhood residents and businesses. The City of Philadelphia is committed to maximizing those opportunities.

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 39, OHCD will continue to make equal opportunity and employment and training for local residents an integral part of its program.

Strengthen Communities, Eliminate Blight and Support Neighborhood Planning

In addition to quality affordable housing, vibrant neighborhoods support a quality of life that makes them communities of choice. OHCD recognizes this fact, and accordingly supports efforts to strengthen communities by eliminating blight and promoting neighborhood planning. To accomplish this goal, OHCD focuses on four key areas:

- Improving, maintaining and managing vacant land
- Supporting community planning and capacity building
- Enhancing neighborhood services
- Targeted residential improvements

Vacant Land Management

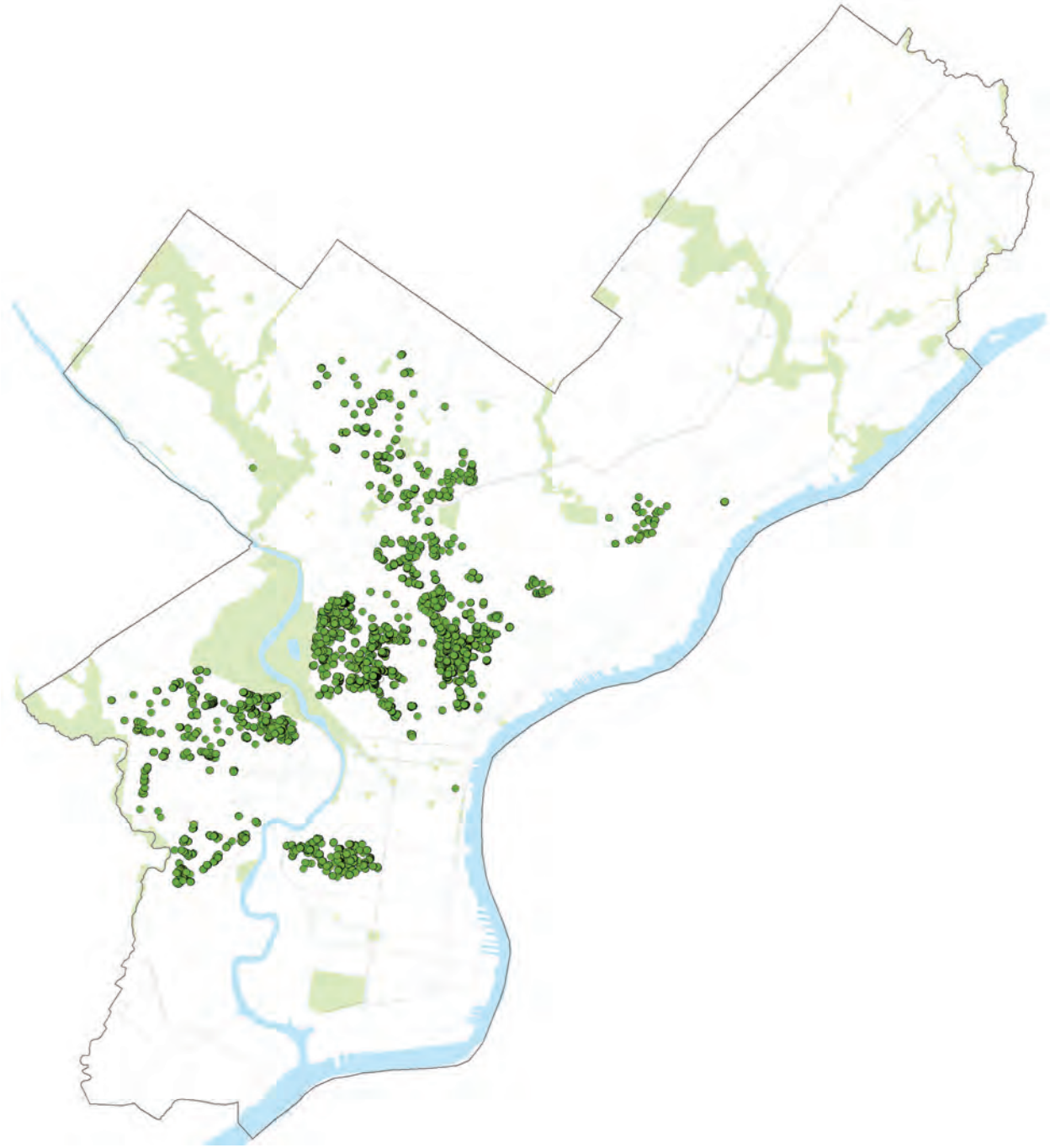
One challenge of revitalizing communities is to combat the blighting influence of vacant lots. Citywide, approximately 40,000 lots are vacant, and one study found that blighted vacant lots reduce the value of nearby homes by 20 percent.

To address the negative influence uncared for vacant lots have on the neighborhoods around them, in 2003 the City entered into a partnership with the Pennsylvania Horticultural Society (PHS), a partnership now called the Philadelphia LandCare Program. Under the LandCare Program, unkempt vacant lots are cleaned, grass and trees are planted, a farm-like wood post-and-rail fence is erected and ongoing maintenance is contracted for.

Since the start of the program, 8,500 public and privately owned parcels and trees have been cleaned, greened, planted and maintained. (See map on page 67.) Where vacant lots filled with debris have a negative impact on neighborhoods, the LandCare lots have a transformative effect on communities. The same study that identified the 20 percent decline in home value near blighted lots found a 17 percent increase in value near stabilized lots. It was estimated that for every $1 the City invests in the program, $224 is returned in housing wealth. Another recent study found that greening vacant lots was linked to reduced gun crime rates, increased resident exercise and reduced resident stress. The cleaned lots also brought investment to neighborhoods, as 850 of the lots have been used for development.

The ongoing maintenance of the lots not only supports property values and development, but also creates economic and employment opportunities.

LandCare Parcels Managed by the Pennsylvania Horticultural Society



Economic Impact of LandCare Program

Contractors receiving lot maintenance contracts each year	15-20
Percentage of contractors either minority-owned or community-based	75%
Green jobs created each maintenance season	100+
Square feet of land mowed & cleaned each April-October	8 million
Number of community organizations in the Community LandCare Program	14
Square feet of land cleaned by Community LandCare April-October	2.75 million

The LandCare program is an award-winning national model. The Ash Center for Democratic Governance and Innovation at Harvard University recognized the program as a Bright Ideas recipient, and AIA Philadelphia presented PHS with its Urban Design Committee Award for its Green City Strategy. Among the cities that have adopted a LandCare-style program are Youngstown, Ohio, and New Orleans.

OHCD will continue to support the LandCare program in Year 39 with CDBG and general funds.

Community Planning and Capacity Building

Local community development corporations play a critical role in the redevelopment and revitalization of Philadelphia's neighborhoods. To assist CDCs with their neighborhood planning and to educate them regarding community development best practices, OHCD funds capacity-building support for CDCs.

Community Design Collaborative

OHCD will 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 will provide support to the Philadelphia Association of Community Development Corporations (PACDC) to provide technical assistance to CDCs on housing and economic development issues.

Neighborhood Services

Neighborhood Advisory Commitees

OHCD's Neighborhood Advisory Committees (NACs) Program offers community-based nonprofit organizations the opportunity to lead and engage neighborhood residents in eligible areas in activities that support the City's core objectives, including:

- Promoting sustainability through recycling, cleaning, planting and alternative energy efforts.
- Creating employment opportunities through job placement and training, retail revitalization, and educational assistance efforts.
- Enhancing neighborhood safety through town watches, youth mentoring and community outreach programs.
- Educating residents as to the programs and opportunities available to them, such as new affordable housing, housing preservation prog=rams, mortgage foreclosure prevention services, and other City programs and services.
- Ensuring resident participation in City planning efforts.

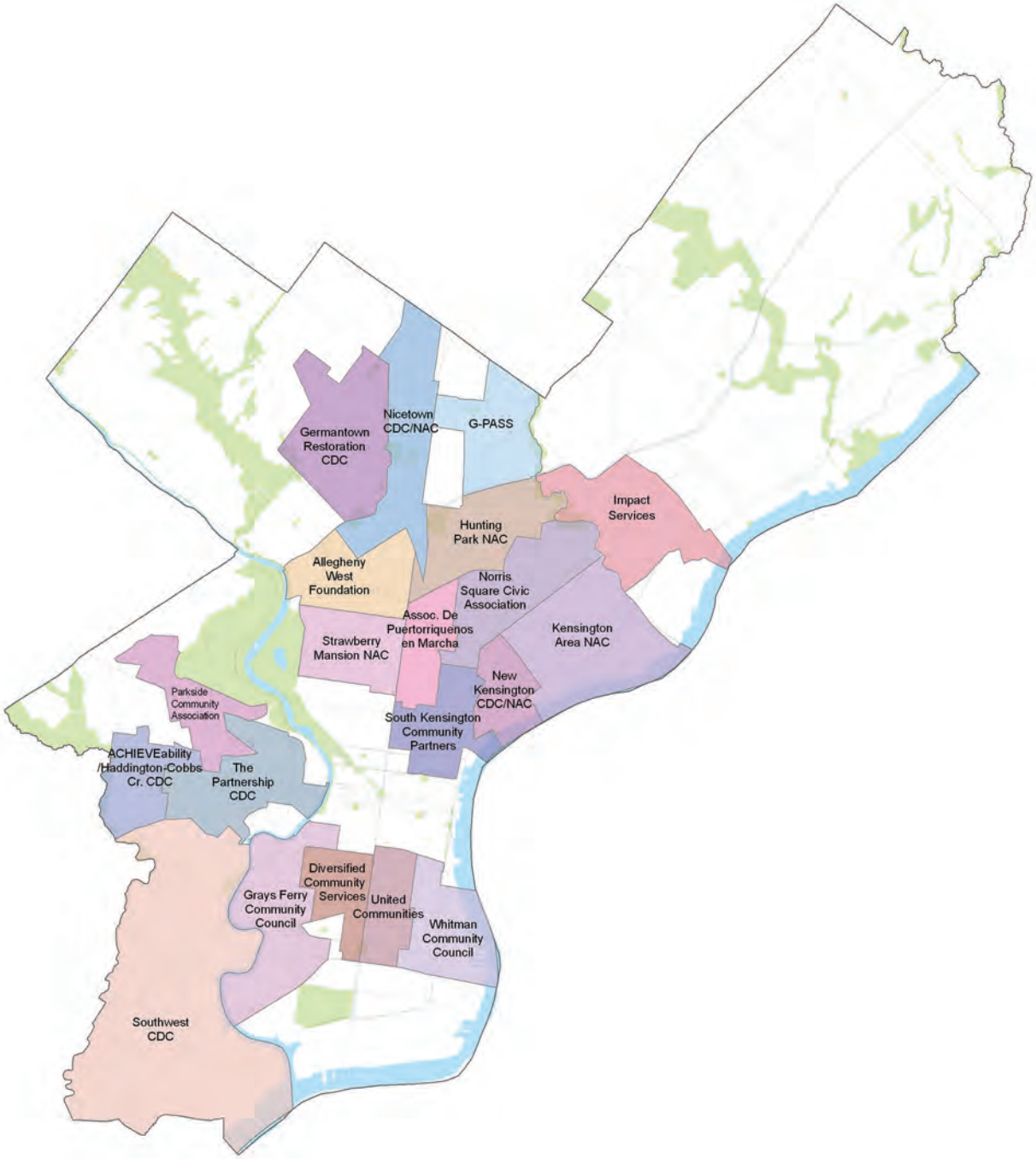
The City funded 20 NACs in Year 38 and has issued an RFP for NAC services for Year 39. See page 70 for a map with Year 38-funded NACs and their service areas.

Targeted Residential Improvements

Elm Street Program

The Philadelphia Elm Street Program is 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 commercial corridors. 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 focus areas include cleaning, safety and greening efforts; property improvement initiatives; neighborhood design guidelines; community image and identity; and organizational sustainability.

Neighborhood Advisory Committees: Service Areas[1]



[1] Eligible service areas must contain at least 51 percent low- or moderate-income residents, based on census data provided to the City by HUD.

Create Jobs – Attract and Retain Businesses

Healthy neighborhoods include not only quality affordable housing but also vibrant commercial corridors and local employment opportunities. The City's largely CDBG-supported economic development activities are managed by the City's Commerce Department, in partnership with local business and nonprofit organizations and the Philadelphia Industrial Development Corp. (PIDC), which plays an important role through its business lending products and the Section 108 Loan Program.

These economic incentive programs are aimed at improving the quality of life in Philadelphia by stimulating community revitalization, leveraging additional neighborhood economic investments, and creating an environment for job creation. The goals are to retain, grow, and attract neighborhood businesses in order to retain, grow, and attract jobs, goods and services for neighborhood residents.

The following programs provide resources to businesses and to community development corporations (or other Neighborhood-Based Organizations). All of these programs are designed to bridge funding gaps for new or expanding businesses, to support physical improvements in commercial corridors, and/or to build capacity in small businesses and the organizations that support them.

A number of the programs—Storefront Improvement, Business Attraction and Expansion, Corridor Management and Business Improvement District Assistance—are part of the ReStore Philadelphia Corridors initiative to revitalize neighborhood commercial corridors and to re-establish their roles as central places to shop, to work and to meet neighbors. These four programs are available in Targeted Neighborhood Commercial Areas (TNCAs) and are framed by the ReStore strategies of planning, leveraging resources for corridor investment, creating welcoming places, attracting and retaining businesses, and supporting effective corridor management. The City strategically designs the investments and services offered to TNCAs based upon the size and density of the corridor, the existence of plans, the capacity of local CDCs or other neighborhood-based organizations, and the feasibility of and proximity to other public and private investments. The City also seeks to use CDBG resources to leverage other City, state and federal resources to achieve the greatest impact on targeted corridors. These commercial centers offer necessary retail goods and services, local employment opportunities and sustainable economic activity.

Business Assistance

PIDC Business Loan Programs

PIDC will provide several business lending products, including Growth Loans, Small Business Loans and Gap Financing.

The Growth Loan 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.

The Small Business Loan provides financing for small business start-up and expansion. PIDC will assist small businesses to obtain financing for expansion and start-up, working capital and real estate acquisition for business uses.

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.

PIDC-assisted business projects will retain and expand the retail base to provide goods and services to neighborhoods or to 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.

Section 108 Loan Program

The City's Section 108 Loan Program expands the capacity for commercial and industrial lending and assists potential development. The City plans to apply for $20 million of Section 108 funding in Year 39. Loans will be used to support an array of development needs – acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and other related project costs. The loans seek to create or retain permanent jobs for residents of Philadelphia, especially those with low and moderate incomes, to stimulate private investment that will 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 borrows funds against its future CDBG entitlement receipts. This activity is expected to be self-sustaining with private developer debt service payments repaying the City for Section 108 loan obligations. The City guarantees all Section 108 loans with future CDBG entitlement receipts and other security. Any use of future CDBG funds for this purpose will reduce CDBG funds allocated to economic development activities by an equal amount for the years affected.

Technical Assistance to Micro Businesses

The Commerce Department and its nonprofit partners will provide managerial and technical assistance to new and existing retail or commercial firms that provide goods and services in the city's low- and moderate-income neighborhoods and to businesses that create employment opportunities for low- and moderate-income people. The technical assistance offered includes developing detailed business plans; preparing financial projections for business operations; merchandising; advertising; planning for controlled growth; credit assessments; pre-loan counseling; loan packaging; creating management and organizational structures; developing procurement processes; and designing and implementing system controls.

Storefront Improvement Program and Targeted Block Façades

The Storefront Improvement Program (SIP) provides rebates for façade and security upgrades on commercial buildings in commercial corridors that support the City's economic development strategy. The City may also 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. The Commerce Department coordinates this program in partnership with Neighborhood-Based Organizations (NBOs) that provide outreach to business owners and assist with the application process.

Business Attraction and Expansion

New and expanding businesses increase availability of goods and services for low- and moderate-income people and create new employment opportunities for low- and moderate-income people, but the costs associated with capital improvements and rents are often a challenge for these businesses. In response, the Commerce Department launched its "InStore" program. InStore offers qualified applicants a forgivable loan to purchase equipment necessary for new or expanding retail, creative, or food businesses on targeted neighborhood commercial corridors.

Community-Based Organization Assistance

In commercial corridors throughout the city, key partners in economic revitalization are the nonprofit community development corporations and neighborhood business organizations that work with private businesses to develop and implement strategic economic development plans. The City offers several programs to support that nonprofit assistance to businesses in low- and moderate-income communities.

PIDC Neighborhood Development Fund

PIDC will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. In consultation 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.

Neighborhood Economic Development Grant Activities

The Commerce Department will target appropriate investments to selected commercial centers in support of community-based planning, predevelopment and economic development activities. These investments will often be coordinated with TNCA assistance. Based on capacity of organization, existence of plans, feasibility, and proximity to other public and private investments, the City will provide:

- 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 include debt service and demonstrate the financial need for the subsidy.

Targeted Corridor Revitalization Management Program

The Targeted Corridor Revitalization Management Program (TCMP) supports 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. More specifically, TCMP seeks to:

- Strengthen neighborhood commercial corridors through planning and research.
- Make commercial corridors more welcoming and viable through revitalization and elimination of blight.
- Increase the availability of jobs and retail goods and services through business development and retention.
- Strengthen businesses through marketing, technical assistance and financing.

These activities will be carried out primarily by Community-Based Development Organizations (CBDOs) working in targeted commercial corridors. The CBDOs work with local businesses, the local business association, the special services district, and with other local neighborhood organizations to stabilize and revitalize the targeted low- and moderate-income commercial corridor and the neighborhood that surrounds it. The specific activities that will be carried out by each group will be based upon the ReStore strategy and is determined by a work plan developed by the CBDO in conjunction with the City. See map on page 76 for Corridor Management areas.

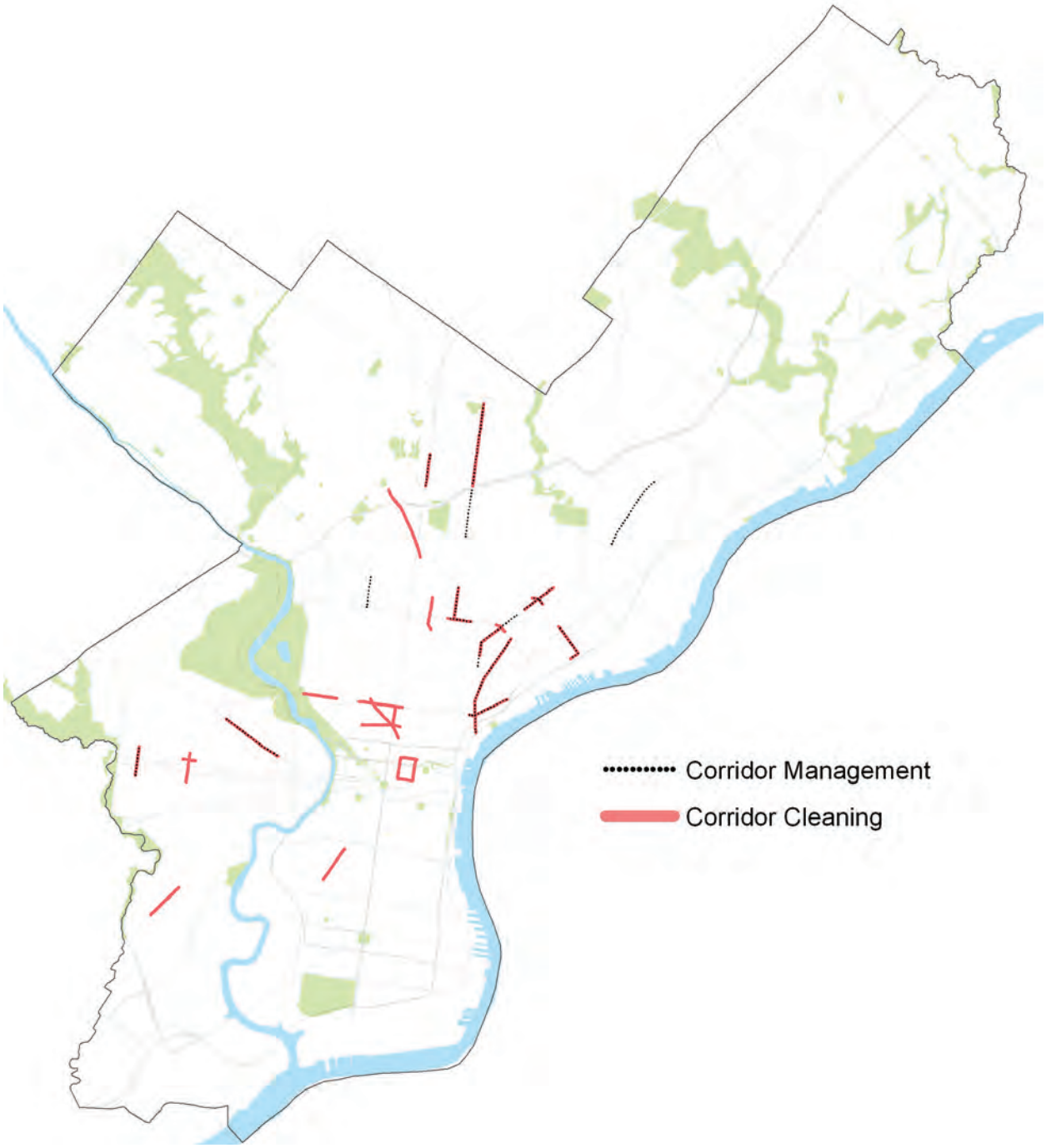
Main Street/Keystone Communities Program

The City's Main Street Program uses a five-point approach of organization, economic restructuring, promotion, design and public safety to develop a local, incremental and comprehensive strategy for targeted corridors. The Commerce Department utilizes State funding to carry out a Main Street Program in TNCAs and other neighborhood commercial corridors.

The Philadelphia Chinatown Development Corporation, which provides Main Street support for Chinatown, and the University City District, which does the same for Baltimore Avenue, are each entering their fifth and final year in the program.

The Commerce Department will also use State funding to provide implementation and planning grants to an additional 4-8 organizations, as well as storefront improvement grants for neighborhood commercial corridors that are not designated as TNCAs. The Commerce Department will issue a Request for Proposals upon award of the funding from the State.

Targeted Corridor Cleaning and Management Programs



Business Improvement District Assistance

The City provides funding to support the activities of Business Improvement Districts (BIDs) and other community-based organizations that provide community services in TNCAs and other commercial areas in low- and moderate-income communities. These services include sidewalk cleaning, public safety services and neighborhood beautification. See map on page 76 for corridor service areas.

Capacity-Building Assistance

The City supports capacity-building activities for NBOs working on neighborhood commercial corridors. Such activities may include technical assistance with planning, corridor design, safety and management, real estate development, financial resource enhancement, financial management, board and organizational development and services to immigrant businesses, as well as Main Street training.

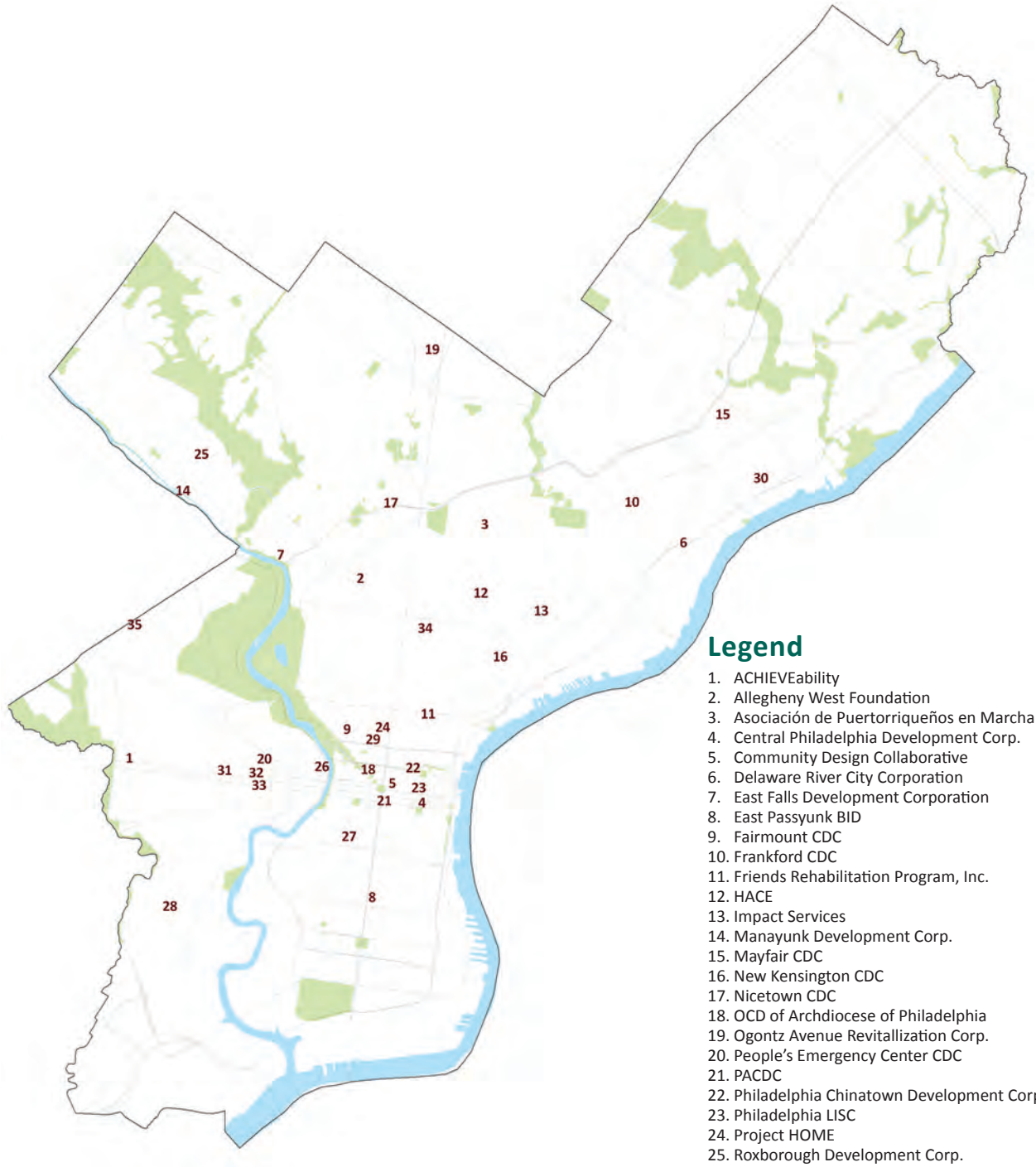
CDC Tax Credit Program

Through the Philadelphia CDC Business Tax Credit Program, 35 companies contribute $85,000 per year to 35 community development corporations engaged in neighborhood economic development and receive a full credit against their business privilege tax liability. (See map and listing on page 78.) The program requires a 10-year funding commitment to economically distressed communities, giving CDCs more financial capacity to support small businesses and foster economic development. The CDC Tax Credit Program provides funding that is both flexible and stable to CDCs undertaking a variety of economic development activities, all of which are designed to lead to increased employment opportunities for neighborhood residents.

Employment Services and Training

OHCD supports Youthbuild's efforts to enable high school dropouts aged 18 to 21 to complete their academic education and learn job skills by rehabilitating housing in their communities for low-income occupancy.

CDC Business Tax Credit Program Recipient Agencies 2013



Legend

1. ACHIEVEability
2. Allegheny West Foundation
3. Asociación de Puertorriqueños en Marcha
4. Central Philadelphia Development Corp.
5. Community Design Collaborative
6. Delaware River City Corporation
7. East Falls Development Corporation
8. East Passyunk BID
9. Fairmount CDC
10. Frankford CDC
11. Friends Rehabilitation Program, Inc.
12. HACE
13. Impact Services
14. Manayunk Development Corp.
15. Mayfair CDC
16. New Kensington CDC
17. Nicetown CDC
18. OCD of Archdiocese of Philadelphia
19. Ogontz Avenue Revitallization Corp.
20. People's Emergency Center CDC
21. PACDC
22. Philadelphia Chinatown Development Corp.
23. Philadelphia LISC
24. Project HOME
25. Roxborough Development Corp.
26. Schuylkill River Development Corp.
27. South of South Neighborhood Association
28. Southwest CDC
29. Spring Garden CDC
30. Tacony CDC
31. The Enterprise Center
32. The Partnership CDC
33. University City District
34. Village of Arts and Humanities
35. Wynnefield Overbrook Revitalization Corp.

Neighborhood Planning and Development by Area

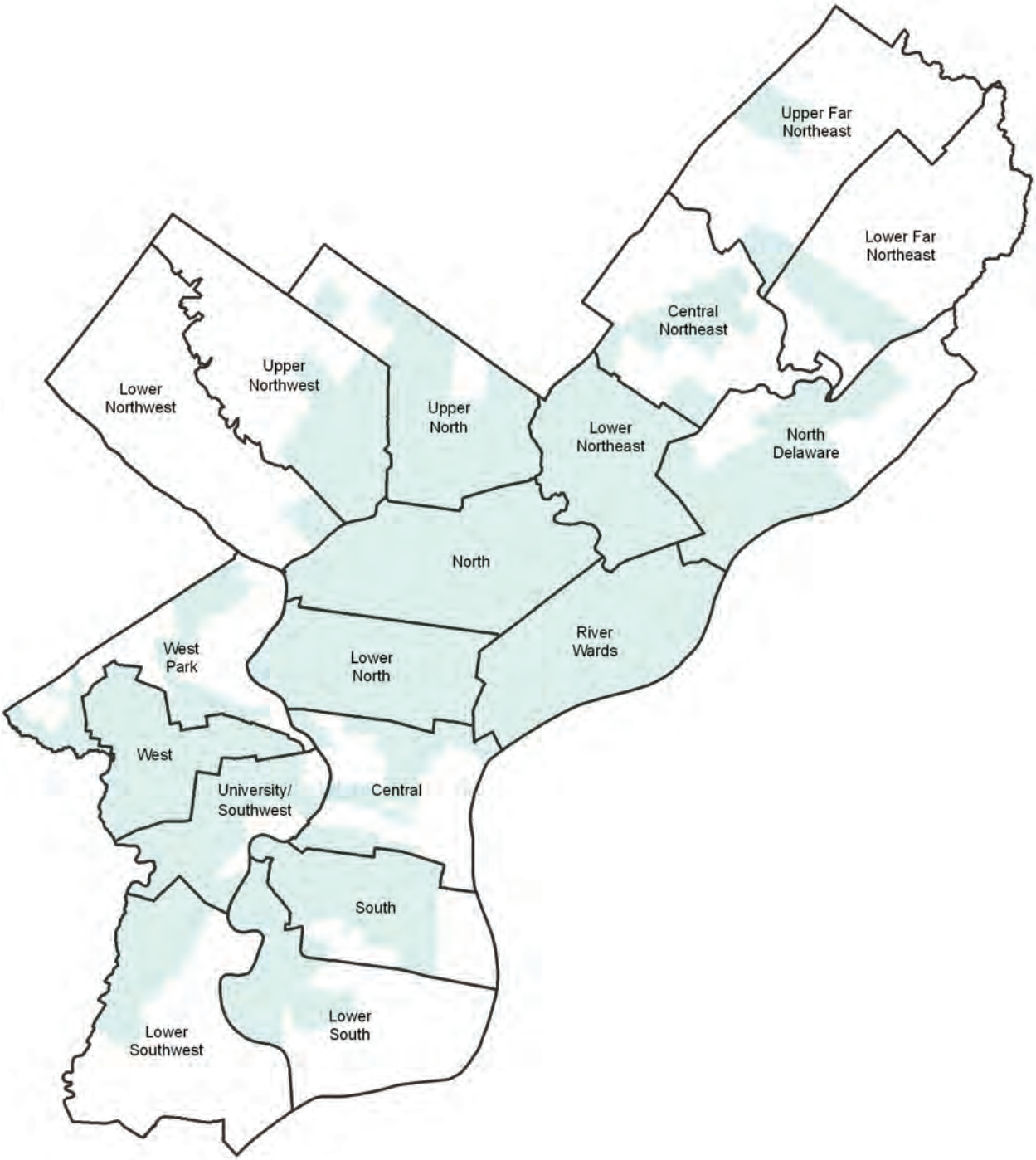
The City of Philadelphia uses its Community Development Block Grant and other available federal, state and local funds to invest in its neighborhoods, its people, its land and its homes. Some of those investments are targeted toward communities that meet CDBG eligibility guidelines in that their populations are at least 51 percent low- and moderate-income persons. Other activities are targeted toward individuals who are themselves low- or moderate-income.

The area-wide activities focus on census tracts in which at least 51 percent of the residents are of low- or moderate-income. The map on page 80 depicts those eligible census tracts and where they are located within the City Planning Commission's Planning Districts. As would be expected in a city with a significant population experiencing poverty, much of the city is affected, with the exceptions being parts of Northeast Philadelphia, neighborhoods in the Northwest, and portions of the Central, South, Lower South and Lower Southwest Planning Districts. Area-wide activities, such as Neighborhood Advisory Committees, benefit all residents of these eligible census tracts.

Other activities benefit individuals rather than entire areas. For example, neighborhood-based rental units or PHDC's home improvement programs are available to any household that meets income criteria. As depicted in the maps earlier in the *Consolidated Plan*, these programs have benefited income-eligible households in every section of the city. The map on page 81 depicts housing production expected in Year 39.

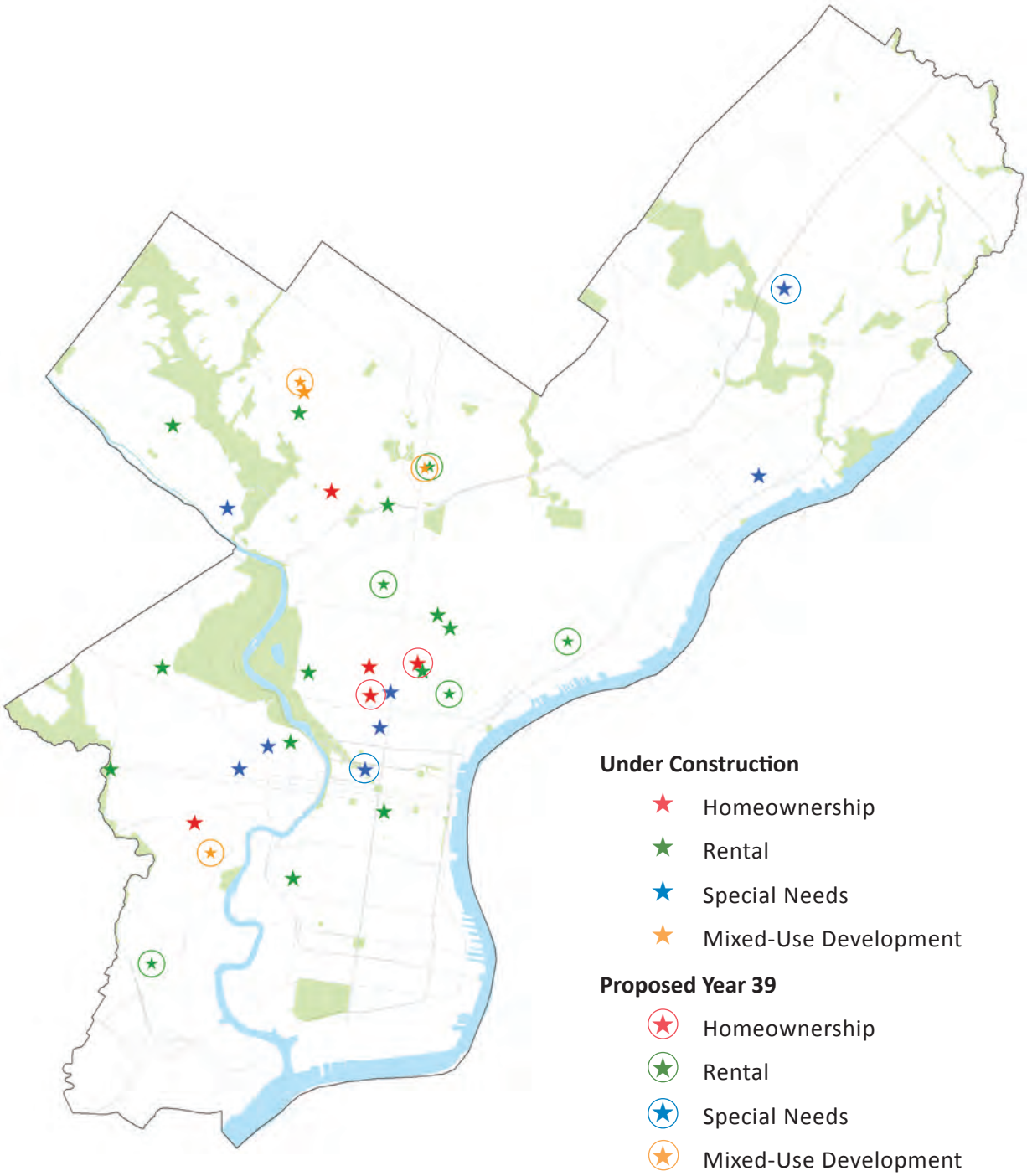
The activities supported by the City are intended to complement each other, and they serve to support and implement neighborhood and area-wide plans. Coordination between housing development, vacant land management and commercial corridor improvement have led to revitalized communities across Philadelphia, and collaboration between Neighborhood Advisory Committee and housing counseling activities has been a critical element in the success of Philadelphia's foreclosure prevention efforts. That coordination and collaboration will continue.

Eligible Census Tracts[2]



[2] The census tract map is based on data and census tract boundaries from the 2000 Census. HUD has not yet provided data from the 2010 Census.

Year 39 Housing Production



North/River Wards

Historically, the City has made significant investments in North Philadelphia and the neighborhoods between Front Street and the Delaware River, and those investments have resulted in significant neighborhood improvements. This area includes the Planning Commission's North, Lower North and River Wards Planning Districts.

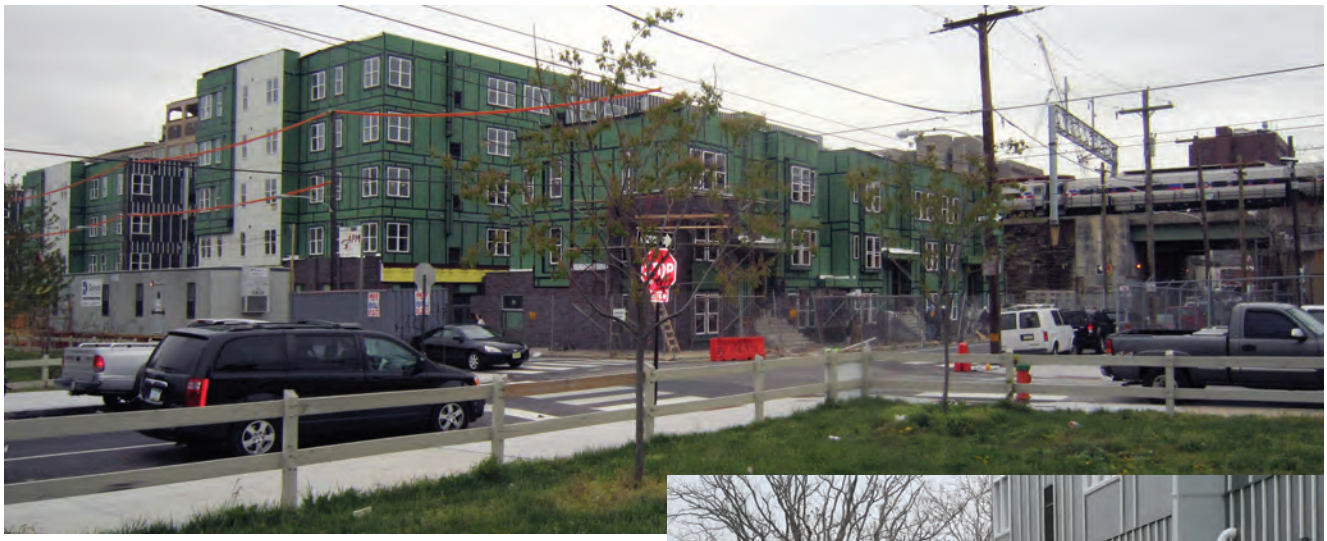
Just west of Broad Street, the Cecil B. Moore Homeownership Zone has decreased vacancies, increased property values, and boosted a neighborhood in which incomes are up and crime is down. East of Broad Street, new homes in the Pradera developments, nearby commercial development and cleaned and greened lots have created a housing market where one did not exist. In Juniata, the Twins at Powder Mill was not only the first new homeownership construction in 30 years but also won an award from the Philadelphia Business Journal.

Nicetown Court II

Further east, new housing, commercial corridor improvements – including murals and other public art – and a nationally recognized vacant land management program have led to a rejuvenation of the Frankford Avenue corridor. Home repair programs and foreclosure prevention efforts have served residents throughout all three planning districts. Business development has focused on a number of commercial corridors throughout the districts.

In the North Planning District, the Nicetown neighborhood was targeted as an NSP2 redevelopment area. In Year 38, construction began on the NSP2-funded Nicetown Court II, a 50-unit affordable rental development in the 4400 block of Germantown Avenue. This project will complement Nicetown Court I, which opened in Year 37, and SEPTA's refurbishment of the Wayne Junction Train Station a block away. NSP2 funds also supported the demolition of unsafe and imminently dangerous buildings, including an abandoned warehouse in the 1800 block of Courtland Street.

Several developments were completed in Year 38. Further west, Allegheny West Foundation completed five affordable homeownership units in and around 19th Street north of Lehigh Avenue. Gaudenzia's Thompson Street Apartments has provided six new affordable rental units in the 1800 block



Paseo Verde

of Thompson Street. Habitat for Humanity completed two homes in the vicinity of 19th Street just north of Cecil B. Moore Avenue and two more are currently under construction.

Just to the east of the Temple University Regional Rail station, Asociación de Puertorriqueños en Marcha (APM), in partnership with Jonathan Rose Companies, continues construction on Paseo Verde, a $45 million mixed-use, mixed-income transit-oriented development. Women's Community Revitalization Project (WCRP) is currently preserving 77 units of special-needs housing, 54 of which are located in the 700 block of Somerset Street and 23 of which are located at 4th and Master Streets. To preserve much-needed special-needs housing, Project HOME is currently rehabilitating 36 rental units at 1440 N. Broad St. (in concert with rehabilitation of special-needs units in the Central Planning District). At 30th and Oxford Streets, NewCourtland is preserving 35 rental units, and HACE is preserving 48 rental units in the 2600 block of North Lawrence Street.

In Year 39, the City will support new rental and homeownership developments in this planning area. Two city-supported projects financed with Low-Income Housing Tax Credits will advance in Year 39: NewCourtland's development of 60 rental housing units for seniors at 1900 Allegheny Avenue and Arab American CDC's Tajdeed development of

Sartain Apartments

45 rental units in the 200 block of Oxford Street. Catholic Social Services will build Nativity BVM, a 63-unit HUD Section 202 development for senior citizens at 3255 Belgrade Ave.

In Year 39, Metamorphosis CDC's Diamond Green will create 20 home-ownership opportunities at 10th and Diamond Streets and Community Ventures' Ingersoll Commons will create 10 homes at 16th and Master Streets. OHCD will also reapply for the Choice Neighborhoods Implementation grant that will continue the transformation of central North Philadelphia into a viable and sustainble community of housing opportunities, targeted services, improved schools, transportation options and access to employment.

Multiple services will be available to the residents of the largely income-eligible census tracts in these Planning Districts. Energy Centers in Strawberry Mansion, Hunting Park, Nicetown and Kensington will help residents save money by reducing energy consumption. Housing counseling will be available at APM, Congreso de Latinos Unidos, HACE, Esperanza, Norris Square Civic Association and New Kensington CDC counseling agencies. Most of the Planning Districts will receive Neighborhood Advisory Committee services through the Allegheny West Foundation, APM, Hunting Park NAC, Nicetown CDC/NAC, Norris Square Civic Association, Strawberry Mansion Neighborhood Action Center, South Kensington Community Partners, New Kensington CDC/NAC, Impact Services and Kensington Area NAC.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts.

Receiving Targeted Commercial Management support will be:

- Allegheny West Foundation, Lehigh Avenue/North 22nd Street
- Esperanza Housing and Economic Development, North 5th Street/Wyoming Avenue
- New Kensington CDC, Front Street/Kensington Avenue

Receiving Business Improvement District support will be:

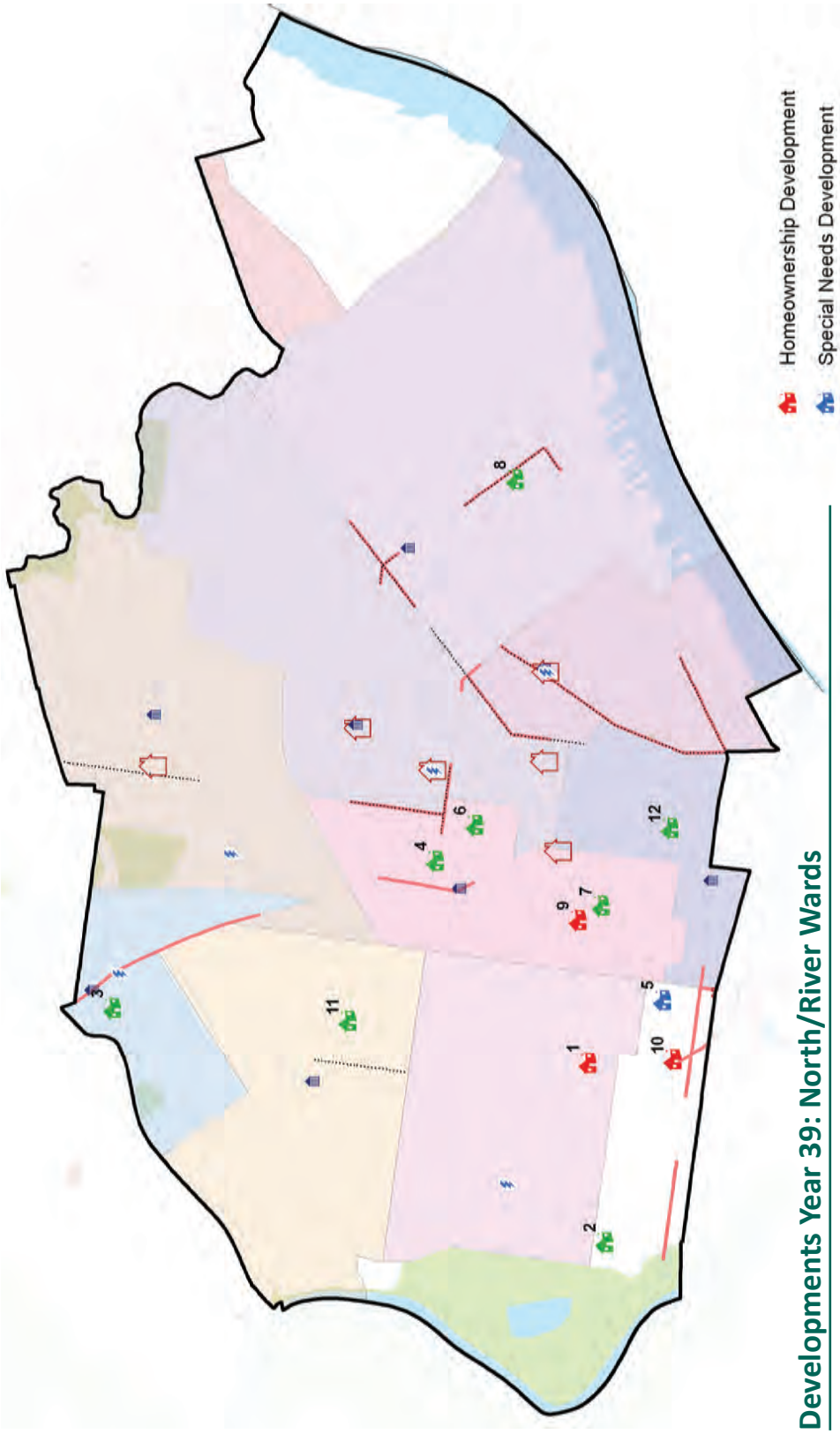
- Archdiocese of Philadelphia CDC, Front Street/Kensington Avenue/Lehigh Avenue
- The Village Center, Germantown Avenue (Cambria Street-Cumberland Street)
- Fairmount CDC, Girard Avenue (25th Street-31st Street)
- Nicetown CDC, Germantown Avenue (Venango Street-Cayuga Street)

Receiving both Targeted Commercial Management and Business Improvement District support will be:

- HACE, 5th Street/Lehigh Avenue
- New Kensington CDC, Frankford Avenue (Delaware Avenue-Lehigh Avenue)*; Girard Avenue (Front Street-I-95)*; Allegheny Street/Richmond Street
- Impact CDC, Kensington Avenue/Allegheny Avenue

*A small portion of this corridor is in the Central Planning District.

North/River Wards Activity Map



Developments Year 39: North/River Wards

Under Construction

1. North Philly Complete Blocks - Wilts
2. Sartain Apartments
3. Nicetown Court II
4. Tillmon-Villanueva
5. Kairos House
6. Lehigh Park I - Preservation
7. Paseo Verde

Proposed

8. Nativity BVM
9. Diamond Green
10. Ingersoll Commons
11. 1900 Allegheny
12. Tajdeed

Central/South

The neighborhoods that comprise the Central and South Planning Districts did not experience the vast disinvestment, loss of manufacturing jobs and depopulation that the North/River Wards neighborhoods did. Accordingly, most city investment in this area has been more targeted to specific developments as opposed to wholesale neighborhood makeovers.

However, a neighborhood where the City has made a significant investment is Point Breeze. Over a 20-year period the City funded more than 450 new construction or rehabilitated homes in Point Breeze and made a major commitment to vacant land management. This investment in affordable housing has helped to preserve affordability as housing values in the neighborhood began to appreciate. A targeted investment with a similar goal was the Jefferson Square development at 4th Street south of Washington Avenue, which has maintained an affordable option in a neighborhood with appreciating market values.

Cedars Village, 60 units of senior housing, during construction

The City also supported the Philadelphia Housing Authority as it sought to demolish its 1960s-era high rises. The City used CDBG funds for the acquisition, demolition and relocation costs associated with replacing public housing towers with affordable rowhome developments.

Home repair programs have benefited residents throughout the South District, while the City's foreclosure prevention efforts have had a significant impact in the South District and, to a somewhat lesser extent, in the Central District.

The City's commitment to Point Breeze has continued with an investment of NSP2 funds in the neighborhood. In Year 38, two NSP2-financed homeownership developments were completed, adding 14 affordable housing opportunities throughout the neighborhood. In addition, construction was completed on Cedars Village, a 60-unit senior housing development in the 900 block of Ellsworth Street by St. Maron's CDC.

Using Low-Income Housing Tax Credits, the Elon Group is currently developing 46 rental units for senior citizens in Anthony Wayne Senior Housing II at 27th and Morris Streets and Pennrose Properties is developing the John C. Anderson Senior Residence, a 56-unit LGBT-friendly senior housing development in the 200 block of South 13th Street. Project HOME is currently preserving 76 units of special needs housing at 1515 Fairmount Ave. (in concert with rehabilitation of rental units in the Lower North Planning District).

Anthony Wayne II, 46 units of rental senior housing, under construction

In Year 39, Depaul USA's St. Raymond's House development will produce 27 units of special-needs housing at 222 N. 17 St. specifically serving individuals experiencing chronic homelessness.

John C. Anderson Apartments, 56 units of senior housing, under construction

Philadelphians who live or work in the Central/South Planning Districts have a wide range of services available to them. Ten housing counseling agencies have offices in the Central District, including agencies that focus their services on seniors, persons with HIV/AIDS, tenants and people with disabilities. In the South District there are housing counseling agencies both east and west of Broad Street. Similarly, there are energy centers on both sides of Broad Street in the South District, as well as one in the Central District. Most of the South District receives NAC services through the Whitman Community Council, United Communities, Diversified Community Services or Grays Ferry Community Council (whose service area also extends into the northwestern end of the Lower South Planning District). The Central District has limited income-eligible census tracts, located in the southeastern corner of the District where services are provided by

Grays Ferry Community Council and the northeastern corner where services are provided by South Kensington Community Partners.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts.

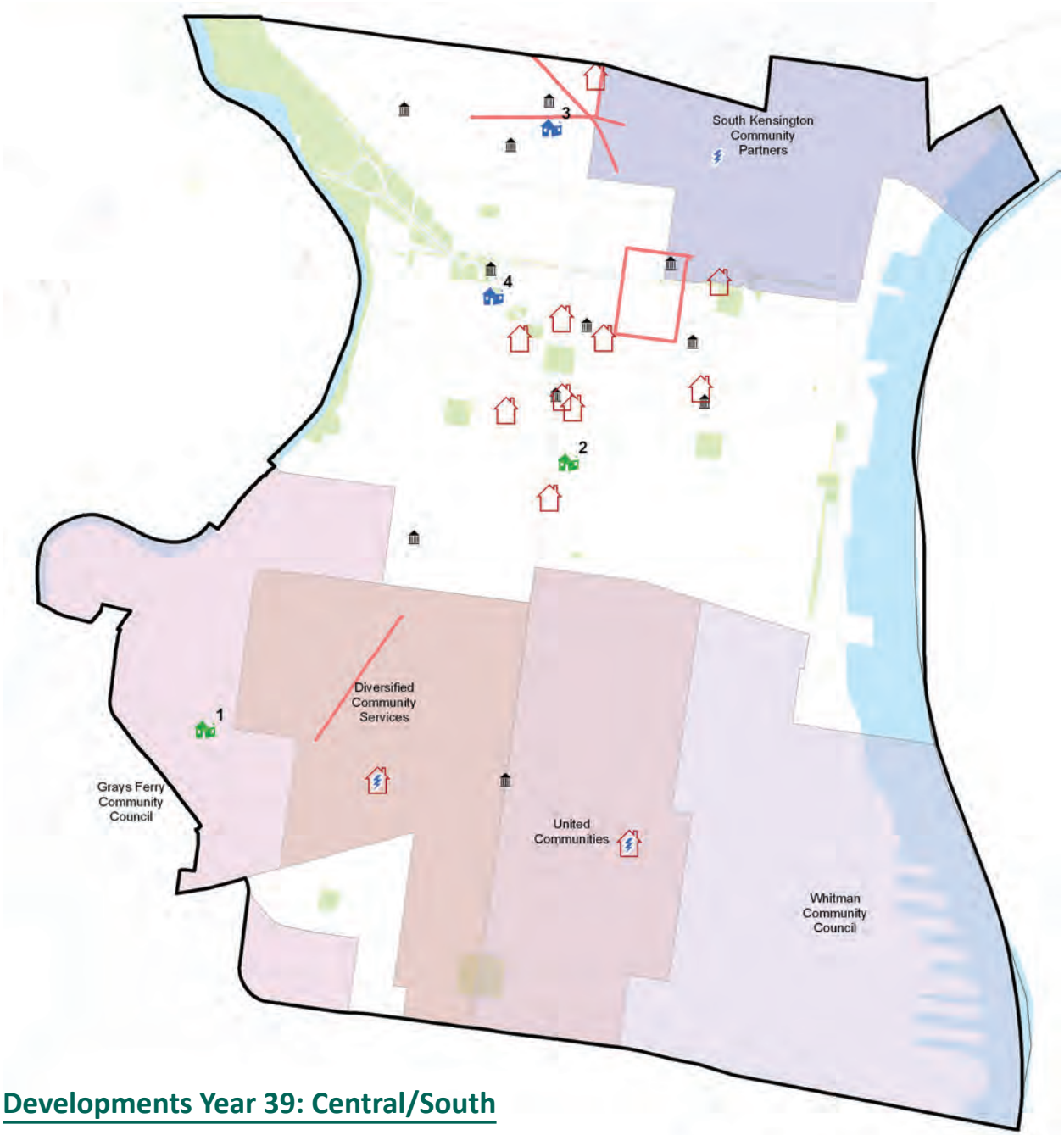
Receiving Business Improvement District support will be:

- Francisville NDC*, Broad Street/Fairmount Avenue/Girard Avenue/Ridge Avenue
- Philadelphia Chinatown Development Corporation, area bounded by 9th Street/ 12th Street/Arch Street/Callowhill Street
- Diversified Community Services, Point Breeze Avenue (20th Street-Morris Street)

* Portions of this corridor are in the Lower North Planning District.

Point Breeze Avenue at Dickinson Street

Central/South Activity Map



Developments Year 39: Central/South

Under Construction

1. Anthony Wayne Seniors II
2. John C. Anderson Apartments
3. Hope Haven-Preservation

Proposed

4. St. Raymond's House

Special Needs Development
Rental Development
Housing Counseling Provider
Tax Credit Supported Agency
Energy Centers
Corridor Management
Corridor Cleaning

Southwest

The Southwest section of the city includes the University/Southwest and the Lower Southwest Planning Districts. Over the years the City's investment in these districts has been planning support, small homeownership developments and rental developments targeted toward seniors and special-needs populations. Nearly all of the districts are income-eligible for NAC services, and the City's home repair and foreclosure prevention programs have served many clients on the western end of the districts.

Beaumont Accessible Homes under construction

Beaumont Accessible Homes, two homeownership opportunities by the Beaumont Initiative in the 5000 block of Beaumont Avenue, and Bigham Wise, seven special needs and four rental housing units by People's Emergency Center CDC (PEC CDC) in the 4200 block of Powelton Avenue each began construction in Year 38.

In Year 39, HELP USA will advance HELP Philadelphia IV, 61 rental units at 7200 Grovers Ave. targeted to chronically homeless veterans and veterans aged 55 and older. In addition, Southwest Philadelphia District Services will undertake a mixed-use development with three rental units at 5213 Woodland Ave.

Woodland Avenue

Most of the University/Southwest and Lower Southwest Districts are income-eligible and will receive NAC services through Southwest CDC and The Partnership CDC. Housing counseling services are available in each District. Lower Southwest also has an Energy Center. The LandCare Program will continue to maintain cleaned and greened lots, mostly along the Kingsessing Avenue corridor in both districts.

The Commerce Department will provide Business Improvement District support in the Woodland Avenue commercial corridor:

- Southwest CDC, Woodland Avenue (61st Street-68th Street)

People's Emergency Center CDC will provide Targeted Corridor Management and Business Improvement District support on a small section of Lancaster Avenue (38th Street-39th Street) in this area. Most of the Lancaster Avenue commercial corridor is located in the West area described below.

Southwest Activity Map

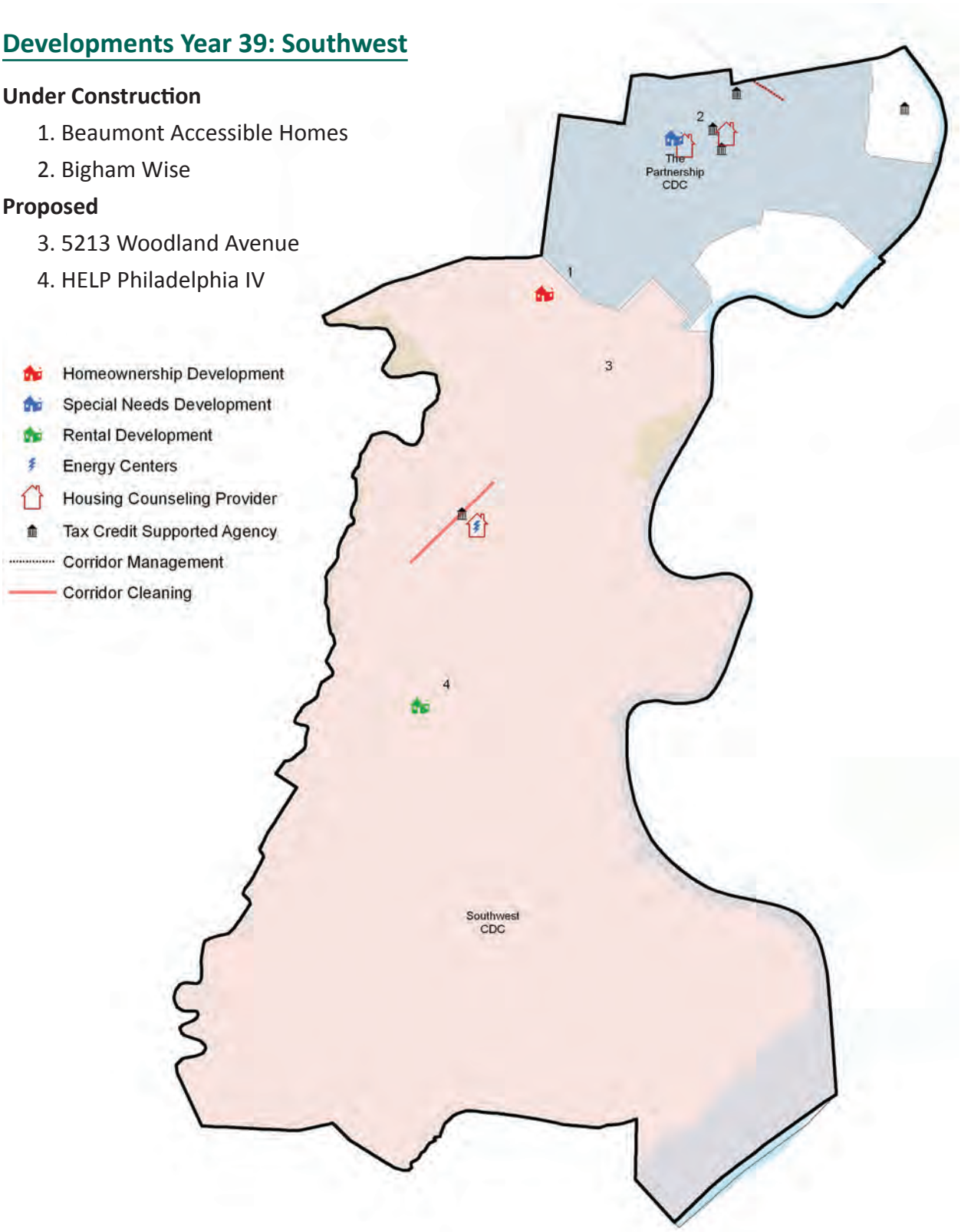
Developments Year 39: Southwest

Under Construction

1. Beaumont Accessible Homes
2. Bigham Wise

Proposed

3. 5213 Woodland Avenue
4. HELP Philadelphia IV



West

West Philadelphia includes the West and West Park Planning Districts, and has long been a focus of investment by the City. Over the past 20 years, approximately 1,900 units of affordable homeownership, rental and special-needs housing has been constructed or rehabilitated. This production has included both single-site and scattered-site development, and has focused in particular on the neighborhoods of Haddington, Belmont and Mantua.

Mt. Vernon Manor

The City's efforts have been in partnership with other initiatives, in particular the Philadelphia Housing Authority, which renovated scattered-site, high-rise and housing complex units with City support, and the activities of the West Philadelphia Empowerment Zone. The City has also funded planning efforts and supported activities undertaken through neighborhood plans, in particular the People's Emergency Center's plan for the West Powelton/ Saunders Park neighborhood.

3909 Haverford Avenue during construction

In the West Park Planning District, the Mantua neighborhood has been targeted for the use of NSP2 and CDBG-R funds. NSP2 funds are being used to rehabilitate the 75 rental units at Mt. Vernon Manor in the 3300 block of Haverford Avenue and were used to demolish unsafe and imminently dangerous buildings. PEC CDC also completed six units of rental housing with NSP2 funds at 3909 Haverford Avenue. CDBG-R funds supported WPRE III, a 60-unit scattered-site rental development completed in Year 38.

Several developments began construction in Year 38. Liberty Housing Development completed 13 units, the Carol Ann Campbell Residences, for people with disabilities in and around the 5500 block of Vine Street; 224 affordable rental units in Walnut Park Plaza at 6250 Walnut St. are being preserved; and PEC CDC is constructing Fattah Homes II, six units of special-needs housing in the 3800 block of Haverford Avenue. Presby Inspired Life's Wynnefield Place, a 54-unit senior rental development, is under construction at 1717-25 N. 54th St. An affordable housing RFP was issued in Year 38 for development of 4900 W. Girard Ave. in the West Philadelphia Empowerment Zone.

All of the West Planning District and a portion of the West Park Planning district are income-eligible for NAC services, which are provided by ACHIEVEability/Haddington-Cobbs Creek CDC, Parkside Community Association and The Partnership CDC. A Neighborhood Energy Center serves both planning districts. Philadelphia Council for Community Advancement maintains a housing counseling office in the West Park District that is accessible to both districts.

Carol Ann Campbell Residences at Liberty Square

Walnut Park Plaza

Fattah Homes site

Wynnefield Place site

LandCare parcel on Haverford Avenue, Mantua

The LandCare program maintains lots in Mantua, in the area of 54th Street, and in locations throughout the West District. Homes saved from foreclosure are concentrated in the western halves of the districts. Business development support has been focused on the West District commercial corridors.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts.

Receiving Targeted Commercial Management support will be:

- The Partnership CDC, 60th Street (Arch Street-Spruce Street)

Receiving Business Improvement District support will be:

- ACHIEVEability, 60th Street (Arch Street-Spruce Street)
- The Enterprise Center, 52nd Street/Market Street

Receiving both Targeted Commercial Management and Business Improvement District (BID) support will be:

- People's Emergency Center CDC, Lancaster Avenue (39th Street-48th Street; BID support only to 44th Street)

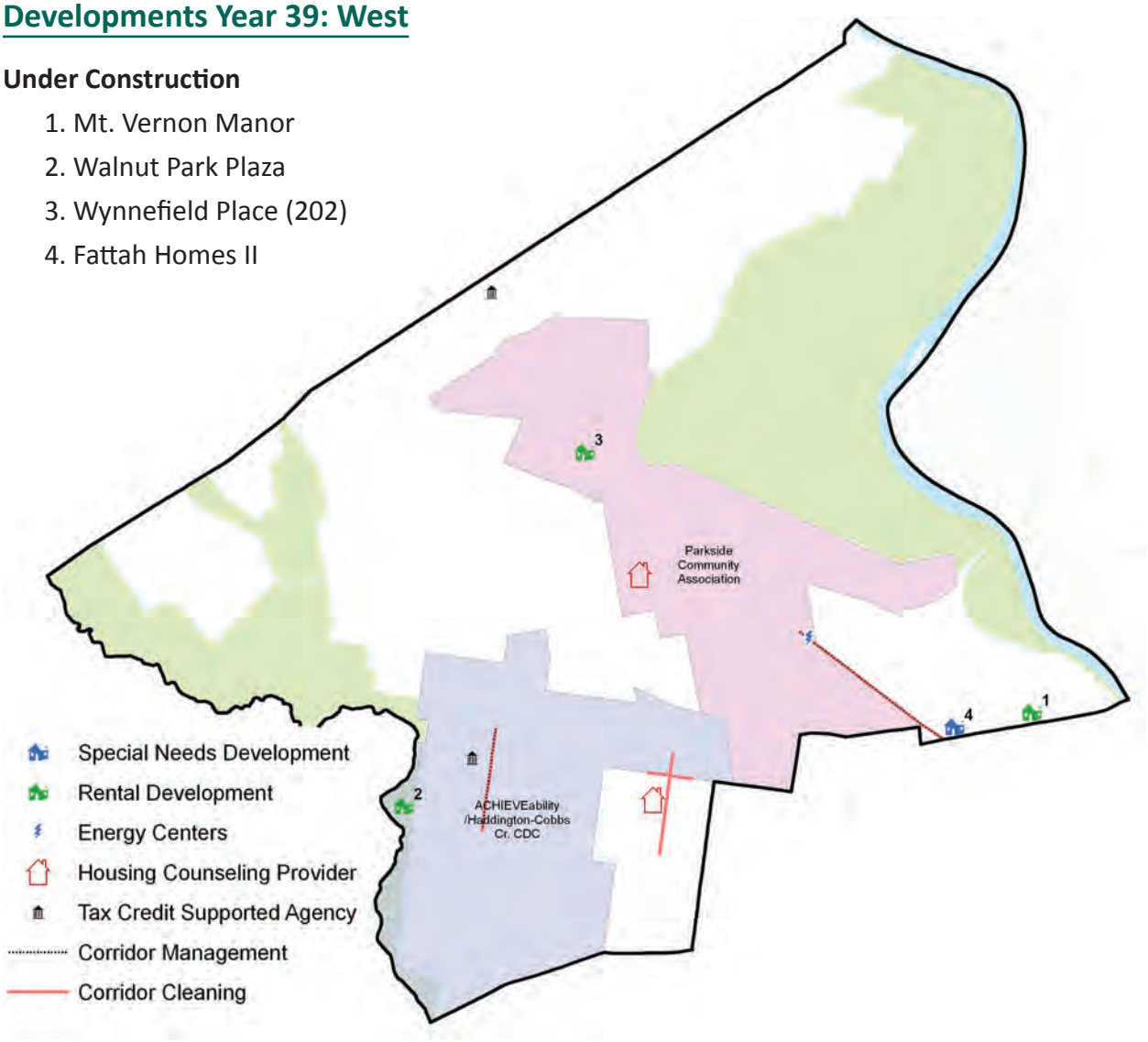
Lancaster Avenue looking west from 40th Street

West Activity Map

Developments Year 39: West

Under Construction

1. Mt. Vernon Manor
2. Walnut Park Plaza
3. Wynnefield Place (202)
4. Fattah Homes II



North/Northwest

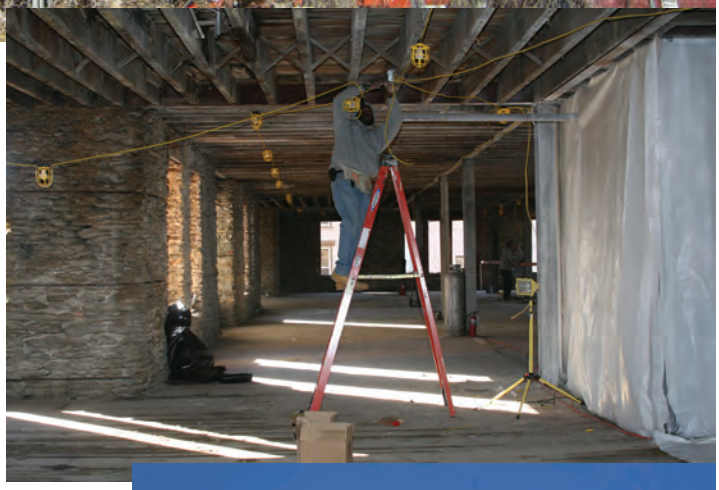
The North/Northwest section of the city includes the Upper North, Upper Northwest and Lower Northwest Planning Districts. Much of the housing development focus in this area has been in the Upper Northwest neighborhoods of Germantown and Mount Airy, while business development support has been directed to Upper North commercial corridors. In the 1980s and 1990s the City also funded the relocation of residents and the acquisition of nearly 1,000 homes that were sinking due to subsidence issues in the Logan Triangle Area just north of Roosevelt Boulevard.

Shelton Court

The income-eligible census tracts for NAC services are concentrated in the Upper North and the lower half of Upper Northwest. Not surprisingly, most of the home repair program benefits are seen in these areas. Foreclosure prevention efforts are also concentrated in these areas, although homes have also been saved in the Lower Northwest District. Vacant land management has focused on lots in the Logan Triangle Area and just west of the Stenton Avenue/ Wister Street corridor.

Roxborough Redevelopment

In Year 38, Raise of Hope completed the Belfield Avenue Townhomes, three accessible homes targeted to homeless families with special needs, and those homes are fully occupied. Gaudenzia completed Shelton Court, a 20-unit development for families with special needs in the 6400 block of North Broad Street, using NSP2 funds. Eli Apartments, an 88-unit rental development at 1418 Conlyn St. by Iron Stone Strategic Partners and Octavia Hill's Roxborough Redevelopment, six rental units in the 300 block of Dupont Street, were both completed.



In Year 38, Nolen Properties began construction on Nugent Senior Apartments, a 57-unit rental development at 101 W. Johnson St. Also, Northern Home for Children began construction on its Merrick Hall Renovations project, a four-unit development at 5301 Ridge Ave. for women 16-23 with children. Mt. Airy USA continues its mixed-use development of 3 units of housing and commercial space in the 6500 block of Germantown Avenue. Habitat for Humanity began construction on four homeownership opportunities in the 5200 block of McKean Avenue. Intercommunity Action is constructing Fairthorne Senior Housing, a 40-unit senior rental development, at 6761-63 Ridge Ave.

In Year 39 the WES Corporation will develop 48 senior rental housing units at Lindley Court Apartments in the 1300 block of Lindley Avenue. Two mixed-use developments—a Mt. Airy USA development with two rental units in the 6600 block of Germantown Avenue and a Logan CDC development with two rental units in the 5000 block of Old York Road—will advance.

Nugent Senior Apartments renovation

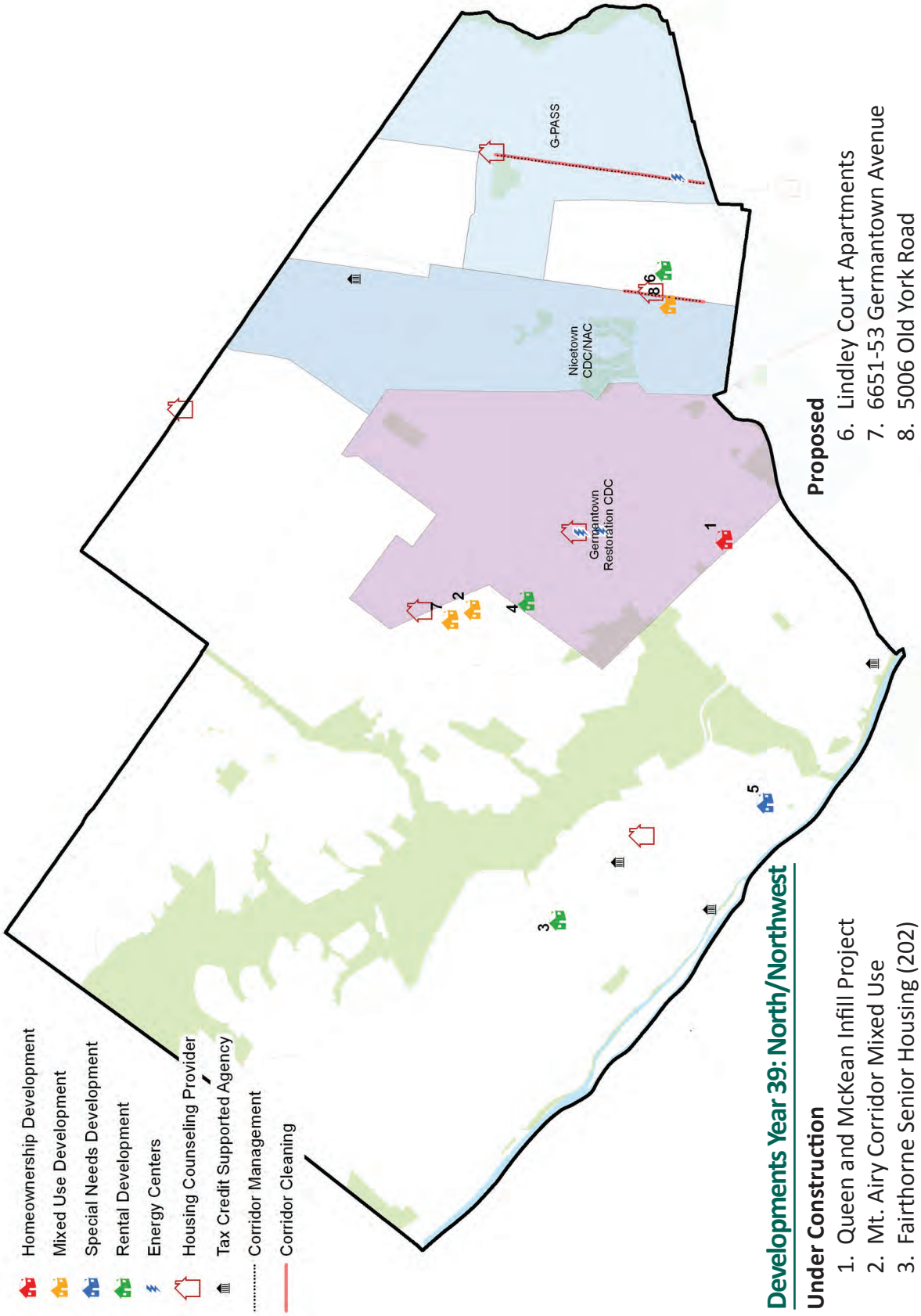
North/Northwest Philadelphia is well-covered by service providers. Income-eligible census tracts form much of the Upper North Planning District and the lower half of the Upper Northwest Planning District, and these census tracts are served by the Germantown Restoration CDC, Nicetown CDC/NAC and GPASS. Two energy centers are located in the North/Northwest, as are six housing counseling agencies, including two that focus on senior citizen housing needs. Vacant land parcels in the Logan Triangle Area and the Stenton/Wister corridor will continue to be managed through the LandCare Program.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts. Receiving both Targeted Commercial Management and Business Improvement District support will be:

- Korean Community Development Services Center, 5th Street (Spencer Avenue-Roosevelt Boulevard)
- Logan CDC, North Broad Street (Wyoming Avenue-Wagner Avenue)

North Broad Street commercial corridor at Wyoming Avenue

North/Northwest Activity Map



Developments Year 39: North/Northwest

Under Construction

1. Queen and McKean Infill Project
2. Mt. Airy Corridor Mixed Use
3. Fairthorne Senior Housing (202)
4. Nugent Senior Apartments
5. Merrick Hall Renovations

Proposed

6. Lindley Court Apartments
7. 6651-53 Germantown Avenue
8. 5006 Old York Road

Northeast

The Northeast is comprised of five planning districts – Lower Northeast, Central Northeast, Upper Far Northeast, Lower Far Northeast and North Delaware. This section of the city has the fewest income-eligible census tracts and therefore has not seen the intense level of investment that has characterized other, less well-off sections of the city. Most of that investment has been in individual developments, frequently rental units serving senior citizens and people with disabilities. The City also supported planning initiatives in the North Delaware neighborhoods of Mayfair and Tacony.

Income-eligible census tracts are located in the southern half of the North Delaware District and the southeastern corner of the Lower Northeast District. Home repairs are similarly clustered in these sections, and while foreclosure prevention has been most intense in these areas, there are saved homes distributed throughout the five Planning Districts. There is a small cluster of managed vacant parcels in the Lower Northeast's Frankford neighborhood. Business development efforts have focused in Frankford.

Liberty at Disston

Two developments targeted toward people with disabilities, both by Liberty Housing Development Corp., will advance in Year 39. Liberty at Disston began construction in Year 38 and will provide five units in the 4800 block of Disston Street while Liberty at Welsh Road will provide two units at 2628 Welsh Road and will begin construction in Year 39. An affordable housing RFP will be issued for Gillingham Court in the 4500 block of Tackawanna Street in the Lower Northeast District.

NAC services are provided to residents in those income-eligible census tracts in the Lower Northeast and North Delaware Planning Districts by Impact Services. The Lower Northeast District also includes an energy center and a housing counseling agency. The LandCare Program maintains vacant parcels in Frankford.

The Commerce Department will provide Targeted Commercial Management support:

- Frankford CDC, Frankford Avenue (Kensington Avenue-Bridge Street)

Northeast Activity Map

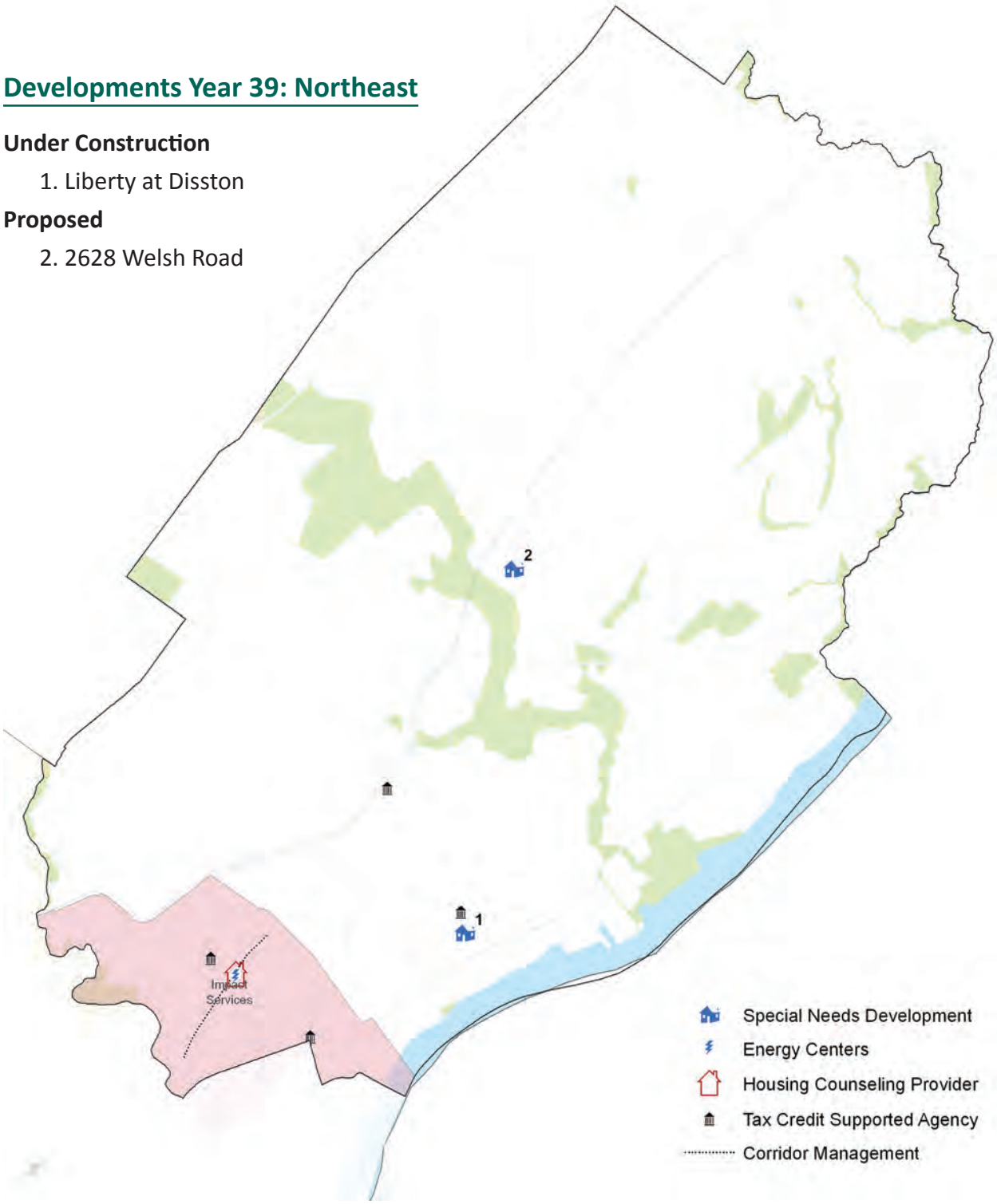
Developments Year 39: Northeast

Under Construction

1. Liberty at Disston

Proposed

2. 2628 Welsh Road



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 39, 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 Year 39 $1.372 million is required for Section 108 loan repayment, a reduction from previous years.

Other Actions

Foster and Maintain Affordable Housing

To foster and maintain existing housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs: Basic Systems Repair; Adaptive Modifications; Weatherization Assistance; and Heater Hotline. OHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, to support low-interest home improvement loans, to take full advantage of the Earned Income Tax Credit, and to offer a building materials exchange program. The City also supports Neighborhood Energy Centers to increase the affordability of housing by reducing energy costs and the Utility Emergency Services Fund to ensure that Philadelphians are not made homeless due to utility emergencies. Finally, OHCD has long supported housing counseling to prevent foreclosure, prepare potential low- and moderate-income homeowners for homeownership, and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens. More detailed information about the City's programs to foster and maintain affordable housing is available beginning on page 23.

Public Housing Improvements and Resident Initiatives

For PHA, economic development is about more than just putting up new buildings. It's also about investing in the people they serve. PHA's Customer Supportive Services team offers PHA residents a wide variety of training, services and programs to help them gain valuable skills and achieve self-sufficiency. A detailed description of their resident services programs can be found at www.pha.phila.gov. Highlights of those services are as follows:

- PHA partners with local organizations through their Community Partners Program to provide residents with free educational and training opportunities. Programs include: Case Management and Supportive Services, Adult Education and GED, and a wide range of job training programs.
- Through PHA's Pre-Apprenticeship Program for Construction Trades, residents are given an opportunity to find a career in the construction trades. Carpenters, electricians, painters, sheet metal workers, glaziers, cement masons, plasterers, laborers, and plumbers have committed to help create and teach the curriculum, supervise the on-the-job training components of the program and serve as sponsors who advocate for employment, union membership and apprentice sponsorships for PHA program graduates.

- PHA provides a range of youth programming such as the Youth Achievement Program, a new after-school program for residents between the ages of 14 and 18. The program is offered at four sites: Bartram Village, Fairhill Apartments, Blumberg Apartments, and Raymond Rosen. The Youth Achievement Program offers academic support and tutoring, but also emphasizes college prep and career exploration. Participants will gain access to the resources they need to succeed in school and beyond.
- PHA operates Senior Centers at Wilson Park (2500 Jackson St.), Cassie L. Holly (2100 Dickinson St.) and Emlen Arms (6733 Emlen St.) that provide many services and assist seniors with daily activities. The centers offer balanced meals and dance, aerobic and walking classes to help keep seniors healthy and active. In addition to providing opportunities for seniors to socialize with one another, the senior centers also entertain residents by presenting movies, playing music, and taking trips around the city. PHA and Philadelphia Corporation for Aging pay for all services provided, allowing seniors to enjoy these comforts at no cost. Centers are open to PHA seniors and seniors in the community.
- PHA provides programs to prepare residents for meaningful public and private employment. Residents are provided support in utilizing resources made available at the local, state and federal levels. Residents seeking employment are included in a skills bank and matched with available positions. Positions are identified within and outside of PHA, and as part of the Section 3 requirements and Resident Hiring Policy. Residents also receive Adult Basic Education and GED instruction through referrals to PHA community partners. Finally, PHA is one of the leading housing authorities in the nation for affordable homeownership sales. PHA offers three homeowner programs:
  - Housing Homeownership Choice: The use of Housing Choice Vouchers for homeownership gives many low-income individuals and families the opportunity to purchase their own homes. Participants in the Housing Choice Homeownership program may use their vouchers to make monthly mortgage payments for a maximum term of 15 years on a mortgage loan of 20 years or more. Mortgage loans for less than 20 years may be subsidized for a maximum term of 10 years. The maximum term limit does not apply to elderly or disabled families.
  - Section 5(h) Scattered Sites Homeownership Program: PHA residents of scattered sites are offered the opportunity to purchase the home they currently occupy.
  - New Construction Homeownership Projects: PHA's Homeownership Division now develops homeownership for PHA residents. The most recent development, Martin Luther King Plaza, was completed in December 2010 and offers spacious three bedroom homes, high-efficiency central air and heating, wall-to-wall carpeting, and off-street parking.

Evaluation and Reduction of Lead-Based Hazards

The City of Philadelphia continues to reduce the number of housing units with identified lead hazards. When a child is identified with an elevated blood level, the Philadelphia Department of Public Health Childhood Lead Poisoning Prevention Program (CLPPP) provides home visiting, education and environmental assessments. In most cases, interior deteriorating lead paint and lead dust is identified as the source of the child's lead exposure. As a result of orders issued by the Department of Public Health (and subsequent enforcement actions through Lead Court), the City expects that property owners will reduce the lead hazards in approximately 280 homes in which children with confirmed "Environmental Intervention Blood Lead" (EIBL) levels reside. Department of Public Health crews or private abatement contractors retained by the Department of Public Health will work in the homes of approximately 80 additional EIBL children (for most low-income owner-occupants, the service will be free). Unless the work is minor and can be completed quickly and safely, families will be relocated while it is performed.

In May 2012, the Centers for Disease Control and Prevention (CDC) – for the first time in two decades – lowered the blood lead level in children at which action should be taken to protect from the devastating effects of elevated levels of lead in blood. The new level is one venous test >5 µg/dL. Using figures derived from its experience in FY 2011, CLPPP estimates that in FY 2013 more than 1,150 new cases of EIBL will be identified and 340 risk-assessment inspections will be conducted. Of these risk-assessment inspections 16 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).

Primary Prevention

Since FY 2001, there have been substantial new expenditures to reduce lead hazards where lead-poisoned children were not identified. However Federal CDC funding earmarked for this purpose was eliminated, resulting in the conclusion of CLPPP's successful "Lead-Safe Communities" and "Lead Safe Babies" program. These programs provided counseling and lead-hazard identification in the homes of at least 1,500 children annually. Families residing in homes with known lead hazards were referred for lead-hazard control services. In FY 2011, 287 of the homes of these families were inspected for lead hazards, and 99 had lead hazards remediated before the children were ever exposed to lead. All funding for these activities ended as of the start of FY 2012. CLPPP staff continues to provide lead poisoning prevention education in a variety of settings including physicians' offices, WIC offices, Federal Qualified Health Centers, general community meetings and in the homes of children at risk of lead poisoning.

Under its contract with the local HUD office, in FY 2012 the Department of Public Health inspected 335 vacant properties that were to be sold by HUD following an FHA mortgage default; 225 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 and Homeownership Rehabilitation Program, approximately 400 new lead-safe or lead-free units are created annually.

The Renovation, Repair and Painting Law was enacted 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 also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children 6 years old and under. The law went into effect in December of 2012. Thus far, the CLPPP has received 247 copies of Certificates of Lead Safe or Lead Free, and has responded to over 1,000 telephone calls and e-mails requesting further information about the new law.

Through a Healthy Homes Production grant, CLPPP created the Healthy Homes Healthy Kids Program, a new initiative of the Philadelphia Department of Public Health to prevent and correct significant health and safety hazards in homes of children with persistent or difficult to control asthma. Working in partnership with clinicians at St Christopher's Hospital for Children (SCHC), a team made up of a community health educator, environmental risk assessor and a contractor will provide home-based education and remediation to reduce asthma triggers that exacerbate a child's asthma. The goal of the program is to help families effectively manage their child's asthma, leading to more symptom-free days, fewer missed school days, and fewer visits to the hospital emergency room or days hospitalized. Eligible families will also receive free weatherization services to reduce their energy costs and improve indoor air quality, providing these families with a "Green and Healthy Home." This three-year program will enroll, educate and remediate homes of 150 low-income pediatric patients of SCHC in Philadelphia.

Anti-Poverty Strategy

A problem decades in the making, Philadelphia has the worst poverty rate of the 10 largest U.S. cities. Twenty-eight percent (28%) of its residents, nearly 440,000 people, live below the federal poverty level. This includes 39 percent of children, 27 percent of work-age adults and 17 percent of seniors. Beyond those living below the official poverty line, many more struggle to make ends meet. In addition to the moral imperative, Philadelphia will not be a thriving city that benefits everyone without reversing the inter-generational transfer of poverty and assuring that more people have a pathway to economic security and greater self-reliance.

To tackle this problem, Mayor Nutter established the Mayor's Office of Community Empowerment and Opportunity (CEO) in January 2013. Its charge: to lead the City's efforts to lift individuals and communities out of poverty and increase opportunities for low-income individuals and families. To fulfill this charge, the CEO will use the authority and resources of the Mayor's Office to:

- Target services to people in need to provide access to resources and information.
- Promote innovation that advances and supports evidence-based practices.
- Leverage and coordinate resources of other City departments, public agencies and nonprofit providers by serving as the convener and hub for learning, communications and data sharing. The CEO will take the lead in pursuing additional federal, state and philanthropic funding that can support the efforts of city departments and their nonprofit partners.
- Advocate for public policies that level the playing field and direct resources where needed.

Poverty is a complex problem that is intertwined with a range of factors, from educational attainment and employment to public safety. Reducing poverty and improving related outcomes will not happen quickly, nor can it be done by City government alone. Efforts to address poverty must work across multiple levels of intervention in order to:

1. Alleviate poverty's most immediate effects
2. Provide pathways out of poverty
3. Prevent the inter-generational transfer of poverty
4. Address the systemic underpinnings of poverty

Addressing poverty cannot be delegated to one department within government; it needs to be a broad effort that is part of the portfolio of many City departments and public agencies, as well as nonprofit organizations, faith communities, community-based organizations, institutions and the business sector.

The City has many plans and invests considerable resources across departments that are focused on addressing the multiple social issues that intersect with poverty. An analysis of the City's FY 2010 budget identified more than $691 million directed towards addressing issues related to poverty. The CEO will provide

information, resources and support to help other City departments report on outcomes, pursue additional funding, and be more effective in their work as it relates to addressing the causes and effects of poverty.

For the CEO to be effective it must focus its efforts in a strategic manner on proven, client-centered activities that can do the most good for the greatest number of people using currently available or reasonably acquired resources.

Since housing represents a significant financial burden for Philadelphians across income levels, the CEO will have as one of its key goals to maximize low-income Philadelphians' access to programs and services that assure housing security and affordability. Potential strategies include:

- Coordinate and expand other City departments' and public agencies' efforts to keep people in their homes.
- Connect clients receiving counseling about securing affordable housing to energy conservation resources, utility assistance and case management or other social services as appropriate.
- Develop a system to create a "discharge plan" to permanent, affordable housing for every individual or family currently in temporary or transitional housing.

Other strategies will focus on:

- Serving as the hub for ideas, innovative practices and evaluation
- Expanding access to public benefits and emergency services
- Strengthening economic security and asset-building
- Targeting workforce development efforts to expand job readiness among the hardest to serve

In addition to the citywide strategies outlined above, OHCD will continue to use its resources to support efforts to reduce poverty in Philadelphia. Those efforts include:

- Ensure local resident participation in construction hiring for city-funded developments
- Promote economic development activities that help low-income residents gain access to jobs and skills
- Support educational and job training activities for Philadelphia's youth
- Create neighborhoods of choice in which wealth can be built by improving housing stock and removing blight

Developing Institutional Structures and Enhancing Coordination Between Housing and Services Agencies

Coordination between OHCD, other City agencies and external organizations is strong and growing stronger. Most recently, more than 20 organizations collaborated on an application to and site visit for HUD's Choice Neighborhoods Program. Multiple City agencies, including Education, Health, Mural Arts, Commerce, Police, Transportation and others worked with Temple University, the School District of Philadelphia, LISC, Pennsylvania Horticultural Society, local CDCs and arts programs, to prepare an application that was one of nine finalists selected of 43 applicants. The structure that supports ongoing coordination is outlined below.

City of Philadelphia Departments

OHCD

The Office of Housing and Community Development (OHCD) is responsible for all policy making and planning related to housing and community development activities. The Director of OHCD is the administration's lead representative on housing and community development policy and programs. OHCD is responsible for the organization and administration of the *Consolidated Plan* and the housing budget, including HOME funds, state Department of Community and Economic Development funds, and HOPWA funds. OHCD administers contracts with public agencies such as PRA and PHDC and with subrecipient nonprofit organizations that conduct planning activities and perform services in support of the CDBG and related programs.

Supportive Housing and Behavioral Health

The Deputy Mayor for Health and Opportunity leads the Department of Public Health and oversees the Department of Behavioral Health and Intellectual disAbility Services, Department of Human Services, and Office of Supportive Housing (OSH). The primary responsibility of the OSH Director is to set City policy on issues that impact homelessness and access to permanent housing, including the reduction of chronic and veteran homelessness. This is accomplished through working within government as well as with the private and nonprofit sectors.

Other City Departments

Other City departments play lesser roles in providing affordable housing opportunities. The Mayor's Office of Community Empowerment and Opportunity (CEO) administers the Community Services Block Grant and operates a network of neighborhood offices that aid in the distribution of food to the poor, help low-income persons apply for the Low-Income Home Energy Assistance Program, and act as advocates with utility companies and government agencies. The Philadelphia City Planning Commission and Philadelphia Historical Commission provide the requisite environmental and historical reviews for federally funded projects. OHCD also works closely with the Commerce Department to coordinate housing and neighborhood economic development activities.

Commonwealth of Pennsylvania and Related Agencies

Department of Community and Economic Development

The Department of Community and Economic Development (DCED) of the Commonwealth of Pennsylvania administers housing and redevelopment funds that are annually appropriated by the state legislature. Philadelphia has used DCED funds for its home-repair programs, for acquisition and to help finance homeownership and rental rehabilitation and new construction developments. DCED administers Pennsylvania's federally funded weatherization program, which is designed to reduce home energy costs for low-income persons. Under contract to DCED, PHDC administers the weatherization program in Philadelphia. DCED also funds the Main Street and Elm Street programs.

Pennsylvania Housing Finance Agency

The Pennsylvania Housing Finance Agency (PHFA) is a state-chartered authority that issues bonds and funds affordable housing programs. PHFA funds are one component of many development financing strategies. In addition, PHFA provides low-interest mortgage loans for first-time homebuyers and provides mortgage counseling and mortgage restructuring aimed at preventing mortgage default. PHFA also supports the development of affordable rental housing through its Low-Income Housing Tax Credit Program.

Philadelphia Housing Authority

The Philadelphia Housing Authority (PHA) is a state-chartered agency that adminsters low-rent public housing and the Housing Choice Voucher program. PHA is governed by a nine-member Board of Commissioners, all of whom were appointed by the Mayor, confirmed by City Council and installed on April 26, 2013. This new board returns PHA to local control in a structure designed to enhance PHA accountability.

Philadelphia Redevelopment Authority

Authorized by Pennsylvania State Charter under the Urban Redevelopment Law of 1945, the Philadelphia Redevelopment Authority (PRA) focuses on planning and developing balanced mixed-use communities to create thriving, well-served neighborhoods. Its responsibilities include project development and financing, as well as land acquisition, assemblage and disposition. As part of the City of Philadelphia's comprehensive land management and disposition process overhaul, in 2012 PRA became the agency that serves as the entry point for members of the public seeking to purchase land owned by PRA, PHDC and the City itself.

Nonprofit Organizations

Philadelphia Housing Development Corp.

Since 1965 the Philadelphia Housing Development Corp. (PHDC) has provided housing services to Philadelphia's low- and moderate-income households. PHDC finances new housing and rehabilitation of existing homes through partnerships with community development corporations to provide homeownership opportunities. PHDC also renovates vacant PHDC-owned houses for sale to qualified buyers. PHDC enables owners to remain living safely in their homes through the Basic Systems Repair Program; offers both owners and tenants energy-efficiency improvements through the Weatherization Assistance Program; and helps physically disabled persons live more independently in their houses or apartments through the Adaptive Modifications Program.

Community Development Corporations

Philadelphia has a large number of community development corporations (CDCs), many of which meet HUD's definition of a Community Housing Development Organization (CHDO). CDCs are neighborhood-based corporations that are able to evaluate a community's development needs and desires. Housing development and economic development efforts are then designed to meet these needs. CDCs may rehabilitate vacant and deteriorated buildings for resale to low- or moderate-income buyers or for rental purposes. Some CDCs also sponsor job banks or training programs, provide housing counseling, operate home-repair programs, or undertake commercial development. OHCD also works closely with the Philadelphia Association of Community Development Corporations (PACDC), a nonprofit organization that supports CDC activity by providing technical assistance and by advocating for the interests of CDCs in the public arena.

Neighborhood Advisory Committees

OHCD funds Neighborhood Advisory Committees (NACs) throughout the CDBG-eligible service area. NACs are governed by boards elected by their communities and are funded to engage community residents and to educate them as to programs and opportunities available to them such as affordable housing programs and related services.

Housing Counseling Agencies

Philadelphia supports a wide range of agencies that provide housing counseling services aimed at preventing homelessness by avoiding foreclosure, combating predatory lending, increasing homeownership and assisting individuals with landlord/tenant disputes. Some agencies provide services to specific at-risk populations, such as the elderly, the disabled or people with HIV/AIDS, while other agencies provide services to the general population.

The Homeownership Counseling Association of Delaware Valley was created to better coordinate the resources and activities of the strong network of housing counseling agencies that serve the Philadelphia

region. OHCD will continue to work closely with both the association and individual counseling agencies to ensure that high-quality housing counseling services continue to be made available to area residents. Housing counseling aimed specifically at mortgage foreclosure prevention is provided by several agencies that also work closely with OHCD and with Community Legal Services to ensure that homeowners do not lose their homes to foreclosure.

Housing-related legal services are provided by at least three entities in the Philadelphia area. Community Legal Services represents low-income clients who have housing-related legal problems, including landlord-tenant cases, mortgages and deeds, and disputes with home-repair companies. Regional Housing Legal Services offers legal assistance to nonprofit housing agencies and CDCs. The Public Interest Law Center of Philadelphia is dedicated to protecting the right of housing consumers to live where they choose by enforcing fair housing laws.

Local Initiatives Support Corp.

The Local Initiatives Support Corp. (LISC) is a national nonprofit corporation that is instrumental in providing project development funding for affordable housing projects.

Private Sector

Several private entities that are active in Philadelphia provide financing for affordable housing developments and technical assistance for community organizations engaged in neighborhood development activities. Private sector businesses can participate in the state and/or city tax credit programs that provide funding to community development corporations.

Many private developers, banks, architects, engineers, contractors, landlords and others support the provision of affordable housing in Philadelphia. Through the Housing Choice Voucher program, private owners are able to rent to low-income families who could not otherwise afford the rent necessary to carry the expenses of the building. The extreme shortage of new Housing Choice Vouchers, however, has led to vacancies in some buildings while families remain on waiting lists. The high cost of rehabilitation and the low rents that poor Philadelphians can pay has meant that private developers are able to rehabilitate vacant buildings for affordable units on a large scale only with public subsidies. OHCD, PHFA, low-income and historic tax credits have all been used successfully for financing.

Overcoming Gaps

OHCD is responsible for setting housing and community development policy and implementing the programs to carry out those policies. In coordination with broader City development goals and funding, incentives will be created for private-market development, along with a continued emphasis on affordable housing funded with CDBG resources. OHCD will continue the coordination for planning and developing low-income housing, especially for persons with special needs, including the homeless. The Mayor's Economic Development

Cabinet, comprised of the leadership of OHCD, PHDC, PRA, Philadelphia City Planning Commission (PCPC), Department of Licenses and Inspections, and the Commerce Department meets monthly with the Deputy Mayor for Economic Development to share information and coordinate responses to issues of common concern.

Strategy for Improving Coordination

Intergovernmental Coordination

OHCD is the coordinating center for the predominant share of federal funds that the City receives for housing and community development. The OHCD Director is responsible for overseeing policy formation, planning and program development related to affordable production and preservation programs; citizen engagement activities; and housing counseling activities. The Director of Housing is a member of the Board of Directors of the Philadelphia Housing Development Corp. (PHDC) and the Housing Trust Fund. Participation on these boards supports ongoing coordination of activities.

OHCD exercises its coordinating function by three means:

- Development of *Consolidated Plan*. OHCD is responsible for the preparation of the *Consolidated Plan* and annual applications for DCED funds. While it does not prepare the specific plans for modernization of public housing and for the provision of social services for the homeless, its role in integrating these plans into the *Consolidated Plan* helps ensure distinct City housing initiatives reinforce one another.
- Administration of CDBG funds for community development. OHCD has the authority to administer the CDBG. Programs are carried out by quasi-public agencies, public authorities, nonprofit development groups and service providers, and for-profit developers under contract to OHCD or its major delegate agencies. The contracts define the objectives to be achieved by each initiative and spell out appropriate timetables and milestones for performance. This contractual system enables OHCD to oversee the implementation of most housing plans developed by the City.
- Monitoring of agencies administering CDBG programs. In its role as contracting agency, OHCD is responsible for monitoring all agencies implementing programs for rehabilitation and housing assistance. The role of monitor enables OHCD to ensure that housing programs are executed in a timely and efficient manner.

Private Sector

The City has taken steps to increase coordination among intergovernmental agencies and the private sector through ongoing communication and planning sessions.

Services to the Homeless and Special-Needs Population

Building on the commitment to housing by Mayor Nutter in the City's recalibrated Ten Year Plan to End Homelessness and the success demonstrated through the City's partnership with the Philadelphia Housing Authority, the Deputy Mayor for Health and Opportunity (who leads the Department of Public Health and oversees the Department of Behavioral Health and Intellectual disAbility Services, Department of Human Services, and Office of Supportive Housing) engaged the Technical Assistance Collaborative (TAC) to assess the challenges and opportunities of expanding permanent supportive housing for citizens who are disabled and/or homeless. TAC completed a comprehensive review of the City's supportive housing processes and inventory with a goal to identify efficiencies and increase collaboration between the City's housing and social service functions. A year of collaborative planning, which has included OHCD and the PRA, as well as the Health and Opportunity cluster agencies, has resulted in the launch of a Clearinghouse whose function will be to manage and increase the housing inventory available for vulnerable populations. Housed at the Office of Supportive Housing, the Clearinghouse works closely with a companion services clearinghouse (Community Support Services, or CSS), housed at Community Behavioral Health. CSS staff ensure that individuals moving to housing are first matched with a service package to support their residency in housing. The housing Clearinghouse is operational. In Year 39 the information technology software that will support the Clearinghouse database will be complete and 300 units of housing targeted for homeless individuals and single men and women moving out of community-based mental health facilities will be the first permanent supportive housing slots managed by the Clearinghouse. Units for additional populations will be managed by the Clearinghouse as they come online or turn over.

Services to Persons with HIV/AIDS

The Philadelphia Office of Health and Opportunity has also improved coordination among health, behavioral health, housing and continuum of care services to best meet the health and housing needs of individuals with HIV/AIDS. OHCD also convenes an HIV/AIDS Housing Advisory Committee. Through this committee, local government representatives as well as advocates, persons with HIV/AIDS and service and housing providers meet to advise OHCD on HIV/AIDS housing policy and programs. OHCD now has two voting members on the Ryan White Planning Council.

Affordable Housing

The Director of Housing meets with the board of directors and staff members of CDCs to discuss policy and issues affecting the development of affordable housing by nonprofit corporations. OHCD supports the PACDC and the Community Design Collaborative.

Persons with Disabilities

OHCD coordinates activities with OSH and other advocates. In addition, OHCD has funded Diana T. Myers & Associates to provide technical assistance regarding accessible housing, fair-housing law and related matters of interest to individuals and organizations involved in housing persons with disabilities. Myers & Associates accomplished this through symposia, workshops, meetings, a newsletter, clearinghouse announcements and a website, News on Tap. This website, created nearly 10 years ago, features the Home Finder, a resource designed to assist developers/property managers in marketing accessible units to the disabled community.

Coordination with the State

OHCD coordinates its planning and development efforts with DCED and PHFA. OHCD submits annual funding applications to DCED to support a range of activities, including housing preservation programs and large-scale housing development. OHCD is responsible for administering DCED funds through contracts with PHDC, PRA or other nonprofit agencies. OHCD staff work closely with DCED staff in monitoring the implementation of DCED-funded programs. OSH participates in the statewide Homeless Steering Committee, convened by DCED to coordinate activities statewide and with regard to state Emergency Solutions Grant. OSH also co-chairs a statewide committee for Continuum of Care lead agencies in entitlement communities. The Permanent Supportive Housing Clearinghouse serves as Philadelphia's Local Lead Agency, a concept developed by PHFA and the Department of Public Welfare to ensure that low-income persons with special needs have access to housing funded through PHFA.

Anticipated Budgetary Resources

Anticipated Budgetary Resources

OHCD anticipates receiving federal, state and program income budgetary resources during Year 39, 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 Credits program; PHFA's PennHOMES program; and private mortgage lending. OHCD will also receive funds from the Philadelphia Housing Trust Fund.

OHCD's resources will be significantly reduced for the fourth consecutive year. Small increases in CDBG and HOME funding, as well as an increase in local funding through the Philadelphia Housing Trust Fund, will be more than offset by reductions in ESG, HOPWA and anticipated state funding, as well as the elimination of NSP2 funds. Even with the slight increase in CDBG and HOME, funds from those sources are nearly $40 million less than in 2002, a reduction of nearly 45 percent. Although the final funding allocation from the Commonwealth of Pennsylvania will not be known until a budget is passed for the state fiscal year that begins on July 1, 2013, the trend in state funding has also been one of reduced resources.

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.

The proposed HOME activities do not include other forms of investment as described by 92.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

HOME Matching Requirements

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

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 is the grantee for the Philadelphia metropolitan region, which includes 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.

Federal Emergency Solutions Grant Funds

Emergency Solutions Grant funds (formerly Emergency Shelter Grant) support the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually and in support of the City's rapid rehousing activities. Funding was formerly used in Philadelphia solely to support emergency shelter operations. In Year 39, under the new ESG, some funding will continue to support emergency shelter activities, as permitted by HUD, but the balance will be utilized for rental assistance and the Homeless Management Information System (HMIS). HUD requires that the City apply for ESG funds through the *Consolidated Plan*. In Year 39, OHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Supportive Housing (OSH).

The allocation for Year 39 by activity is below. The allocation for shelter activities is less than 60 percent of the allocation.

Activity	Allocation
Street Outreach	$0
Emergency Shelter	$1,181,680
Homelessness Prevention	$0
Rapid Rehousing	$1,256,018
Data Collection/HMIS	$149,855
Administration	$209,802
Total	**$2,797,355**

ESG Matching Requirements

Matching funds are provided by City General Fund dollars.

Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care Funds were awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Lead Agency for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. The City is the direct recipient of McKinney grant funds for housing development and for rental assistance awarded under the Shelter Plus Care Program; non-profit organizations are awarded funding and execute grant agreements directly with HUD for Supportive Housing Programs in renewal status. The Office

of Supportive Housing oversees the rental assistance (Shelter Plus Care) program through contracts with non-profit sponsors; conducts HQS inspections through an Inspections Unit housed at OSH; and monitors programs. The Continuum of Care renewal process includes a thorough, non-biased review of all projects requesting renewal to ensure that they continue to meet a need, and that they are meeting HUD and locally established outcomes for performance.

City Bond Financing

City Bond Financing supports PIDC business loan programs and other activities.

Philadelphia Housing Trust Fund

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

The ordinance that created the HTF included specific requirements for the expenditure of funds. Half of the funds are targeted to very low-income families and individuals earning at or below 30 percent of Area Median Income (AMI) and half are targeted to low- and moderate-income households earning between 30 percent and 115 percent 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 appointed by the Mayor and comprised of public officials and community representatives recommends policies, proposes how funds should be allocated and monitors implementation of the HTF. OHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Consolidated Plan*.

An increase in the fees that fund the HTF went into effect in 2012 and the HTF is expected to raise approximately $12.5 million in Year 39.

Commonwealth of Pennsylvania Funds

In Year 38 the Department of Community and Economic Development provided $3.862 million in support of the Weatherization Assistance, Main Street and Elm Street programs. Year 39 funding will not be known until a budget for the state fiscal year beginning July 1, 2013, is passed.

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 PRA. The PRA 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. **Homeownership Construction Initiative (HCI)**
   to promote large-scale new construction developments of homeowner housing.
2. **Mixed-Use Facility Financing Initiative (MUFFI)**
   created to encourage the revitalization of commercial corridors.
3. **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 50 years in Juniata Park, new homeownership developments in South, West and North Philadelphia, and mixed-use developments throughout the city.

PHFA has not provided HCP funding since FY 2010 and has not announced HCP funding availability for FY 2014.

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 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 39 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 39 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), frequently totaling more than $150 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the 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 $20 million for interim construction assistance ("float loans") provided that security requirements acceptable to the Director of Finance are met. These funds may support eligible activities by providing construction loans to approved projects and by improving the timeliness of payment to developers. Specific projects are identified and funded through *Consolidated Plan* amendments consistent with the City's amendment policy. In general, float loans are made for a period not to exceed one year.

City of Philadelphia General Funds

Historically, OHCD has received very limited resources from the City's General Fund, which is local tax dollars that support city services. In Year 39 OHCD expects to use General Funds in support of vacant land management, settlement assistance and Tangled Title Fund.

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 City completed its expenditure of NSP grant funds in FY 2013.

Annual Operating Costs

The *Year 39 Consolidated Plan* budget shows budget amounts for Annual Operating Costs of approximately $25.6 million. Annual Operating Costs include both Program Delivery costs and General Administration costs. Program Delivery costs are personnel and other costs directly related to the carrying out of program activities. These costs are CDBG-eligible as part of the activity being carried out. General Administration costs include program planning, management, coordination, monitoring and evaluation, and public information. Annual Operating Costs have been reduced by more than 25 percent since Year 36.

Schedule A: Year 39 Economic Development Activities
(In Thousands)

CDBG Year 39 - Fiscal Year 2014

	CDBG	State	Other	Total
A. Business Assistance				
1. PIDC Business Loan Programs	2,700		3,100	5,800
2. Section 108 Loan Program (PIDC)	1,600		20,000	21,600
3. Technical Assistance to Micro Businesses	650			650
4. Storefront Improvement Program & Targeted Block Façades	400		100	500
5. Business Attraction & Expansion	300			300
Subtotal: Business Assistance	*5,650*		*23,200*	*28,850*
B. Community-Based Organization Assistance				
1. PIDC Neighborhood Development Fund	357			357
2. Neighborhood Development Grants	1,000			1,000
3. Targeted Corridor Revitalization Management Program	800			800
4. Main Street/Keystone Communities Program		500		500
5. Business Improvement District Assistance	653			653
6 Capacity-Building Assistance	230			230
7 CDC Tax Credit Program			3,000	3,000
Subtotal: Community-Based Organization Assistance	*3,040*	*500*	*3,000*	*6,540*
C. Employment Services & Training				
1. YouthBuild Philadelphia	300			300
Subtotal: Employment Services & Training	*300*			*300*
D. Annual Operating Costs				
1. Commerce/Program Delivery	233			233
2. PIDC/Program Delivery	664			664
3. Commerce/General Administration	1,237			1,237
Subtotal: Annual Operating Costs	*2,134*			*2,134*
Grand Total: Economic Development	**11,124**	**500**	**26,200**	**37,824**

Schedule B: Year 39 State Resources

(In Thousands)

	CDBG Year 39 - Fiscal Year 2014		
	State-DCED		
	Weather.	Other	Total
Housing Preservation			
A. Emergency Repairs, Preservation, Weatherization			
1. Weatherization (DCED to PHDC)	1,246		1,246
Community-Based Organization Assistance			
A. Community-Based Organization Assistance			
1. Main Street/Keystone Communities Program		500	500
Community Planning & Capacity Building			
A. Elm Street Program		100	100
Annual Operating Costs			
A General Administration			
1. PHDC	26		26
B. Program Delivery			
1. PHDC	285		285
Subtotal: Annual Operating Costs	*311*		*311*
Grand Total: State Resources	**1,557**	**600**	**2,157**

Schedule C: Year 39 Other Resources

(In Thousands)

CDBG Year 39 - Fiscal Year 2014

	PRA Bond Proceeds	TNCA Bond Proceeds	General Fund	Emergency Solutions	Other Federal	Other Private	Section 108	Total
Housing Preservation								
A. Housing Counseling								
1. Settlement Assistance Grants			100					100
2. Vacancy Prevention Activities			30					30
3. PHIL Program	4,000							4,000
Homeless & Special-Needs Housing								
A. Emergency Solutions Grant				2,797				2,797
Vacant Land Management								
A. Vacant Land Management			2,390					2,390
Community Economic Development								
A. Business Assistance								
1. PIDC Business Loan Programs		2,100				1,000		3,100
2. Section 108 Loan Program							20,000	20,000
3. Storefront Improvement Program & Targeted Block Façades		100						100
B. Community-Based Organization Assistance								
1. CDC Tax Credit Program						3,000		3,000
Annual Operating Costs								
A. PRA General Administration					500			500
Grand Total: Other Resources	**4,000**	**2,200**	**2,520**	**2,797**	**500**	**4,000**	**20,000**	**36,017**

Schedule D: Year 39 HTF Resources

(In Thousands)

CDBG Year 39 - Fiscal Year 2014

	HTF Total
Affordable Housing Production	
A. Affordable Homeownership Housing	
1. Neighborhood-Based Homeownership Production	1,000
B. Affordable Rental Housing	
1. Neighborhood-Based Rental Production	4,475
Housing Preservation	
A. Emergency Repairs, Preservation, Weatherization	
1. Heater Hotline - PHDC/ECA	1,000
2. Weatherization & BSRP - Tier 2	1,980
3. Utility Emergency Services Fund	1,070
Homeless & Special-Needs Housing	
A. Adaptive Modifications Program	1,355
B. Homelessness Prevention Program	595
Annual Operating Costs	
A. Program Delivery	
1. OHCD	55
2. PHDC	134
B. General Administration	
1. OHCD	895
2. PHDC	182
3. PRA	759
Grand Total: HTF Resources	**13,500**

Schedule E: Year 39 CDBG Administrative Cost Limitation

(In Thousands)

CDBG Year 39 - Fiscal Year 2014

	CDBG	
A. Resource Base		
1. CDBG Entitlement	40,049	
2. Projected Program Income	8,566	
Total: Resource Base	**48,615**	
B. Administrative Limitation (20%)		**9,723**
C. Administrative Budget		
1. Housing Agencies		
a. OHCD	4,197	
b. PHDC	1,358	
c. PRA	597	
d. Support Services & Project Planning	100	
e. Nonprofit Subrecipients	100	
2. Economic Development		
a. Commerce	1,237	
b. Nonprofit Subrecipients	100	
3. General Service Departments		
a. Law	243	
b. City Planning	440	
Total: Administrative Budget		**8,372**
D. Administrative Allowance (B-C)		**1,351**

Schedule F: Year 39 CDBG Community Economic Development by CDCs

(Pursuant to Council Bill #000716)

(In Thousands)

CDBG Year 39 - Fiscal Year 2014

	CDBG	
A. Resource Base		
1. CDBG Entitlement	40,049	
2. Projected Program Income	8,566	
Total: Resource Base	**48,615**	
B. CDC Economic Development Requirement (5%)		**2,431**
C. CDC Economic Development Budget		
1. Community-Based Organization Assistance		
a. PIDC Neighborhood Development Fund	357	
b. Neighborhood Development Grants	1,000	
c. Targeted Corridor Revitalization Management Program	800	
e. Business Improvement District Assistance	653	
g. Capacity-Building Assistance for CDCs	230	
Total: CDC Community Economic Development		**3,040**
D. Amount In Excess of Requirement (C-B)		**609**

Schedule G: Year 39 CDBG Public Service Cap

(In Thousands)

CDBG Year 39 - Fiscal Year 2014

	CDBG	
A. Resource Base		
1. CDBG Entitlement	40,049	
2. Projected Year 38 Program Income	12,000	
Total: Resource Base	**52,049**	
B. Public Service Cap (15%)		**7,807**
C. Public Service		
1. Housing Counseling and Foreclosure Prevention	5,052	
2. Vacancy Prevention Activities	110	
3. UAC - Earned Income Tax Credit	48	
4. Energy Coordinating Agency (ECA)	522	
5. Homeless Rental Assistance	200	
6. YouthBuild Philadelphia	300	
7. Philadelphia Green	325	
8. Business Improvement District Assistance	653	
Total: Public Service		**7,210**
D. Public Service Allowance (B-C)		**597**

Schedule H: ESG Year 39 Street Outreach & Emergency Shelter Cap

(In Thousands)

ESG Year 39 - Fiscal Year 2014

	ESG	
A. Resource Base		
1. ESG Entitlement	2,797	
Total: Resource Base	**2,797**	
B. Street Outreach & Emergency Shelter Cap (60%)		**1,678**
C. Street Outreach & Emergency Shelter		
1. Street Outreach	0	
2. Emergency Shelter	1,182	
Total: Street Outreach & Emergency Shelter Cap		**1,182**
D. Street Outreach & Emergency Shelter Allowance (B-C)		**496**

Resource Comparison CDBG Year 38 and CDBG Year 39

(In Thousands)

		CDBG Year 38 Fiscal Year 2013		CDBG Year 39 Fiscal Year 2014		Increase (Decrease)	
Resources Part I	a						
A. CDBG							
1. Entitlement		38,345		40,049		1,704	
2. Prior Years' Reprogrammed Funds		750		1,948		1,198	
3. Reprogrammed - Economic Development		4,782		200		(4,582)	
4. Program Income							
(a) OHCD		250		250		0	
(b) PHDC		500		500		0	
(c) PRA		2,920		2,200		(720)	
(d) PIDC		1,440		5,226		3,786	
(e) Commerce		1,111		390		(721)	
Subtotal: CDBG			*50,098*		*50,763*		*665*
B. HOME							
1. Federal - Direct Allocation		8,479		8,600		121	
Subtotal: HOME			*8,479*		*8,600*		*121*
C. Other Federal							
1. Emergency Solutions Grant		4,000		2,797		(1,203)	
2. Housing Opportunities for Persons With AIDS (HOPWA)		7,702		7,519		(183)	
3. HOPWA - Prior Years' Reprogrammed Funds		2,383		1,984		(399)	
4. American Recovery and Reinvestment Act							
(a) NSP 1 - Program Income		0		500		500	
(b) Neighborhood Stabilization Program 2		14,633		0		(14,633)	
Subtotal: Other Federal			*28,718*		*12,800*		*(15,918)*
D. Commonwealth of Pennsylvania							
1. DCED							
(a) Housing - Reprogrammed Funds		2,100		0		(2,100)	
(b) Elm Street Program		100		100		0	
(c) Economic Development - Main Street Program		500		500		0	
2. Weatherization	b	3,262		1,557		(1,705)	
Subtotal: Commonwealth of PA			*5,962*		*2,157*		*(3,805)*
Subtotal: Resources Part I			**93,257**		**74,320**		**(18,937)**
Resources Part II	a						
E. Other Resources							
1. Bond Proceeds (PRA)		4,000		4,000		0	
2. Bond Proceeds (TNCA)		2,200		2,200		0	
3. City General Fund (excluding HTF)		2,520		2,520		0	
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)		10,500		12,500		2,000	
HTF-Prior Years' Reprogrammed Funds		0		1,000		1,000	
Subtotal: Resources Part II			**43,220**		**46,220**		**3,000**
Grand Total: Resources			**136,477**		**120,540**		**(15,937)**

a Resources contained in Part I of the schedule are able to be accessed by OHCD 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 39.

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

Budget Detail CDBG Year 38 (FY 13) and CDBG Year 39 (FY 14)

(in Thousands)

	CDBG Year 38 - Fiscal Year 2013								CDBG Year 39 - Fiscal Year 2014							
	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		1,000						1,000					1,000			1,000
Subtotal: Affordable Homeownership Housing	*0*	*1,000*	*0*	*0*	*0*	*0*	*0*	*1,000*	*0*	*0*	*0*	*0*	*1,000*	*0*	*0*	*1,000*
B. Affordable Rental Housing																
1. Neighborhood-Based Rental Production	782	2,598			4,475			7,855	1,937	3,787			4,475			10,199
2. Development Financing for Homeless & Special-Needs Housing		2,000						2,000		2,000						2,000
Subtotal: Affordable Rental Housing	*782*	*4,598*	*0*	*0*	*4,475*	*0*	*0*	*9,855*	*1,937*	*5,787*	*0*	*0*	*4,475*	*0*	*0*	*12,199*
C. American Recovery and Reinvestment Act - Housing Gap Financing								0								0
1. NSP2 Housing Gap Financing						8,891		8,891								0
Subtotal: ARRA - Housing Gap Financing	*0*	*0*	*0*	*0*	*0*	*8,891*	*0*	*8,891*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Total: Affordable Housing Production	**782**	**5,598**	**0**	**0**	**4,475**	**8,891**	**0**	**19,746**	**1,937**	**5,787**	**0**	**0**	**5,475**	**0**	**0**	**13,199**

Budget Detail CDBG Year 38 (FY 13) and CDBG Year 39 (FY 14)

(in Thousands)

	CDBG Year 38 - Fiscal Year 2013								CDBG Year 39 - Fiscal Year 2014							
	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							100	100							100	100
2. Housing Counseling and Foreclosure Prevention	5,052							5,052	5,052							5,052
3. Vacancy Prevention Activities	110						30	140	110						30	140
4. UAC- Earned Income Tax Credit (EITC)	48							48	48							48
Subtotal: Housing Counseling	*5,210*	*0*	*0*	*0*	*0*	*0*	*130*	*5,340*	*5,210*	*0*	*0*	*0*	*0*	*0*	*130*	*5,340*
B. Emergency Repairs, Preservation, Weatherization																
1. Heater Hotline - PHDC/ECA					1,000			1,000					1,000			1,000
2. Basic Systems Repair Program- Tier 2	7,470			2,100	730			10,300	8,820				1,980			10,800
3. Weatherization (DCED to PHDC)				2,341				2,341				1,246				1,246
4. Utility Emergency Services Fund	300				770			1,070					1,070			1,070
5. Energy Coordinating Agency	522							522	522							522
Subtotal: Emergency Repairs, Preservation, Weatherization	*8,292*	*0*	*0*	*4,441*	*2,500*	*0*	*0*	*15,233*	*9,342*	*0*	*0*	*1,246*	*4,050*	*0*	*0*	*14,638*
C. Home Equity Financing & Rehabilitation Assistance																
1. PHIL Loans							4,000	4,000							4,000	4,000
2. Impact Services Building Materials Program	123							123	123							123
3. Neighborhood Stabilization Program 2						4,279		4,279								0
Subtotal: Home Equity Financing & Rehab Assist.	*123*	*0*	*0*	*0*	*0*	*4,279*	*4,000*	*8,402*	*123*	*0*	*0*	*0*	*0*	*0*	*4,000*	*4,123*
Total: Housing Preservation	**13,625**	**0**	**0**	**4,441**	**2,500**	**4,279**	**4,130**	**28,975**	**14,675**	**0**	**0**	**1,246**	**4,050**	**0**	**4,130**	**24,101**

Budget Detail CDBG Year 38 (FY 13) and CDBG Year 39 (FY 14)

(in Thousands)

	CDBG Year 38 - Fiscal Year 2013								CDBG Year 39 - Fiscal Year 2014							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Homeless & Special-Needs Housing																
A. Emergency Solutions Grant	40						4,000	4,040							2,797	2,797
B. Rental Assistance	200	2,033						2,233	200	2,033						2,233
C. HOPWA (including Rental Assistance)			9,854					9,854			9,290					9,290
D. Adaptive Modifications Program					1,355			1,355					1,355			1,355
E. Homelessness Prevention Program					595			595					595			595
Total: Homeless & Special-Needs Housing	**240**	**2,033**	**9,854**	**0**	**1,950**	**0**	**4,000**	**18,077**	**200**	**2,033**	**9,290**	**0**	**1,950**	**0**	**2,797**	**16,270**
Vacant Land Management																
A. Vacant Land Management	727						2,390	3,117	727						2,390	3,117
Total: Vacant Land Management	**727**	**0**	**0**	**0**	**0**	**0**	**2,390**	**3,117**	**727**	**0**	**0**	**0**	**0**	**0**	**2,390**	**3,117**

Budget Detail CDBG Year 38 (FY 13) and CDBG Year 39 (FY 14)

(in Thousands)

	CDBG Year 38 - Fiscal Year 2013								CDBG Year 39 - Fiscal Year 2014							
	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	2,700						3,100	5,800	2,700						3,100	5,800
2. Section 108 Loan Program (PIDC)	1,600						20,000	21,600	1,600						20,000	21,600
3. Technical Assistance to Micro Businesses	650							650	650							650
4. Storefront Improvement Program & Targeted Block Façades	400						100	500	400						100	500
5. Business Attraction & Expansion	300							300	300							300
Subtotal: Business Assistance	*5,650*	*0*	*0*	*0*	*0*	*0*	*23,200*	*28,850*	*5,650*	*0*	*0*	*0*	*0*	*0*	*23,200*	*28,850*
B. Community-Based Organization Assistance																
1. PIDC Neighborhood Development Fund	357							357	357							357
2. Neighborhood Development Grants	1,000							1,000	1,000							1,000
3. Targeted Corridor Revitalization Mgt Program	800							800	800							800
4. Main Street/Keystone Communities Program				500				500				500				500
5. Business Improvement District Assistance	653							653	653							653
6. Capacity-Building Assistance	230							230	230							230
7. CDC Tax Credit Program							3,000	3,000							3,000	3,000
8. Targeted Neighborhood Economic Development Program (CDCs)	200							200								0
Subtotal: Community-Based Organization Assistance	*3,240*	*0*	*0*	*500*	*0*	*0*	*3,000*	*6,740*	*3,040*	*0*	*0*	*500*	*0*	*0*	*3,000*	*6,540*
C. Employment Services & Training																
1. YouthBuild Philadelphia	300							300	300							300
Subtotal: Employment Services & Training	*300*	*0*	*0*	*0*	*0*	*0*	*0*	*300*	*300*	*0*	*0*	*0*	*0*	*0*	*0*	*300*
Total: Community Economic Development	**9,190**	**0**	**0**	**500**	**0**	**0**	**26,200**	**35,890**	**8,990**	**0**	**0**	**500**	**0**	**0**	**26,200**	**35,690**

Budget Detail CDBG Year 38 (FY 13) and CDBG Year 39 (FY 14)

(in Thousands)

	CDBG Year 38 - Fiscal Year 2013								CDBG Year 39 - Fiscal Year 2014							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Community Planning & Capacity Building																
A. Neighborhood Advisory Committees	1,053							1,053	1,053							1,053
B. Capacity-Building Assistance																
1. Community Design Collaborative	50							50	50							50
2. PACDC	35							35	35							35
C. Elm Street Program				100				100				100				100
Total: Community Planning & Capacity Building	**1,138**	**0**	**0**	**100**	**0**	**0**	**0**	**1,238**	**1,138**	**0**	**0**	**100**	**0**	**0**	**0**	**1,238**
Section 108 Loan Principal & Interest Repayments																
A. Year 24	1,332							1,332								0
B. Year 25	1,425							1,425	1,372							1,372
Total: Section 108 Loan Principal & Interest Repayment	**2,757**	**0**	**0**	**0**	**0**	**0**	**0**	**2,757**	**1,372**	**0**	**0**	**0**	**0**	**0**	**0**	**1,372**

Budget Detail CDBG Year 38 (FY 13) and CDBG Year 39 (FY 14)

(in Thousands)

	CDBG Year 38 - Fiscal Year 2013								CDBG Year 39 - Fiscal Year 2014							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Annual Operating Costs																
A. Program Delivery																
1. OHCD	554				55			609	529				55			584
2. PHDC	3,836			724	516			5,076	4,450			285	134			4,869
3. PRA	6,904				359			7,263	6,967							6,967
4. Commerce	243							243	233							233
5. PIDC	692							692	664							664
6. L&I	880							880	809							809
Subtotal: Program Delivery	*13,109*	*0*	*0*	*724*	*930*	*0*	*0*	*14,763*	*13,652*	*0*	*0*	*285*	*189*	*0*	*0*	*14,126*
B. General Administration																
1. OHCD	4,395	233	231		645	250		5,754	4,197	214	213		895			5,519
2. PHDC	1,430	141		197				1,768	1,358	130		26	182			1,696
3. PRA	702	474				1,213		2,389	597	436			759	500		2,292
4. Commerce	1,290							1,290	1,237							1,237
5. Law	253							253	243							243
6. City Planning	459							459	440							440
Subtotal: General Administration	*8,530*	*848*	*231*	*197*	*645*	*1,463*	*0*	*11,914*	*8,072*	*780*	*213*	*26*	*1,836*	*500*	*0*	*11,427*
Total:Operating Costs	**21,639**	**848**	**231**	**921**	**1,575**	**1,463**	**0**	**26,677**	**21,724**	**780**	**213**	**311**	**2,025**	**500**	**0**	**25,553**
Grand Total Program Activities	**50,098**	**8,479**	**10,085**	**5,962**	**10,500**	**14,633**	**36,720**	**136,477**	**50,763**	**8,600**	**9,503**	**2,157**	**13,500**	**500**	**35,517**	**120,540**
Resource Allocation	**50,098**	**8,479**	**10,085**	**5,962**	**10,500**	**14,633**	**36,720**	**136,477**	**50,763**	**8,600**	**9,503**	**2,157**	**13,500**	**500**	**35,517**	**120,540**

HUD Table 3A Summary of Specific Annual Objective Grantee Name: City of Philadelphia

HUD Table 3A Specific Annual Objectives - Decent Housing

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Decent Housing (DH-1)							
DH 1.1	Permanent Rental - 420 Units; Special Needs - 110 Units	CDBG, HOME, Other Funds	2013	Housing Units	530		%
			2014	Housing Units	530		%
			2015	Housing Units	530		%
			2016	Housing Units	530		%
			2017	Housing Units	530		%
			Multi-Year Goal		**2,650**		**%**
DH 1.1	Homeownership Production	Other Funds	2013	Housing Units	10		%
			2014	Housing Units	10		%
			2015	Housing Units	0		%
			2016	Housing Units	0		%
			2017	Housing Units	0		%
			Multi-Year Goal		**20**		**%**
DH 1.1	Community Design Collaborative - Design TA	CDBG	2013	NBOs Assisted	10		%
			2014	NBOs Assisted	10		%
			2015	NBOs Assisted	10		%
			2016	NBOs Assisted	10		%
			2017	NBOs Assisted	10		%
			Multi-Year Goal		**50**		**%**
Affordability of Decent Housing (DH-2)							
DH 1.2	Rental Housing Assistance for Homeless/Special Needs	CDBG, HOME	2013	Households	300		%
			2014	Households	230		%
			2015	Households	230		%
			2016	Households	230		%
			2017	Households	230		%
			Multi-Year Goal		**1,220**		**%**
DH 1.2	Rental Housing Assistance for Persons with HIV/AIDS	HOPWA	2013	Households	1,100		%
			2014	Households	1,100		%
			2015	Households	1,100		%
			2016	Households	1,100		%
			2017	Households	1,100		%
			Multi-Year Goal		**5,500**		**%**

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Sustainability of Decent Housing (DH-3)							
DH	Neighborhood & Citywide	CDBG	2013	Households	11,000		%
1.3	Housing Counseling (7,500) &		2014	Households	11,250		%
	Mortgage Foreclosure		2015	Households	11,250		%
	Prevention (3,750)		2016	Households	11,250		%
			2017	Households	11,250		%
			Multi-Year Goal		**56,000**		**%**
DH	Vacancy Prevention -	CDBG,	2013	Households	50		%
1.3	Tangled Title &	Other	2014	Households	50		%
	Anti-Predatory Loan	Funding	2015	Households	50		%
	Loan Products		2016	Households	50		%
			2017	Households	50		%
			Multi-Year Goal		**250**		**%**
DH	UAC – Financial Literacy	CDBG,	2013	Households	650		%
1.3	Counseling to Households	Other	2014	Households	650		%
	to Secure EITC	Funding	2015	Households	650		%
			2016	Households	650		%
			2017	Households	650		%
			Multi-Year Goal		**3,250**		**%**
DH	Basics Systems Repairs -	CDBG,	2013	Housing Units	1,100		%
1.3	Rehab Assistance &	Other	2014	Housing Units	1,100		%
	Housing Preservation	Funding	2015	Housing Units	1,100		%
			2016	Housing Units	1,100		%
			2017	Housing Units	1,100		%
			Multi-Year Goal		**5,500**		**%**
DH	UESF - Utility	Other	2013	Households	2,100		%
1.3	Assistance Grants	Funding	2014	Households	2,100		%
			2015	Households	2,100		%
			2016	Households	2,100		%
			2017	Households	2,100		%
			Multi-Year Goal		**10,500**		**%**
DH	ECA – Neighborhood	CDBG	2013	Households	10,000		%
1.3	Energy Centers		2014	Households	10,000		%
			2015	Households	10,000		%
			2016	Households	10,000		%
			2017	Households	10,000		%
			Multi-Year Goal		**50,000**		**%**

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.3	PHIL Loan – Low Cost Home Improvement Loans	Other Funding	2013	Housing Units	150		%
			2014	Housing Units	150		%
			2015	Housing Units	150		%
			2016	Housing Units	150		%
			2017	Housing Units	150		%
			Multi-Year Goal		**750**		**%**
DH 1.3	Impact Services - Tool Exchange to LMI persons for Home Repairs	CDBG	2013	Housing Units	1,000		%
			2014	Housing Units	300		%
			2015	Housing Units	300		%
			2016	Housing Units	300		%
			2017	Housing Units	300		%
			Multi-Year Goal		**2,200**		**%**
DH 1.3	Adaptive Modifications to Make Units Accessible to LMI persons with Disabilities	Other Funding	2013	Housing Units	100		%
			2014	Housing Units	100		%
			2015	Housing Units	100		%
			2016	Housing Units	100		%
			2017	Housing Units	100		%
			Multi-Year Goal		**500**		**%**

HUD Table 3A Specific Annual Objectives – Suitable Living

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL	Emergency Solutions Grant -	ESG,	2013	Households	3,000		%
2.1	Short Term Housing	Other	2014	Households	3,000		%
		Funding	2015	Households	3,000		%
			2016	Households	3,000		%
			2017	Households	3,000		%
			Multi-Year Goal		**15,000**		**%**
Affordability of Suitable Living Environment (SL-2)							
SL	NACs - Community	CDBG	2013	Persons	550,000		%
2.2	Revitalization and Outreach		2014	Persons	550,000		%
			2015	Persons	550,000		%
			2016	Persons	550,000		%
			2017	Persons	550,000		%
			Multi-Year Goal		**550,000**		**%**
Sustainability of Suitable Living Environment (SL-3)							
SL	PHS – create new green	CDBG,	2013	Persons	120,000		%
2.3	space and plant trees	Other	2014	Persons	120,000		%
	near parks, schools, and	Funding	2015	Persons	120,000		%
	recreation centers		2016	Persons	120,000		%
			2017	Persons	120,000		%
			Multi-Year Goal		**600,000**		**%**
SL	PHS – Philadelphia Green	CDBG,	2013	Persons	120,000		%
2.3	TA and Training to Enhance	Other	2014	Persons	120,000		%
	Green Spaces	Funding	2015	Persons	120,000		%
			2016	Persons	120,000		%
			2017	Persons	120,000		%
			Multi-Year Goal		**600,000**		**%**
SL	PACDC - Planning and TA	CDBG	2013	NBOs Assisted	10		%
2.3			2014	NBOs Assisted	10		%
			2015	NBOs Assisted	10		%
			2016	NBOs Assisted	10		%
			2017	NBOs Assisted	10		%
			Multi-Year Goal		**50**		**%**

HUD Table 3A Specific Annual Objectives – Economic Opportunity

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Economic Opportunity (EO-1)							
EO 3.1	PIDC – Business Loan and Section 108 Loans	CDBG, Sec. 108, Other Funding	2013	Jobs	711		%
			2014	Jobs	692		%
			2015	Jobs	692		%
			2016	Jobs	692		%
			2017	Jobs	692		%
			Multi-Year Goal		**3,479**		**%**
EO 3.1	TA to Micro Businesses	CDBG	2013	Businesses	110		%
			2014	Businesses	100		%
			2015	Businesses	100		%
			2016	Businesses	100		%
			2017	Businesses	100		%
			Multi-Year Goal		**510**		**%**
EO 3.1	PIDC Neighborhood Dev. Loan to nonprofit businesses, CDCs and joint ventures	CDBG	2013	Persons	100,000		%
			2014	Persons	50,000		%
			2015	Persons	50,000		%
			2016	Persons	50,000		%
			2017	Persons	50,000		%
			Multi-Year Goal		**300,000**		**%**
EO 3.1	Neighborhood Dev. Grants to support community-based development activities	CDBG	2013	Persons	200,000		%
			2014	Persons	100,000		%
			2015	Persons	100,000		%
			2016	Persons	100,000		%
			2017	Persons	100,000		%
			Multi-Year Goal		**600,000**		**%**
EO 3.1	Targeted Neighborhood Business Attraction and Expansion	CDBG	2013	Businesses	10		%
			2014	Businesses	10		%
			2015	Businesses	10		%
			2016	Businesses	10		%
			2017	Businesses	10		%
			Multi-Year Goal		**50**		**%**
EO 3.1	Capacity Building for CDCs	CDBG	2013	Organizations	10		%
			2014	Organizations	10		%
			2015	Organizations	10		%
			2016	Organizations	10		%
			2017	Organizations	10		%
			Multi-Year Goal		**50**		**%**

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Sustainability of Economic Opportunity (EO-3)							
EO	Storefront Improvements	CDBG	2013	Persons	200,000		%
3.3	& Targeted Façades		2014	Persons	200,000		%
			2015	Persons	200,000		%
			2016	Persons	200,000		%
			2017	Persons	200,000		%
			Multi-Year Goal		**200,000**		**%**
EO	Targeted Corridor	CDBG	2013	Persons	310,000		%
3.3	Revitalization		2014	Persons	345,000		%
	Management Program		2015	Persons	345,000		%
			2016	Persons	345,000		%
			2017	Persons	345,000		%
			Multi-Year Goal		**345,000**		**%**
EO	Business Improvement	CDBG	2013	Persons	300,000		%
3.3	District Assistance		2014	Persons	375,000		%
			2015	Persons	375,000		%
			2016	Persons	375,000		%
			2017	Persons	375,000		%
			Multi-Year Goal		**375,000**		**%**
EO	YouthBuild – Job Training	CDBG	2013	Persons	75		%
3.3			2014	Persons	75		%
			2015	Persons	75		%
			2016	Persons	75		%
			2017	Persons	75		%
			Multi-Year Goal		**375**		**%**

HUD 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	530	☑	☑		☐
Rehabilitation of existing units	0	☐	☐	☐	☐
Rental assistance	1,330	☐	☑		☑
Total Sec. 215 Rental Goals	**1,860**	☑	☑	☐	☑
Annual Affordable Owner Housing Goals (Sec. 215)					
Acquisition of existing units	0	☐	☐		
Production of new units	10	☑	☑		
Rehabilitation of existing units	1,550	☑	☐		
Homebuyer assistance	0	☐	☐		☐
Total Sec. 215 Owner Goals	**1,560**	☑	☑	☐	☐
Annual Affordable Housing Goals (Sec. 215)					
Homeless	3,000	☑	☑	☑	☑
Non-Homeless	1,560	☑	☑	☐	☐
Special Needs	210	☑	☑	☐	☑
Total Sec. 215 Affordable Housing	**4,770**	☑	☑	☑	☑
Annual Housing Goals					
Annual Rental Housing Goal	1,860	☑	☑	☐	☑
Annual Owner Housing Goal	1,560	☑	☑	☐	☐
Total Annual Housing Goal	**3,420**	☑	☑	☐	☑

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

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 (CDCs) and developers that 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 07/01/2013	Completion Date 06/30/2014
Performance Indicator Housing Units	Annual Units 10
Local ID 1	Units Upon Completion 10

Funding Sources:

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

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 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 2
HUD Matrix Code 14B	CDBG Citation 570.202, 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Housing Units	Annual Units 420
Local ID 2	Units Upon Completion 420

Funding Sources:

CDBG	1,937,000
ESG	
HOME	3,787,000
HOPWA	
Total Formula	5,724,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	4,475,000
Total	10,199,000

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. These projects will be selected through the Affordable Rental projects seeking Low-Income Housing Tax Credits RFP.

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 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Housing Units	Annual Units 110
Local ID 3	Units Upon Completion 110

Funding Sources:

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

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

Public Services

Project Title

Neighborhood and Citywide Housing Counseling

Description

The City will fund housing counseling agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

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 4
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 11,250
Local ID 4	Units Upon Completion 11,250

Funding Sources:

CDBG	5,052,000
ESG	
HOME	
HOPWA	
Total Formula	5,052,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	5,052,000

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

Vacancy Prevention Activities

Description

Philadelphia VIP will provide housing counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e). The Urban Affairs Coalition will provide technical assistance to homeowners seeking to use anti-predatory loan products, including the Mini-PHIL and PHIL-Plus Programs. 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 5
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 50
Local ID 5	Units Upon Completion 50

Funding Sources:

CDBG	110,000
ESG	
HOME	
HOPWA	
Total Formula	110,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	30,000
Total	140,000

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).
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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 6
HUD Matrix Code 5	CDBG Citation 570.201 (e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 650
Local ID 6	Units Upon Completion 650

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

Description

The City will provide funding to correct systems emergencies and make code-related repairs to income-eligible homeowners who may receive up to $18,000 worth of rehabilitation assistance to their homes.

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 14A	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Housing Units	Annual Units 1,100
Local ID 7	Units Upon Completion 1,100

Funding Sources:

CDBG	8,820,000
ESG	
HOME	
HOPWA	
Total Formula	8,820,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	1,980,000
Total	10,800,000

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

Utility Assistance

Project Title

Utility Emergency Services Fund (UESF)

Description

The City will provide emergency grants to assist low-income families through UESF. In prior years, 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 8
HUD Matrix Code 05Q	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 2,100
Local ID 8	Units Upon Completion 2,100

Funding Sources:

CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	1,070,000
Total	1,070,000

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 14 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

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 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 10,000
Local ID 9	Units Upon Completion 10,000

Funding Sources:

CDBG	522,000
ESG	
HOME	
HOPWA	
Total Formula	522,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	522,000

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 Services 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 10
HUD Matrix Code 14A	CDBG Citation 570.202(b)(2)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Housing Units	Annual Units 300
Local ID 10	Units Upon Completion 300

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 Solutions Grant (ESG)

Description

ESG funds will be used to support emergency 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 11
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 3,000
Local ID 11	Units Upon Completion 3,000

Funding Sources:

CDBG	
ESG	2,797,355
HOME	
HOPWA	
Total Formula	2,797,355
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	2,797,355
Total	5,594,710

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

Description

The City will provide rental assistance, housing information and security deposit assistance to homeless persons in order to promote self-sufficiency. 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 12
HUD Matrix Code 05S	CDBG Citation 92.205(b), 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMHSP
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 230
Local ID 12	Units Upon Completion 230

Funding Sources:

CDBG	200,000
ESG	
HOME	2,033,000
HOPWA	
Total Formula	2,233,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	2,233,000

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, job training and administrative costs of project sponsors. These activities will be carried out through nonprofit organizations.

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 13
HUD Matrix Code 03T	CDBG Citation 570.300
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 1,100
Local ID 13	Units Upon Completion 1,100

Funding Sources:

CDBG	
ESG	
HOME	
HOPWA	9,290,000
Total Formula	9,290,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	9,290,000

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 make owner-occupied and renter-occupied houses 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 14
HUD Matrix Code 14A	CDBG Citation
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Housing Units	Annual Units 100
Local ID 14	Units Upon Completion 100

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 Facilities

Project Title

Pennsylvania Horticultural Society (PHS) Vacant Land Management

Description

The City will fund PHS to improve and stabilize vacant and blighted land. This will result in the creation of new community green space for public benefit for low- and moderate-income area residents; 300-500 trees will be planted in low- to moderate-income census areas in selected areas such as in neighborhood parks, around schools and recreation centers; and two neighborhood parks shall be improved with key landscape improvement projects.

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 15
HUD Matrix Code 05	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 120,000
Local ID 15	Units Upon Completion 120,000

Funding Sources:

CDBG	402,000
ESG	
HOME	
HOPWA	
Total Formula	402,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	2,390,000
Total	2,792,000

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

Pennsylvania Horticultural Society – Philadelphia Green Program

Description

The Philadelphia Green Program provides training and technical assistance to park and community garden volunteers to enhance public spaces.

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 16
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 120,000
Local ID 16	Units Upon Completion 120,000

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

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, a low-interest, second-mortgage financing for business expansion in the City. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, 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.

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 17
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient Subrecipient	CDBG National Objective LMJ, LMA, SBA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Jobs	Annual Units 120
Local ID 17	Units Upon Completion 120

Funding Sources:

CDBG	2,700,000
ESG	
HOME	
HOPWA	
Total Formula	2,700,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	3,100,000
Total	5,800,000

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 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. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

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 18
HUD Matrix Code 18A	CDBG Citation 570.703(i)
Type of Recipient Subrecipient	CDBG National Objective LMJ, LMA, SBA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Jobs	Annual Units 572
Local ID 18	Units Upon Completion 572

Funding Sources:

CDBG	1,600,000
ESG	
HOME	
HOPWA	
Total Formula	1,600,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	20,000,000
Total	21,600,000

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

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 19
HUD Matrix Code 18C	CDBG Citation 570.201(o)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Businesses	Annual Units 100
Local ID 19	Units Upon Completion 100

Funding Sources:

CDBG	650,000
ESG	
HOME	
HOPWA	
Total Formula	650,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	650,000

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 (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.

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 20
HUD Matrix Code 14E	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 200,000
Local ID 20	Units Upon Completion 200,000

Funding Sources:

CDBG	400,000
ESG	
HOME	
HOPWA	
Total Formula	400,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	100,000
Total	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

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 21
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient Subrecipient	CDBG National Objective LMA, LMJ
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Businesses	Annual Units 10
Local ID 21	Units Upon Completion 10

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

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 (CBDOs).

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

Location/Target Area

Low Mod Census Tracts: 81, 83-85, 91-96, 100-108, 110-112, 143-144,
156-165, 167-169.01, 171-199, 201-204, 245, 273-275, 278-290, 292-302, 317-319

Objective Number EO-3	Project ID 22
HUD Matrix Code 18B	CDBG Citation 570.204(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 345,000
Local ID 22	Units Upon Completion 345,000

Funding Sources:

CDBG	800,000
ESG	
HOME	
HOPWA	
Total Formula	800,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
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

Public Service

Project Title

Business Improvement District Assistance

Description

The City will fund Neighborhood-Based Organizations (NBOs) to support Business Improvement Districts and other community-based organizations that provide community services such as sidewalk cleaning, public safety services and neighborhood improvements. 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 23
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 375,000
Local ID 23	Units Upon Completion 375,000

Funding Sources:

CDBG	653,000
ESG	
HOME	
HOPWA	
Total Formula	653,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	653,000

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

PIDC Neighborhood Development Fund

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 24
HUD Matrix Code 17C	CDBG Citation 570.203(a)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 50,000
Local ID 24	Units Upon Completion 50,000

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. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Predevelopment grants of up to $50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of up to $300,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund.

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 25
HUD Matrix Code 17C	CDBG Citation 570.204
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 100,000
Local ID 25	Units Upon Completion 100,000

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 26
HUD Matrix Code 19C	CDBG Citation 570.201(p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Organizations	Annual Units 10
Local ID 26	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

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 27
HUD Matrix Code 05H	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMCSV
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 75
Local ID 27	Units Upon Completion 75

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

Planning and Administrative Needs

Project Title

Community Design Collaborative

Description

The City will fund the Community Design Collaborative to assist neighborhood-based organizations 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 28
HUD Matrix Code 19C	CDBG Citation 570.205
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Organizations	Annual Units 10
Local ID 28	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 PACDC to provide technical assistance to at least ten CDBG-supported neighborhood-based organizations. 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 29
HUD Matrix Code 20	CDBG Citation 570.201 (p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Organizations	Annual Units 10
Local ID 29	Units Upon Completion 10

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 the Neighborhood Advisory Committees (NAC) identified in the text of the *Plan* 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 30
HUD Matrix Code 19C	CDBG Citation 570.201(p)
Type of Recipient Subrecipients	CDBG National Objective LMA
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Persons	Annual Units 550,000
Local ID 30	Units Upon Completion 550,000

Funding Sources:

CDBG	1,053,000
ESG	
HOME	
HOPWA	
Total Formula	1,053,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,053,000

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 31
HUD Matrix Code 19F	CDBG Citation 570.705(c)
Type of Recipient	CDBG National Objective LMH
Start Date 07/01/2013	Completion Date 06/30/2014
Performance Indicator Households	Annual Units 259
Local ID 31	Units Upon Completion 259

Funding Sources:

CDBG	1,372,000
ESG	
HOME	
HOPWA	
Total Formula	1,372,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,372,000

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

Appendix

Income Eligibility Tables

2013 Section 8 Annual Income Eligibility Guidelines

Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	$13,875	$16,650	$27,750	$33,300	$44,350	$63,825	$66,600
2	$15,850	$19,000	$31,700	$38,040	$50,700	$72,910	$76,080
3	$17,825	$21,400	$35,650	$42,780	$57,050	$81,995	$85,560
4	$19,800	$23,750	$39,600	$47,520	$63,350	$91,080	$95,040
5	$21,400	$25,650	$42,800	$51,360	$68,450	$98,440	$102,720
6	$22,975	$27,550	$45,950	$55,140	$73,500	$105,685	$110,280
7	$24,575	$29,450	$49,150	$58,980	$78,600	$113,045	$117,960
8	$26,150	$31,350	$52,300	$62,760	$83,650	$120,290	$125,520
More than 8 in household, add per person:							
	$1,584	$1,900	$3,168	$3,802	$5,068	$7,286	$7,603

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 Dec. 12, 2012. 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."

2013 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	$17,235	$1,436
2	23,265	1,939
3	29,295	2,441
4	35,325	2,944
5	41,355	3,446
6	47,385	3,949
7	53,415	4,451
8	59,445	4,954
More than 8 in household, add per person:		
	6,030	503

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 24, 2013.

OHCD Affordable Housing Production, July 1, 2000 - Present

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

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

Project Name	Developer(s)	Type	Units	Location
Homestart Lower Tioga	PHDC	H	4	3636 N. Percy St.
Homestart Susquehanna	PHDC	H	7	2225 Carlisle St.
Cecil B. Moore HoZo Phase 1A	PHDC	H	30	1514 N. 18th St.
Francisville IV-B	Community Ventures	H	11	813 Cameron St.
Devon Manor	Regis Group	H	14	1415 Clearview St.
Vineyard Place	Regis Group	H	14	1717 Ridge Ave.
Doctor's Row II	Gary Reuben	H	10	1613 Christian St.
210 Clapier St.	RHD	H	1	210 Clapier St.
Lillia Crippen II	WCRP	R	20	1800 N. 6th St.
Francisville Elderly	Community Ventures/Francisville CDC	R	42	1731 Edwin St.
Holmes School	Neighborhood Restorations, Inc.	R	42	5429 Chestnut St.
Belmont Gardens (Sarah Allen V)	Friends Rehab	R	27	750 N. 41st St.
Commons at Point Breeze	UCH	R	53	1620 Federal St.
16th and Reed Elderly	Presbyterian Homes	R	85	1401 S. 16th St.
Ralston/Mercy Douglass House 202	Ralston-Mercy Douglas	R	55	3817 Market St.
4200 Mitchell St. 202	Friends Rehab	R	65	4200 Mitchell St.
Dignity Enhanced Service Project	Dignity Housing	SN	2	1941 S. Ithan St.
Dignity Enhanced Service Project	Dignity Housing	SN	7	1646 W. Nedro St.
Potter's House	Potter's House Mission	SN	14	524 S. 52nd St.
Families First	PEC CDC	SN	0	3939 Warren St.
Horizon House II	Horizon House	SN	18	6015 Limekiln Pike
Rowan Homes I	Project HOME	SN	8	2721 W. Diamond St.
Project Hope	Raise of Hope/Hope Partners	SN	1	5122 N. Carlisle St.
Project Hope	Raise of Hope/Hope Partners	SN	1	6818 N. 17th St.
Veteran Shared Housing	Impact Services	SN	7	124 E. Indiana Ave.
Sheila Brown Women's Center	Sheila Brown/UCH	SN	9	2004 Ellsworth St.
Rudolphy-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd
		Subtotal	***658***	
Projects Completed FY ending 6/30/2003				
Pradera Homes	APM	H	50	701 W. Berks St.
Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
Partnership Homeownership (incl 1 duplex)	The Partnership CDC	H	8	5031 Irving St.
Park Ave.	PHDC	H	4	2242 N. Park Ave.
Sears St. II	PHDC	H	1	2731 Sears St.
Homeownership Rehabilitation Program	Various	H	30	Various
Homestart WPEZ	PHDC	H	3	1463 N. 53rd St.
Homestart Southwest Center City	PHDC	H	3	1914 Carpenter St.

OHCD Affordable Housing Production, July 1, 2000 - Present

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

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2005				
Commons at Point Breeze	UCH	H	18	1508 Federal St.
Jefferson Square	Jefferson Square CDC	H	24	433 Wharton St.
Homeownership Rehabilitation Program	Various	H	37	Various
Greenway Presbyterian	Prebyterian Homes	R	68	2050 S. 58th St.
Presbyterian Homes	Prebyterian Homes	R	67	501 Jackson St.
YouthBuild	UCH	R	4	2120 Cross St.
Caribe Towers	HACE	R	57	3231 N. 2nd St.
New Covenant Sr.	New Covenant	R	56	7500 Germantown Ave.
4901 Spruce St.	Pennrose	R	33	4901 Spruce St.
Kate's Place	Project HOME	R	144	1929 Sansom St.
Anthony Wayne Senior	Altman Group	R	39	1701 S. 28th St.
Belmont V	Harold Thomas	R	24	918 N. 42nd St.
Woodcrest Housing	PCAH	SN	11	103 N. 57th St.
Monument Mews	1260 Housing Development Corp.	SN	60	4300 Monument Ave.
Casa Nueva Vida	ActionAIDS	SN	12	2629 N. 6th St.
Karen Donnally Townhouses	WCRP	SN	32	318 Diamond St.
		Subtotal	***686***	
Projects Completed FY ending 6/30/2006				
Brewerytown Homestart	PHDC	H	11	1728 N. 28th St.
Brewerytown Homestart	PHDC	H	4	1343 N. 28th St.
Carroll Park Rehab	PNHS	H	7	1342 N. 59th St.
Home in Belmont	Friends Rehab Program	H	9	4031 Ogden St.
Homeownership Rehabilitation Program	Various	H	29	Various
Parkside I	Community Ventures/Parkside Assn.	H	19	5152 Parkside Ave.
Parkside II	Community Ventures/Parkside Assn.	H	7	5230 Jefferson St.
Mole St. (HRP)	UCH/YouthBuild	H	4	1145 Mole St.
South Lehigh Homestart	PHDC	H	10	2302 W. Cumberland St.
Southwest Renewal (HRP)	PHDC	H	9	2129 S. Cecil St.
Center Park III	Jewish Federation	R	39	1901 Red Lion Road
Coral St. Arts House	NKCDC	R	27	2444 Coral St.
Neumann North Senior	Dale Corp.	R	67	1729 Frankford Ave.
Neumann Senior Housing	NCC Neumann Senior Corp.	R	70	1741 Frankford Ave.
New Courtland 202	Germantown Homes Corp.	R	60	6950 Germantown Ave.
Simpson Senior Housing	Simpson Senior Services, Inc.	R	40	1011 Green St.
Vernon House	Pennrose Properties	R	68	1719 N. 33rd St.
Gaudenzia-Tioga Arms	Gaudenzia House	SN	30	1828 W. Tioga St.
Imani Homes IV	PEC CDC	SN	8	4009 Green St.
Iris Nydia Brown Townhouses	WCRP	SN	12	2742 Mascher St.
Respite II	CATCH Inc.	SN	16	1208 S. 15th St.
		Subtotal	***546***	

OHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2007				
Montana St.	Mt. Airy USA	H	11	251 E. Montana St.
Reinhard St.	RHD	H	15	4702 Reinhard St.
Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
New Kensington Homeownership	NKCDC	H	8	2045 Dauphin St.
Homeownership Rehabilitation Program	Various	H	53	Various
Pradera II	APM	H	53	1726 N. 7th St.
Commons at Point Breeze	UCH	R	55	1621 Ellsworth St.
Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna
Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
Inglis Gardens 811	Inglis House	SN	15	1200 E.Washington Lane
Mantua 811	1260 Housing Development Corp.	SN	10	3613 Fairmount Ave.
Keystone House repairs	Keystone Hospice	SN	repairs	
Cecil Housing	ACHIEVEability	SN	11	5936 Summer St.
Powelton Heights	1260 Housing Development Corp.	SN	48	4113 Warrant St.
		Subtotal	***639***	
Projects Completed FY ending 6/30/2008				
Cross-Greenwich Homeownership	UCH	H	9	2312 Cross St.
Dewey Housing	ACHIEVEability	H	10	217 N. Peach St.
Homeownership Rehabilitation Program	Various	H	14	Various
Brewerytown Homestart	PHDC	H	5	3018 Redner St.
St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
Ludlow VI	PHA	H	54	1504 N. 8th St.
St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
Casa Farnese Repairs	Casa Farnase	R	288	1300 Lombard St.
Angela Court II	St. Ignatius	R	54	4,400 Fairmount Ave.
Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
Fresh Start	Methodist Services	SN	11	4200 Monument Road
Inglis Gardens at Germantown	Inglis House	SN	15	332 E. Walnut Lane
Melon SIL	1260 Housing Development Corp.	SN	10	3616 Melon St.
Inglis Apartments at Elmwood	Inglis House	SN	40	6100 Elmwood Ave.
		Subtotal	***616***	

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2009				
Pradera III/Ludlow V	APM	H	25	1507 N. 8th St.
Norris Square Town Homes	Norris Square Civic Association	H	46	2331 N. Howard St.
Twins at Powder Mill	Frankford CDC	H	50	4401 Castor Ave.
Homeownership Rehabilitation Program	Various	H	22	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
		Subtotal	***533***	
Projects Completed FY ending 6/30/2010				
Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
Haverford Avenue	PEC CDC	H	1	4000 blk Haverford Ave.
Cecil B. Moore Homeownership Zone III-2	HERB	H	54	1704 N. Uber St.
Norris Street Development	PHDC	H	8	1601 W. Norris St.
Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
Homeownership Rehabilitation Program	Various	H	26	Various
Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
Pensdale II	Intercommunity Action Inc.	R	38	4200 Mitchell St.
Spring Garden Community Revitalization	Spring Garden CDC/Michaels Development	R	58	1612 Mount Vernon St.
Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
Temple I Preservation	1260 Housing Development Corp.	R	58	1702 N. 16th St.
Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
		Subtotal	***494***	

OHCD Affordable Housing Production, July 1, 2000 - Present

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

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2013				
Forgotten Blocks III	Allegheny West Foundation	H	5	2838 N. Opal St.
North Star - Point Breeze	North Star	H	6	1400 & 1500 blks S. 20th St.
Community Ventures - Point Breeze Scattered	Community Ventures	H	8	S. 16th, S. 18th, & Manton Sts.
North Philly Complete Blocks - Gratz	Habitat for Humanity	H	1	1800 blk Gratz St.
North Philly Complete Blocks - Morse	Habitat for Humanity	H	1	1900 blk Morse St.
Homeownership Rehabilitation Program	Various	H		Various
WPRE III	WPRE	R	60	37th, 38th, 50th, 58th Melon, Walton Streets
Roxborough Redevelopment Phase 1	Octavia Hill	R	6	300 Dupont St.
Cedars Village	Ingerman	R	64	921-31 Ellsworth St.
Eli Apartments	Iron Stone Strategic Partners	R	35	1418 Conlyn St.
3909 Haverford Ave.	People's Emergency Center CDC	R	6	3909 Haverford Ave.
Thompson Street Apartments	Gaudenzia Foundation	R	6	1815-19 Thompson St.
Carol Ann Campbell Residences	Liberty Housing Development Corp.	SN	13	5526-48 Vine St.
Sojourner House	Women Against Abuse	SN	15	
Belfield Avenue Townhomes	Raise of Hope	SN	3	1700 blk Belfield Ave.
		Subtotal	***226***	
Projects Under Construction by 6/30/2013				
Queen and McKean Infill Project	Habitat for Humanity	H	4	5234-38 McKean St.
North Philly Complete Blocks - Wilt	Habitat for Humanity	H	2	1905-13 Wilt St.
Beaumont Accessible Homes	Beaumont Initiative	H	2	5015-19 Beaumont St.
Mt. Vernon Manor	Mt. Vernon Manor	R	75	3313-17 Haverford Ave.
Paseo Verde	APM with Jonathan Rose	R	120	900 N. 9th St.
Nugent Senior Apartments	Nolen Properties	R	57	101 W. Johnson St.
Anthony Wayne Seniors II	Elon/Altman	R	46	2700 Morris St.
John C. Anderson Apartments	Pennrose	R	56	249-57 S. 13th St.
Nicetown Court II	Nicetown CDC	R	50	4400 Germantown Ave.
Sartain Apartments	NewCourtland Elder Services	R	35	3017 W. Oxford St.
Johnnie Tillmon	WCRP	R	23	4th & Master Sts.
Adolfina Villanueva	WCRP	R	54	700 W. Somerset St.
Walnut Park Plaza	MCAP	R	224	6250 Walnut St.
Fairthorne Senior Housing (202)	Intercommunity Action Inc.	R	40	6761-63 Ridge Ave.
Wynnefield Place (202)	Presby Inspired Life	R	48	1717-25 N. 54th St.
Lehigh Park I - Preservation	HACE	R	48	2622-46 N. Lawrence St.
Hope Haven/Fairmount - Preservation	Project HOME	SN	76	1515 & 1523 Fairmount Ave.
Kairos House - Preservation	Project HOME	SN	36	1440 N. Broad St.
Liberty at Disston	Liberty Housing Development Corp.	SN	2	4800-04 Disston St.
Merrick Hall Renovations	Northern Home for Children	SN	4	5301 Ridge Ave.
Fattah Homes II	PEC CDC	SN	6	3811-13 Haverford Ave.
Bigham Wise	PEC CDC	SN	7	4226-30 Powelton Ave.
Mt. Airy Corridor Mixed Use	Mt. Airy USA	MU	3	6513 & 6514 Germantown Ave.
		Subtotal	***1,018***	
Grand Total Projects Completed and Under Construction FY 2001-FY 2013			**8,613**	

OHCD Affordable Housing Production - Year 39

Projects for Year 39				
Diamond Green	Metamorphosis CDC/Mosaic Development	H	20	2000 N. 10th St.
Ingersoll Commons Homeownership	Community Ventures	H	10	1600 blk Master St.
1900 Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
HELP Philadelphia IV	HELP USA	R	61	7200 Grovers Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed	Arab American CDC	R	45	252-266 W. Oxford St.
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
2628 Welsh Road	Liberty Housing Development Corp.	SN	2	2628 Welsh Road
St. Raymond's House	Depaul USA	SN	27	222 N. 17th St.
6651-53 Germantown Avenue	Mt. Airy USA	MU	2	6651-53 Germantown Ave.
5006 Old York Road	Logan CDC	MU	2	5006 Old York Road
5213 Woodland Avenue	Southwest Phila District Services	MU	3	5213 Woodland Ave.
		Total	***343***	

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

Year 39 Targeted Neighborhood Commercial Areas

Corridor	Designated Blocks
22nd Street	2700-3100 N. 22nd 1900-2300 Allegheny
29th & Dauphin Streets	2300 N. 29th
40th Street & Girard Avenue	3800-4100 Girard 1100 N 40th & 41st
40th Street & Market Street	100 N. – 200 S. 40th 4000 Market St.
45th Street & Walnut Street	4400-4600 Walnut 100-300 S. 45th
48th Street & Spruce Street	4700-4800 Spruce 300 S. 48th
52nd Street & Market Street	100 N. – 300 S. 52nd
54th Street & Berks Street	1800-2000 N. 54th
5th Street & Hunting Park Avenue	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th 400-500 W. Lehigh
5th Street & Olney Avenue	5300-5700 N. 5th
5th Street & Roosevelt Boulevard	4800-5200 N. 5th
60th Street & Market Street	100 N. – 300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Street & Porter Street	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Snyder Avenue	1900-2100 S. Broad 600-1500 Snyder
Broad Street & Ridge Avenue	1400-1800 Ridge 700-800 N. Broad 1400-1900 Fairmount
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore 1400-1600 N. Broad
Broad Street & Susquehanna Avenue	2200 N. Broad 1400-1500 Susquehanna
Broad Street & Germantown Avenue	3400-4000 Germantown 3600-3800 N. Broad
Broad Street & Olney Avenue	5500-5900 N. Broad 5700-5900 Old York Road 1300 Olney
Castor Avenue	5800-8200 Castor
Chester Avenue	5400-5800 Chester
Chew Avenue & Chelten Avenue	5600-5700 Chew 700-800 E. Chelten
Chinatown	800-1100 Arch 800-1100 Race 800-1100 Vine 100-200 N. 9th, 10th, and 11th
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue-New Kensington	1200-3100 Frankford
Frankford Avenue – Frankford	4000-5300 Frankford
Frankford Avenue – Mayfair	6200-8500 Frankford

Corridor	Designated Blocks
Front Street & Kensington Avenue	1700-2300 N. Front 2400-2600 Kensington
Germantown Avenue & Lehigh Avenue	2500-2900 Germantown
Germantown Avenue – Nicetown	4100-4400 Germantown
Germantown Avenue – Lower	4900-5300 Germantown
Germantown Avenue – Central Germantown	5400-6200 Germantown Maplewood Mall 100 E. – 300 W. Chelten
Germantown Avenue – Lower Mt. Airy	6300-6700 Germantown
Girard Avenue East	000-800 E. Girard
Girard Avenue – Front-9th Streets	000-900 W. Girard 900-1100 N. Marshall
Girard Avenue & Broad Street	1000-1800 W. Girard 900-1300 N. Broad
Girard Avenue West	2500-2900 W. Girard
Kensington Avenue & Allegheny Avenue	2800-3600 Kensington
Lancaster Avenue – UCD	3400-3700 Lancaster
Lancaster Avenue – PEC	3800-4300 Lancaster
Lancaster Avenue	4400-6200 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 N. Broad 4700-5100 Old York Road 4700-4900 N. 11th St 1200-1600 Louden
Market Street – West Philadelphia	4600-6300 Market
Ogontz Avenue, Cheltenham Avenue & Washington Lane	6400-8000 Ogontz 1800-1900 Cheltenham 1900 Washington Lane
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
Passyunk Avenue	1200-1900 E. Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	2300-2700 E. Allegheny 3100 Richmond
Ridge Avenue & Cecil B. Moore Avenue	1900-2400 Ridge 1900-2300 Cecil B. Moore
Rising Sun Avenue	5700-7700 Rising Sun
South Street – West	900-2200 South
Stenton Avenue	6100-6400 Stenton
Torresdale Avenue	5200-7200 Torresdale
Wayne Avenue	4700-5000 Wayne
Woodland Avenue – West	4600-4800 Woodland
Woodland Avenue – Southwest	5800-6600 Woodland

Active Interim Construction Assistance Loans

Consolidated Plan Year Loan Made	Project	Loan Amount
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
Year 36	East Penn Street Affordable Housing	$410,000

City of Philadelphia's Office of Housing and Community Development 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 an Analysis of Impediments to Fair Housing Choice ("Analysis of Impediments") in 2011. Conducting an Analysis of Impediments is required as the first step in a fair housing planning process, which must also include the following: taking appropriate actions to overcome the effects of any impediments identified through that analysis; and maintaining records reflecting the analysis and actions taken.

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.

Information was gathered from published reports, agency studies, data from the Bureau of the Census and interviews with various public agencies and private nonprofit organizations (see list at the end of this section).

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 and the accompanying strategies expand upon the action steps identified when the impediments were first updated in 2011.

Impediment 1:
Economic Issues Affect Housing Choice.

Philadelphia's minority populations have a higher unemployment rate and a higher poverty rate than the city's overall unemployment and poverty rates. This lack of economic opportunity prevents low-income minority households from having the necessary income to have housing choices outside of areas of minority concentration. This is a fair housing concern.

Goal:

Create job opportunities to increase household income. Provide support to nonprofit groups to assist low-income families in accessing programs to increase household financial stability.

Proposed Actions:

To achieve this goal, the city will promote the following strategies and activities:

- 1-A: Strengthen partnerships and support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.
- 1-B: Continue to promote the City of Philadelphia's participation goals of 15 percent, 10 percent and two percent respectively that have been established for Minority (MBE), Women (WBE) and Disabled (DSBE) Business Enterprises for city-supported contracts and development projects.
- 1-C: Support groups to assist low-income families to access resources to alleviate poverty such as the Earned Income Tax Credit (EITC).
- 1-D: Support transit-oriented development projects (TOD) so that lower-income persons have increased to access job opportunities outside their neighborhood.

Impediment 2:
Inadequate Number of Accessible and Affordable Housing Units for the Disabled.

According to the Housing Consortium of Disabled Individuals (HCDI), approximately one in six Philadelphians has some type of disability. At the same time, accessible housing makes up approximately one percent of Philadelphia's housing stock.

Goal:

Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for individuals with disabilities.

Proposed Actions:

In order to meet this goal, the city will undertake the following activities and strategies:

- 2-A: Continue the City's Adaptive Modifications Program to make residences more accessible to disabled renters and homeowners.
- 2-B: Increase the amount of accessible housing through new construction of affordable and accessible housing units. The City requires that developers of affordable housing projects make at least 10 percent of the units accessible to persons with mobility impairments and four percent of the units accessible to persons with vision or hearing impairments.
- 2-C: Continue to require all new-construction housing developments to include visitability design features to the extent feasible.
- 2-D: Continue to utilize the OHCD-created Housing and Disability Technical Assistance Program to provide education and marketing materials that publicize issues and opportunities related to housing for persons with disabilities in Philadelphia.

Impediment 3: Deteriorating Affordable Homeownership Housing.

The fair housing advocates cited age of Philadelphia's housing stock as an impediment to fair housing. As a largely built-out city, Philadelphia's housing stock continues to age. Ninety-one percent of Philadelphia homes were built before 1980 and more than half are more than 65 years old. Many of these homes are owned by low-income and minority households. In addition, according to the Philadelphia Corporation for Aging (PCA), there are approximately 55,000 Philadelphia homeowners aged 60 and older who have incomes less than 150 percent of the poverty level. Forty percent of these elderly households are homeowners who need some type of major home repair. From 2008 to 2010, an average of 6,000 Philadelphia homeowners faced foreclosure each year, and after a brief decline in foreclosure filings in 2011, the number rose again in 2012.

Goal:

Promote the preservation of homeownership units for low- and moderate-income elderly and minority households.

Proposed Actions:

In order to meet this goal, the city will pursue the following activities and strategies:

- 3-A: Continue to support basic home improvements for homeowner households through the City's Basic Systems Repair Program.
- 3-B: Continue to support the city's nationally-recognized Foreclosure Prevention program.

Impediment 4:
Inadequate Amount of Affordable Rental Housing.

Approximately 186,000 of all renter households that are extremely low-, low- or moderate-income—nearly 72 percent—are cost burdened. More than 70 percent of cost-burdened renter households have incomes less than 30 percent of Area Median Income (AMI).

Goal:

Preserve existing rental units and support development of new affordable rental housing through a wide-range of rental developments inside and outside of impacted neighborhoods throughout Philadelphia.

Proposed Actions:

The city will pursue the following activities:

- 4-A: Support and encourage housing counseling agencies to provide tenant counseling to enable low-income households to remain in their rental units.
- 4-B: Support private developers and nonprofit housing providers to develop plans for the construction of new affordable mixed-income rental housing located in areas of minority and low-income concentrations.
- 4-C: Support and encourage affordable housing developments in areas outside of areas of minority and low-income concentrations.

Impediment 5: Mortgage Loan Denials and High-Cost Lending Disproportionately Affect Minority Applicants in Philadelphia.

In 2011, minority households in Philadelphia experienced higher mortgage denial rates than white households. Specifically, black households had the highest mortgage denial rate at 20.7 percent. Latino households experienced a denial rate of 15 percent, while the denial rate for Asian households was 14.5 percent. White households were far more likely to receive loans, as only 10.8 percent of applications were denied. Upper-income black households in the City of Philadelphia were denied mortgage loans at more than double the rate (17 percent) of upper-income white applicants (8 percent). In addition, the top three reasons cited for denials across all races and incomes were: 1) debt to income ratio; 2) lack of collateral; and 3) bad credit history. In addition, predatory lending remains a problem affecting minority and low-income households.

Goal:

Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race and income.

Proposed Actions:

The City will pursue the following strategies:

- 5-A: Continue the Tools for Financial Growth Workshops sponsored by the PNC Foundation which provide education to help households create a budget, set financial goals and improve credit.
- 5-B: Continue pre-purchase, equity, title/vesting and foreclosure prevention counseling to prepare households for homeownership.
- 5-C: Continue anti-predatory lending counseling to help households avoid high cost loans.

The following organizations were solicited for participation in the 2011 updating of the City's 1999 and 2006 reports:

1. Philadelphia Commission on Human Relations
2. Pennsylvania Human Relations Commission
3. U. S. Department of Housing and Urban Development (HUD)
4. Liberty Resources
5. People's Emergency Center CDC
6. Affordable Housing Centers of America
7. Philadelphia Housing Authority
8. Philadelphia Neighborhood Housing Services
9. Philadelphia Council on Aging
10. Homeownership Counseling Association of Delaware Valley
11. New Kensington CDC
12. AIDS Law Project
13. Philadelphia Association of Community Development Corporations
14. Mayor's Commission on People with Disabilities
15. Urban Affairs Coalition
16. Tenant Union Representative Network (TURN)
17. Fair Housing Rights Center
18. Equality Pennsylvania
19. Fair Housing Council of Suburban Philadelphia
20. Lesbian Gay Bisexual Transgender Center

Consultation Process

The following are the continuum of care and other public and private entities that provide assisted housing, health services and social services with whom the City consulted in the development of the *Consolidated Plan*.

Housing Services

- ACHIEVEability
- AIDS Activity Coordinating Office (AACO)
- Bethesda Project
- Childhood Lead Poisoning Prevention Program (CLPPP)
- Community Design Collaborative
- Dignity Housing
- Energy Coordinating Agency (ECA)
- Friends Rehabilitation Program
- HIV Housing Planning Committee
- Impact Services
- Liberty Resources
- McKinney Strategic Planning Committee
- Office of Supportive Housing (OSH)
- Pathways to Housing PA
- Pennsylvania Housing Allliance
- People's Emergency Center
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Department of Licenses and Inspections (L&I)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Housing Authority (PHA)
- Philadelphia Housing Development Corp. (PHDC)
- Philadelphia Redevelopment Authority (PRA)
- Public Citizens for Children and Youth (PCCY)
- Valley Youth House
- Women's Community Revitalization Project

Social Services

- ACHIEVEability
- AIDS Activity Coordinating Office (AACO)
- Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP)
- Diana T. Myers & Associates
- Energy Coordinating Agency (ECA)
- Friends Rehabilitation Program
- HIV Housing Planning Committee
- Liberty Resources
- Mayor's Office on Disabilities
- Office of Supportive Housing (OSH)
- Pathways to Housing PA
- People's Emergency Center
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Department of Behavioral Health and Intellectual disAbility Services (DBHIDS)
- Philadelphia Department of Human Services (DHS)
- Philadelphia Department of Public Health (DPH)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Housing Authority (PHA)
- Project HOME
- Public Citizens for Children and Youth (PCCY)
- School District of Philadelphia
- U.S. Veterans Administration
- Valley Youth House
- Women Against Abuse
- Women's Community Revitalization Project

Fair Housing Services

- AIDS Activity Coordinating Office (AACO)
- Community Legal Services
- Diana T. Myers & Associates
- HIV Housing Planning Committee
- Liberty Resources
- Mayor's Office on Disabilities
- McKinney Strategic Planning Committee

- Office of Supportive Housing (OSH)
- Pennsylvania Housing Alliance
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Commission on Human Relations
- Philadelphia Corporation for Aging (PCA)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Tenant Union Representative Network

Health Services

- AIDS Activity Coordinating Office (AACO)
- Childhood Lead Poisoning Prevention Program (CLPPP)
- Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP)
- Diana T. Myers & Associates
- HIV Housing Planning Committee
- Liberty Resources
- Mental Health Association of Southeastern PA
- Pathways to Housing PA
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Department of Behavioral Health and Intellectual disAbility Services (DBHIDS)
- Philadelphia Department of Human Services (DHS)
- Philadelphia Department of Public Health (DPH)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Public Citizens for Children and Youth (PCCY)
- Public Health Management Corporation
- U.S. Veterans Administration
- Valley Youth House

Homeless Services

- 1260 Housing Development Corp.
- ActionAIDS
- ACTS Christian Transitional Services
- ACHIEVEability
- AIDS Activity Coordinating Office (AACO)
- Asociación de Puertorriqueños en Marcha (APM)
- Arch Street Methodist Church
- ART House

- Baptist Children's Services
- Bethesda Project
- Calcutta House
- Carson Valley Children's Aid
- CATCH
- Catholic Social Services
- COMHAR
- Covenant House Pennsylvania
- Darin Molletta
- Department of Behavioral Health
- Depaul USA
- Diversified Housing Solutions, Inc.
- Divine Light
- Drueding Center
- Episcopal Community Services
- Family Planning Council
- Fresh Start Foundation
- Friends Rehabilitation Program, Inc.
- Gaudenzia Foundation, Inc.
- Germantown Life Enrichment Center
- Gibson Foundation
- Hall Mercer
- HELP Development Corporation
- Horizon House, Inc.
- Impact Services Corporation
- Love and Care
- Lutheran Settlement House
- Mental Health Association
- Methodist Family Services of Philadelphia
- Minsec
- Mt. Airy Bethesda
- My Place Germantown
- North Philadelphia Health System (NPHS)
- Northern Homes
- Northwest Philadelphia Interfaith Hospitality Network
- Office of Supportive Housing (OSH)
- One Day at a Time
- Overington House, Inc.

- Pathways to Housing PA
- PathwaysPA
- PCRC (TURN)
- People's Emergency Center
- Philadelphia VA Medical Center
- Philadelphia Veterans Multi Service and Education Center
- Potters House Mission
- Project HOME
- Public Health Management Corporation
- Resources for Human Development, Inc. (RHD)
- Raise of Hope
- SELF, Inc.
- Sobriety Through Outpatient (STOP)
- Straight, Inc.
- The Doe Fund
- The Salvation Army
- The Veterans Group
- Traveler's Aid Society of Philadelphia
- Trevor's Campaign
- United Way
- Urban Affairs Coalition
- Valley Youth House Committee, Inc.
- Volunteers of America
- Women Against Abuse
- Whosoever Gospel Mission
- Women of Excellence
- Women's Community Revitalization Program
- Youth Service, Inc.

Continuum of Care

- AIDS Activity Coordinating Office
- ACHIEVEability
- Bethesda Project
- Community Advocate
- Covenant House
- Department of Behavioral Health & Intellectual DisAbilities
- Department of Human Services

- Dignity Housing
- Friends Rehabilitation Program, Inc.
- Mayor's Commission on People with Disabilities
- Mental Health Association of SEPA
- Office of Housing & Community Development
- Office of Supportive Housing (OSH)
- People's Emergency Center
- Philadelphia Housing Authority
- Philadelphia Veterans Affairs Medical Center
- Philadelphia Veterans Multiservice and Education Center
- Philadelphia Works, Inc.
- Project HOME
- Public Health Management Corporation
- TURN (PCRC)
- Women Against Abuse, Inc.
- Women's Community Revitalization Program
- Valley Youth House

Agencies that Discharge Persons

- Administrative Office of the Pennsylvania Courts
- The Attic
- Children's Hospital of Philadelphia
- Covenant House
- Defender Association
- Department of Behavioral Health and Intellectual disAbilities
- Department of Human Services
- Family Court
- Hahnemann Hospital
- Jefferson Hospital
- Juvenile Law Center
- Keystone Mercy
- Mazzoni Center
- Mercy Hospital
- Pennsylvania Board of Probation and Parole
- Pennsylvania Department of Corrections
- Pennsylvania Department of Health, Division of Acute and Ambulatory Care
- Pennsylvania Department of Public Welfare, Office of Youth and Families

- Pennsylvania Office of Mental Health and Substance Abuse Services (OMHSAS)
- Philadelphia Nursing Home
- Philadelphia Prison System
- Philadelphia Veterans Administration Medical Center
- Philadelphia Youth Network
- State Youth Advisory Board
- Support Center for Child Advocates
- University of Pennsylvania Hospital
- Valley Youth House – Achieving Independence Center

Business and Civic Leaders

- Community Design Collaborative
- Pennsylvania Horticultural Society
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Department of Commerce
- Philadelphia Works, Inc.
- Public Citizens for Children and Youth (PCCY)

Lead-Based Paint

- Center for Disease Control and Prevention, Lead and Healthy Homes Branch
- Childhood Lead Poisoning Prevention Program (CLPPP)
- Philadelphia Department of Human Services
- Philadelphia Department of Public Health
- Office of the Deputy Mayor for Health and Opportunity

Adjacent Government

Pennsylvania

- Abington
- Bensalem
- Bristol
- City of Chester
- Haverford
- Lower Merion
- Upper Darby
- Bucks County

- Chester County
- Delaware County
- Montgomery County

- **New Jersey**
  - City of Camden
  - Cherry Hill
  - Burlington County
  - Camden County
  - Gloucester County
  - Salem County

State (Non-housing)

- Pennsylvania Department of Community and Economic Development (DCED)
- Pennsylvania Department of Public Welfare

Metro. Planning Agencies

- Community Design Collaborative
- Delaware Valley Regional Planning Commission (The sole MPO for Philadelphia and its suburbs)
- Philadelphia City Planning Commission (PCPC)

HOPWA

- AIDS Activity Coordinating Office (AACO)
- HIV Housing Planning Committee
- Philadelphia HIV/AIDS Housing Advisory Committee

PHA Plan

- Philadelphia Housing Authority (PHA)

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.

Completion – The Consolidated and Further Continuing Appropriations Act of 2012 ("the law") requires that HOME projects not completed within four years of commitment would be terminated and the Participating Jurisdiction (PJ; in this case the City of Philadelphia) would have to repay the HOME funds from non-federal sources.

Sales Deadline – The law requires that homeownership units not acquired by an eligible homebuyer within six months of the date of project completion would have to be rented to an eligible tenant for the rental affordability period.

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 percent to 80 percent of the median income for the Philadelphia Area as determined by the Department of Housing and Urban Development or as otherwise approved.

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

   1) The purchase price paid by the buyer to acquire the property, which price may be increased annually by an amount equal to 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 39.

- **New Construction**

  Projects identified and funds obligated in Year 39.

- **Neighborhood-Based Rental**

  Projects identified and funds obligated in Year 39.

- **Homeless and Special-Needs Housing— Development Financing**

  Projects identified and funds obligated in Year 39.

- **Housing Development Assistance**

  Projects identified and funds obligated in Year 39.

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

  Obligated and spent during Year 39.

- **Homeless and Special-Needs Housing—Rental Assistance**

  Obligated and spent during Year 39.

- **General Administration**

  Spent during Year 39.

Long-Term Compliance

The Philadelphia Redevelopment Authority (PRA), 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 PRA will continue to provide this monitoring during Year 39.

Forms of Investment

The proposed HOME activities do not include other forms of investment as described by 92.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

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*.

Outreach to Minority Businesses

The City has a detailed set of Equal Opportunity/Affirmative Action protocols and Executive Orders, which are delineated beginning on Appendix 33. OHCD's policy on outreach to minority contractors *("1. Up-front commitments from developers and general contractors")* is on Appendix 35. Finally, OHCD has an internal division for compliance with all federal, state and local EEO laws, regulations and Executive Orders.

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.

The law requires that CHDOs need to have paid employees on staff (part-time is acceptable) with housing development experience instead of meeting the "development capacity" requirement through consultants or volunteers.

The law requires that PJs need to certify CHDO status each time funds are committed to a CHDO.

CDBG Program Guidelines

CDBG Low-Mod Benefit

Based on the City's experience 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

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 transport-ation, 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 develop-ment 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. 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.

4. 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.

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
Efficiency	$170,378	$179,298
1 bedroom	$196,447	$205,540
2 bedrooms	$236,922	$249,934
3 bedrooms	$303,268	$323,333
4+ bedrooms	$337,852	$354,919

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 Philadelphia Redevelopment Authority (PRA).
6. While environmental abatement costs associated with site clean-up will be considered separately, developers must submit a Phase 1 environmental survey with a request for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.
7. All affordable rental housing projects must meet the following Set-Aside Requirements:
   - Ten percent (10%) Physical disability
   - Four percent (4%) Hearing and Vision Disability
   - Ten percent (10%) Special Need

   All referrals for Special Needs units are required to come from the Deputy Mayor for Health and Opportunities Supportive Housing Clearinghouse. 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 PRA.
7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
8. 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 PRA. The PRA 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/PRA 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/PRA 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/PRA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to 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/PRA 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 PRA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

Development Process

Neighborhood-Based Rental activities are administered by the PRA in accordance with OHCD policy. The PRA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the PRA's Housing Review Committee and approval by the PRA 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 PRA 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 PRA staff review. Following PRA 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 PRA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost effectiveness of the project. The PRA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project. Disagreements between the developer and the PRA will be resolved by the Executive Director of the PRA.
3. Projects anticipating PRA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the PRA and the developer at the initial development team meeting:
   - 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/PRA 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 PRA form);
- Contract and/or Agreement for Legal Services (development and tax counsel);
- Special-Needs Plan;
- EEO/AA Plan;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
- Letter from accounting firm for cost certification;
- 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 PRA 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 PRA (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 PRA 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 PRA, in consultation with OHCD, may decide to recapture the funding or have PHDC, PRA 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	10.5	Maximum	Maximum
1,000,000	7.9	of	of
3,000,000	7.0	75% of	25% of
5,000,000	6.5	total fee	total fee
7,000,000	5.9	Includes	Includes
10,000,000	5.25	weekly job	weekly job
15,000,000	5.0	meetings	meetings

* 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 Philadelphia Redevelopment Authority (PRA). The PRA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the PRA's Housing Review Committee and approval by the PRA 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
Efficiency	$170,378	$179,298
1 bedroom	$196,447	$205,540
2 bedrooms	$236,922	$249,934
3 bedrooms	$303,268	$323,333
4+ bedrooms	$337,852	$354,919

   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 PRA.
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 homeowner-ship 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 PRA. The PRA 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/PRA may deny funding to a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies). OHCD/PRA 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/PRA 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 PRA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

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
Efficiency	$170,378	$179,298
1 bedroom	$196,447	$205,540
2 bedrooms	$236,922	$249,934
3 bedrooms	$303,268	$323,333
4+ bedrooms	$337,852	$354,919

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 PRA.
7. While environmental costs associated with site clean-up will be considered separately, developers must submit a Phase 1 environmental survey with a request for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.
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 PRA.
7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
8. 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 PRA. The PRA 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/PRA 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/PRA 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/PRA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to 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 PRA 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 PRA in accordance with OHCD policy. The PRA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the PRA's Housing Review Committee and approval by the PRA 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 PRA 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 PRA staff review. Following PRA 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 PRA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost-effectiveness of the project. The PRA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project. Disagreements between the developer and the PRA will be resolved by the Executive Director of the PRA.
3. Projects anticipating PRA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the PRA and the developer at the initial development team meeting:
   - 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/PRA 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 PRA 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 PRA 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 PRA (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 PRA 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 PRA, in consultation with OHCD, may decide to recapture the funding or have PHDC, PRA or another organization perform the development.

Continuum of Care Program Processes

OSH issues competitive Requests for Proposals to identify subrecipients of ESG funding. Contracts are awarded on an annual basis and may be renewed for three consecutive years if performance is adequate.

Although funding allocations are not made on a geographic basis, OSH ensures that residents citywide can access the services. In the case of emergency shelter, OSH manages centralized intake, where individuals seeking shelter are assessed and referred to a bed based on availability and special needs. With regard to Rapid Rehousing activities, subcontractors are required to serve individuals throughout the City.

HPRP, and now ESG, are regular agenda items for the Continuum of Care Strategic Planning Committee, where consultation regarding the use of funding occurs. An ESG subcommittee was established in Year 38 whose charge is to ensure CoC consultation with regard to the coordination of ESG; provide input to performance standards and monitoring of ESG subrecipients for performance in order to evaluate outcomes; provide input on allocation of ESG funds; approve written standards/policies and procedures for evaluating eligibility for assistance; determine and prioritize individuals for transitional, rapid re-housing and permanent supportive housing assistance; and ensure completion and submission of information required for the *Consolidated Plan*. Members include public and private sector individuals, including ESG recipients.

A HEARTH/HMIS Data Subcommittee of the CoC is charged with oversight and input regarding the Homeless Management Information System, including funding, policies, and procedures for its administration and operation.

The following performance measures are anticipated for Year 39, which will be tracked by the Office of Supportive Housing on a quarterly basis and shared with the ESG Committee:

1. Recidivism -
   Number of households provided financial assistance/Number of households that enter or return to the shelter system after receiving assistance.
   - Projected accomplishment-
     The recidivism rate will be less than 5 percent.
2. Appropriate amount/type of assistance provided-
   Number of households provided assistance/Number of households returning for additional assistance.
   - Projected accomplishment –
     The number of households seeking additional assistance will be less than 5 percent.
3. Placement into affordable housing –
   Number of households placed into housing/Number of households who remained in housing and at exit were paying 50 percent or less of their gross income towards rent.

- Projected accomplishment –
  The number of households that will have attained and sustained affordable housing based on rent burden standards will be over 50 percent.

Standards of Assistance

Rapid Re-Housing services target families and individuals who are currently residents of Emergency or Transitional Housing programs. The goal is to enable households to move into permanent housing, either market rate or subsidized, by identifying housing options or working with existing subsidized housing providers and providing the household with the financial assistance and housing stabilization services needed to prevent a return to homelessness.

Based on need, households may receive financial assistance to cover rent, security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. Provider agencies use the Self-Sufficiency Assessment and the Financial Assessment in the Homeless Management Information System (HMIS) to determine the package of financial assistance and the social service linkages that each household needs. All intake and service information must be tracked in HMIS.

Target Population

The target population consists of households that were referred from and are currently living in McKinney and City-funded Emergency Housing or Transitional Housing, Department of Behavioral Health Housing or the Family Service Provider Network.

Eligible Participants/Heads of Households:

1. Must be 18 years of age or older.
2. If not 18 years old, must provide documentation of legal emancipation.
3. Household income is at or below 30 percent of Section 8 area medium income. (See Appendix A for median income guidelines).
4. Households that require more than one month's financial assistance must agree to work with and receive after care services from a Housing Stabilization Specialist.
5. Households must be referred from Emergency or Transitional Housing and meet the HUD definition of "literally homeless".

Ineligible Participants/Heads of Households:

1. Households whose income exceeds 30 percent of Section 8 Area Median Income.
2. Households who require more than one month's financial assistance and are unwilling to work with Housing Stabilization Specialist.

ESG funds can be used for the following activities:

Financial Assistance

Financial assistance can include:

a. Rental Assistance

1) Rental arrearages up to 6 months
2) Short-term (1 to 3 months) rental assistance
3) Medium-term (4 to 24 months) rental assistance

b. Security Deposits

c. Utility Assistance

1) Arrearages up to 6 months only if the utility bill is a barrier to the household moving into permanent housing.
2) Utility Deposits (only after all other utility programs for low-income residents have been exhausted)
3) Utility Payments (only after all other utility programs for low-income residents have been exhausted)

d. Moving Cost Assistance

May be provided for reasonable moving costs if relocating a household can prevent the household from becoming homeless and a new residence has been identified. Moving cost assistance can be used for:

1) Truck rental
2) Hiring a moving company
3) Short-term storage fees for a maximum of 3 months or until the program participant is in housing, whichever is shorter.

e. Additional Guidelines Regarding Financial Assistance:

1) Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) for the same month would be considered one month of assistance.
2) The client's rent for a new unit can be subsidized for up to a year with the household contributing 30 percent of its monthly income to the rent and

the Provider Agency covering the remaining portion of the rent with ESG financial assistance.

3) All Packages of Assistance must be approved by a Provider Agency supervisor or program manager.
4) Each household is limited to a maximum of 24 total months of assistance over the course of the three-year ESG program. If arrearage assistance is provided, the number of months should be included in the total months of assistance, not to exceed 24 months.
5) All payments must be made to third parties, such as landlords or utility companies.
6) ESG funds cannot be used for the following activities:
   i. Mortgage assistance
   ii. Food
   iii. Transportation
   iv. Furniture
   v. Other consumer debt

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 offers a wide-array of services and housing programs: homelessness prevention, diversion and rapid re-housing; relocation; short-term emergency housing; case management; referrals to alternative housing options; and adult protective services.

In addition to the services and housing programs offered by providers contracted with OSH, the Philadelphia Continuum of Care (CoC) is composed of numerous nonprofit providers of homeless assistance programs that receive private funding and funding directly from the U.S. Department of Housing and Development.

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 2012 Annual Homeless Assessment Report (AHAR) that the OSH submitted to HUD for the 2012 reporting year (October 1, 2011-September 30, 2012). AHAR data are collected through the city's Homeless Management Information System (HMIS) and include data from 33 emergency housing providers that contract with OSH, as well as 19 programs that participate in HMIS but do not have contracts with OSH. Eighty percent of family emergency housing programs participate in HMIS, while 68 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 beginning on page Appendix 97. Information featured in *Consolidated Plans* prior to Year 37 utilized a different data source to calculate estimates of the homeless population, thus, one cannot compare statistics in this report to those in the *Consolidated Plan* prior to Year 37.

Sheltered Homeless

The Office of Supportive Housing (OSH) gathers and reports data from the centralized emergency housing intake sites and participating CoC housing assistance programs through the online Homeless Management Information System (HMIS). This system contains information dating back to 1989, which supports every facet of Philadelphia's continuum of care of homeless services. Due to the comprehensive nature of the data found in HMIS, the Philadelphia CoC is better able to coordinate and target the available housing resources and services.

During the 2012 federal reporting period, 11,366 homeless persons entered emergency housing in Philadelphia. This count includes 6,587 single adults without children and 1,634 families with 4,779 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 2012 AHAR (reflecting the time period between October 1, 2011 and September 30, 2012), 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 6,587 individual adults in emergency housing during the federal reporting year, over 99 percent were single adult households, and less than 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 4: Gender Distribution of Individual Adults in Emergency Housing

Gender	Percent	
Male	67%	
Female	32%	
Unknown	1%	
Total-Individual Adults		**6,587**

Table 5: Age Distribution of Individual Adults in Emergency Housing

Age Range	Percent	
18 to 30	25%	
31 to 50	47%	
51 to 61	23%	
62 or older	5%	
Total-Individual Adults		**6,587**

Family Homelessness

Emergency housing programs are utilized not only by single adults, but also by families with children. Among the 4,779 individuals in families who entered the emergency housing system in the 2012 federal reporting year, 34 percent were in two-person households, 31 percent in three-person households, 17 percent in four-person households, and 18 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 Philadelphia's homeless families are predominantly between the ages of 1 and 12 years old, and approximately evenly distributed in terms of gender.

Table 6: Gender Distribution of Adults in Families in Emergency Housing

Gender	Percent	
Male	6%	
Female	94%	
Total-Adults in Families		**1,704**

Table 7: Age Distribution of Adults in Families in Emergency Housing

Age of Adults	Percent	
18 to 30	66%	
31 to 50	32%	
51 to 61	2%	
62 or older	<1%	
Total-Adults in Families		**1,704**

Table 8: Age Distribution of Children in Families in Emergency Housing

Age of Children	Percent	
Under 1	13%	
1 to 5	46%	
6 to 12	31%	
13 to 17	10%	
Total-Children in Families		**3,075**

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 2006-2010 American Community Survey, 44 percent of all Philadelphia residents are black or African-American. However, 54 percent of all single adults in emergency housing in the 2012 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 24 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 9: Racial Distribution of Individuals and Families in Emergency Housing

	Individual Adults (n= 6,587)	Persons in Families (n= 4,779)
Black/African-American	62%	67%
White	15%	6%
Asian	<1%	<1%
Multiple Races	<1%	<1%
Unknown	22%	26%

Philadelphia's emergency housing system is more representative of the overall city in terms of ethnic composition than it is race. According to the 2006-2010 American Community Survey, 12 percent of the population identifies as being Hispanic or Latino, while 88 percent is not 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 (80 percent) in emergency housing are not Hispanic. Such statistics follow nationwide trends, as national data featured in the 2011 AHAR found that 84 percent of homeless clients served throughout the country were non-Hispanic and 16 percent were Hispanic.

Table 10: Ethnic Distribution of Individuals and Families in Emergency Housing

	Individual Adults (n= 6,587)	Persons in Families (n= 4,779)
Non-Hispanic/Non-Latino	84%	80%
Hispanic/Latino	6%	6%
Unknown	8%	13%

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 HOME – 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 HOME, 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 Covenant House Pennsylvania, Youth Service, Inc., Youth Health Empowerment Project, the Philadelphia VA Medical Center, and Prevention Point Philadelphia.

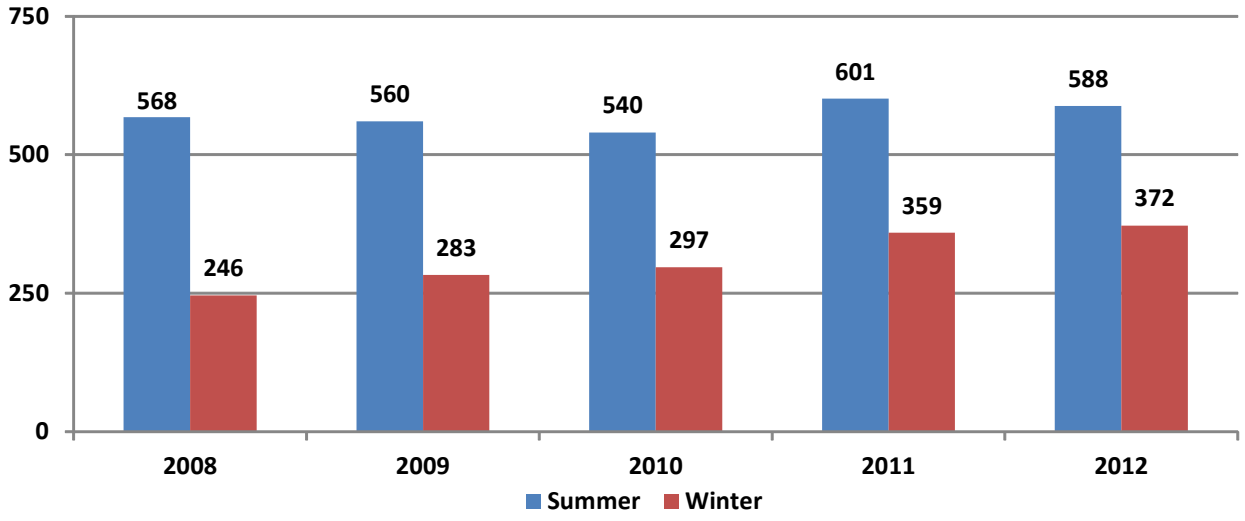
Outreach teams search for people living in areas not meant for human habitation such as streets, sidewalks, subway concourses and highway underpasses. When workers make contact, they begin to develop relationships with the homeless to encourage them to accept assistance that may stabilize their lives. During Fiscal Year 2012 (July 1, 2011 – June 30, 2012), street outreach teams made a total of 35,514 contacts with 5,589 unduplicated people on the streets of Philadelphia. This population of unsheltered adults consisted primarily of African-American (70 percent) or white (26 percent) males (77 percent) between the ages of 40-59 (62 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 regularly to establish an accurate picture of seasonal fluctuations among homeless populations on the street. During 2012, OCC conducted four counts that included Center City, selected parts of North and West Philadelphia and Kensington, and the Philadelphia International Airport terminals.

Table 11: Street Counts – 2012

Date of Count	Number
January 2012	372
May 2012	574
August 2012	588
November 2012	434

Chart 2: Number of Homeless People Living on the Streets of Philadelphia (2008 - 2012)



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.

Housing Needs of Persons with AIDS and AIDS-Related Diseases

Estimate of Populations With AIDS

In 1996, OHCD sponsored a housing needs assessment study of HIV and AIDS in the Philadelphia Region. This 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.

In 2012, OHCD sponsored a new housing needs assessment to better reflect the changes that have occurred with improved HIV medications and a shift in the population of people now living with HIV. The University of Pennsylvania was selected through a competitive RFP process to conduct the needs assessment. This assessment will consist of a compilation of data from the CDC Medical Monitoring Project, AIDS Activities Coordinating Office (AACO) Surveillance Data and the Office of Supportive Housing (OSH) Homeless database. The assessment will also consist of published reports from the surrounding counties, as well as interviews and focus groups with providers and HIV-positive consumers who are or are not connected to services.

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 continue to increase over the next few years.

Table 12: Southeastern Pennsylvania AIDS Cases by County and Date Reported

	Jan. 1, 1980 - Dec. 31, 2011			
County	No. Reported	% of Region	Presumed Living	% of Region
Philadelphia	21,743	83.7%	11,583	85.6%
Bucks	802	3.1%	362	2.6%
Chester	603	2.3%	257	1.8%
Delaware	1,743	6.7%	814	5.9%
Montgomery	1,098	4.2%	517	3.8%
Total	25,989	100%	13,533	100%

Characteristics of the HIV/AIDS population

The populations directly affected by HIV and AIDS have not remained static. The white, gay and bi-sexual male population, which in the early years of the epidemic was perceived to be the main group affected by HIV/AIDS, is no longer predominant. Increasingly, HIV and AIDS affect low-income people (especially persons of color), women (especially women of color) and children, those dually and triply diagnosed with mental illness, substance abuse and those who are homeless. There is also an increase in the number of cases of HIV among gay, bi-sexual and questioning youth (especially persons of color). As there are also more persons who have lived with HIV/AIDS for 20 years or more, many persons living with HIV or AIDS are now experiencing changes and health concerns related to aging, in addition to symptoms they might be experiencing due to HIV/AIDS.

Table 13: Philadelphia AIDS Cases by Gender
Reported No. of AIDS Cases, Jan. 1, 1980 - Dec. 31, 2011

	Number	%
Male	16,578	76.2
Female	5,165	23.7
Total	**21,743**	**100**

Philadelphia

In Philadelphia, the majority of people diagnosed with AIDS since the beginning of reporting have been African-American, with 64.5 percent of the cumulative adult HIV and AIDS cases through December 30, 2011. Whites have the next highest number of cases at 21.1 percent and Hispanics have the third highest number of cases at 12.0 percent. As of December 30, 2010, men who have sex with men (MSM) have the highest number of cumulative cases with 34.3 percent of the total, 31.2 percent are among intravenous drug users (IDU), and heterosexuals make up 28.4 percent of the total.

In Philadelphia in 2005, heterosexual sex accounted for 46.5 percent of newly diagnosed cases, MSM accounted for 26.9 percent of the cases, and IDU accounted for 24.2 percent of cases. As of 2010, MSM and heterosexual cases have become more evenly distributed, with heterosexual cases at 42.8 percent and MSM increasing from 26.9 percent to 41.7 percent of the total cases. In 2005 women comprised nearly 31 percent of newly diagnosed cases but as of 2010, this number decreased slightly to 26.7 percent. The age range with the highest number of newly diagnosed cases is 20 to 29, making up 29.5 percent of the new cases. The 30 to 39 age range is the second highest at 24.7 percent, followed by the 40-49 age range (22.9 percent), the 50+ age range (16.4 percent), the 13 to 19 age range (5.6 percent) and under 13 (0.6 percent).

Housing programs for persons with AIDS will need to continue to provide links to supportive services that include substance-abuse treatment and counseling. There continues to be a need for family-based supportive housing and, as the population with HIV/AIDS ages, there will likely be a need for housing targeted for seniors living with HIV/AIDS.

Table 14: Disproportionate Relationship Between Race and HIV/AIDS in Philadelphia

Race/Ethnicity	Total Population 2011	HIV/AIDS Cases
White	36.9%	21.1%
African-American	42.2%	64.5%
Hispanic	12.3%	12.0%
Other/Unknown	8.9%	2.2%

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, although the number of African-American men and women with AIDS is steadily increasing in all four counties. As in Philadelphia, the number of women continues to climb, as does the number of persons infected through heterosexual sex and IDU. Trends in urban portions of the region such as the City of Chester more closely mirror the City of Philadelphia. The HIV/AIDS housing needs assessment that began in 2012 will work with HIV housing providers in the suburban Pennsylvania counties to better assess the current housing situation and needs.

Income

The 1996 housing survey of persons with HIV/AIDS concluded that the overwhelming majority of respondents 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 Hispanic respondents. People living with HIV/AIDS on fixed incomes such as SSDI and SSI have seen little increases to income over the last five years while rents and utility costs have uniformly increased during this time. This has put an extra burden on individuals and families living with HIV/AIDS, with a greater portion of their monthly income being used for housing and utilities. Utility allowances schedules have not been revised since 2004 and do not accurately reflect current utility costs, causing individuals and families living with HIV/AIDS in HOPWA- and HOME-subsidized units to pay more than the utility allowance covers. The HIV/AIDS Housing Needs Assessment will better assess current income levels and it is expected that a higher percentage of individuals and families living with HIV/AIDS will be living in poverty.

Medical Advances

Since 1996, advances in treatment through the use of Highly Active Anti-Retroviral Treatment (HAART) have led to dramatic improvements in health for many persons with HIV/AIDS. Hospitalizations have decreased and many persons are leading lives with a significantly better quality of life. Though some

persons are returning or considering returning to work, a large number are still not able to work a full-time job. Since people with HIV/AIDS are living longer, healthier lives, there has been a rapid decrease in the turn-over of Tenant-Based Rental Assistance (TBRA) slots.

As a result, the City now maintains a waiting list of nearly 300 individuals and families living with AIDS. The average wait for a housing slot is approximately three-to-five years. Homeless individuals and families tend to have a wait of one-to-six months. Homeless individuals and families are at a much greater risk of rapidly declining health due to the inability to manage complicated medication regimens, especially when mental illness and/or substance abuse are co-factors. There is a growing trend to the Housing First model, which provides stable housing to individuals who may be actively using substances. Once the person receives housing, an array of supportive services including medical, mental health, substance abuse and other services are put in place. Nationally this approach appears to have had a high success rate. In 2012, OHCD funded ActionAIDS, in partnership with Pathways to Housing, to create a Housing First pilot program for 20 homeless and/or chronically homeless individuals. The success of this pilot program will be monitored and the Housing Needs Assessment will provide data on HIV and homelessness to determine if there is a need for additional Housing First slots. If so, the Housing First model requires more funding than TBRA due to the higher cost of the supportive services.

Summary of Housing Needs of 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 incomes on rent and were receiving no housing assistance. Based on data gathered in that survey, the City concluded that existing housing programs benefitted those at the greatest risk of housing instability, but that significant unmet need remained. The HIV/AIDS Housing Needs Assessment currently underway will provide a more up-to-date picture of the housing needs of persons living with HIV/AIDS in the Philadelphia Metropolitan Area. It is expected that the limited increase in incomes combined with higher rental and utilities cost over the last five years will have resulted in a greater number of households spending a higher percentage of monthly incomes on housing.

Independent living situations, rather than congregate or shared living, continue to be the preference for individuals or families with a member living with HIV/AIDS. The past survey and recent anecdotal evidence reported by HIV consumers to OHCD and HIV Service Providers is that persons with HIV/AIDS want most of all to live independently. This desire has led the City to continue to emphasize Tenant-Based Rental Assistance to persons with AIDS.

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 adopts the following Citizen Participation Plan as part of its *Consolidated Plan*.

Encouragement of Citizen Participation

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

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

OHCD further promotes citizen involvement in its program by producing an external newsletter highlighting program accomplishments and community activities and distributing it to civic associations, CDCs, community residents, representatives of and advocates for minorities, people with disabilities and non-English speaking persons, developers, faith-based organizations, local and regional institutions, businesses, elected and appointed officials and the general public through an electronic mailing list that as of March 2013 had approximately 1,000 persons on it. In addition, public hearings are held as described on page 48 and a *Proposed Consolidated Plan* published in order to elicit public input and comment. Those hearings and that *Plan* are publicized through an ad in a newspaper of general circulation, an e-mail to the mailing list, the OHCD website and social media.

OHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages the participation of residents of public and assisted-housing developments in the process of developing and implementing the *Consolidated Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. OHCD provides 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.

Citizen Comment on Citizen Participation Plan

This amended Citizen Participation Plan was incorporated into the *Year 39 Preliminary Consolidated Plan* (see below), was printed and was made available for public comment. Advertisements notifying the public of its availability were placed in a newspaper of general circulation (Philadelphia Daily News) and on the OHCD website. In addition, notices of the availability of the amended Citizen Participation Plan were sent to OHCD's electronic mailing list and noted on social media. Copies were made available in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia (referred to subsequently as "selected public libraries"), and from OHCD in both hard copy and online at www.phila.gov/ohcd. The Citizen Participation Plan remains available to the public on the OHCD website and at OHCD. Upon request, the Citizen Participation Plan is made available in a format accessible to persons with disabilities.

Development of *Consolidated Plan*

OHCD follows a public engagement process that provides the public with multiple opportunities to review and comment upon the *Consolidated Plan* as it is being developed and prior to submission to HUD.

Preliminary Consolidated Plan

OHCD publishes each year a *Preliminary Consolidated Plan* for review and comment by citizens, public agencies and other interested parties. The *Preliminary Consolidated Plan* includes the amount of assistance that the City expects to receive, the range of activities that the City proposes to undertake and the City's Relocation Plan, which outlines the City's plan to minimize the displacement of persons and to assist any persons displaced.

The contents of the *Preliminary Plan* are briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies of the *Preliminary Plan* are made available to citizens on the OHCD website, at selected public libraries and a reasonable number of copies are available for free directly from OHCD. In addition to the newspaper ad, the availability of the *Preliminary Plan* is publicized on the OHCD website, via an e-mail to OHCD's electronic mailing list and through social media.

OHCD provides a period for public comment of not less than 30 days following the publication of the *Preliminary Plan*. During this period OHCD holds the first of two public hearings to obtain citizen input into the consolidated planning process. Two weeks notice is given before holding the public hearing on the *Preliminary Plan*. Comments offered at this hearing are incorporated into the *Consolidated Plan*.

Proposed Consolidated Plan

Following the 30-day period for public review and comment on the *Preliminary Plan*, OHCD issues a *Proposed Consolidated Plan* for review and comment by citizens, public agencies and other interested parties. This document, which incorporates citizen input obtained during the comment period on the *Preliminary Plan*, is submitted to the Philadelphia City Council as part of the ordinance that authorizes the City to apply to HUD for CDBG, HOME and other funding. Like the *Preliminary Plan*, an ad noting its availability is published in a newspaper of general circulation, an e-mail noting its availability is sent to the electronic mailing list, it is publicized through social media, it is placed on OHCD's website and in selected public libraries, and a reasonable number of copies are available for free at OHCD. The public may comment on the *Proposed Plan* at a City Council public hearing (the second of two public hearings on the *Consolidated Plan*) that is held prior to Council voting to adopt the ordinance and the *Consolidated Plan*. The public hearing on the ordinance and plan is scheduled by City Council, which has its own rules regarding public notice for public hearings. Comments offered at this hearing are incorporated into the *Consolidated Plan*.

Amendment Policy

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

Consolidated Plan Substantial Amendment Guidelines

In compliance with federal[1] requirements, a substantial amendment to the *Consolidated Plan* is when:

- the City decides not to carry out an activity originally described in the *Consolidated Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Consolidated Plan*;
- there is a substantial change in the purpose of an activity, that is, a change in the type of activity or its ultimate objective. For example, an amendment would be required if a construction project originally designed to be residential is ultimately proposed to be commercial;
- there is a substantial change in proposed beneficiaries, such as a change in income, area benefit or limited clientele;

[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.

- there is a change in the use of CDBG funds from one eligible activity to another;
- there is a reduction of greater than twenty-five percent (25%) of total activity category funding.

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

Whenever an amendment to the *Consolidated Plan* is proposed, the City will publish notice of it in a newspaper of general circulation and guidance as to where it may be reviewed. A minimum of 30 days will be provided for the public to comment in writing. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice will also state that the public may receive a copy of the finalized amendment upon request.

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

Local regulations additionally require that the CDBG Plan (now part of the *Consolidated Plan*) must be amended when the City proposes any change or changes that alone or in combination with previous changes amount to 10 percent or more in their cumulative effect on the allocation of any year's CDBG program funds. This may occur when the City proposes to use the funds to undertake one or more new activities or proposes to alter the stated purpose, location or class of beneficiaries of previously authorized activities. In this situation, the City will provide notice of the proposed amendment to the individuals and organizations on OHCD's electronic mailing list, publish notice of the proposed amendment in a newspaper of general circulation and guidance as to where it may be reviewed, and provide the public with at least two weeks to review the proposed change. The newspaper notice will indicate that if City Council adopts the amendment in the form of a resolution as submitted, it will be adopted without further notification. The notice will also state that the public may receive a copy of the final resolution (amendment) upon request.

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

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

Cancellation of a Proposed Amendment

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

Consolidated Annual Performance and Evaluation Report

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

Public Hearings

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

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

Access to Local Meetings

OHCD will provide at least two weeks' notice of public hearings and public meetings that are part of the consolidated planning process. At least one of any series of hearings or meetings will be held at a location that is accessible to physically disabled persons.

Availability to the Public and 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. Copies of the *Consolidated Plan* as adopted and the *Consolidated Annual Performance and Evaluation Report* are placed in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia and are available online at www.phila.gov/ohcd. Copies of substantial amendments are available from OHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. 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 that 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.

Access to Records

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

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 programs. 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.

Citizen Complaints

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

Relocation Plan

The Relocation Plan is administered by the Philadelphia Redevelopment Authority's (PRA) 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

PRA 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, PRA 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. PRA'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 Nonprofit 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 PRA.

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. PRA, 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

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 were completed in 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 Philadelphia 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 Section 108 Funding Years 21-38 (FY 1996-2013)

Activity & Project		Amount	CDBG Year	Units*	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		Amount	CDBG Year	Units*	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
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	***$9,239,138***		***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
	Total	***$6,065,000***		***920***	
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
	Total	***$10,073,585***		***378***	
GRAND TOTAL		**$96,125,389**		**2,934**	

* Unit counts are for projects completed, under construction or financed.

Summary of Public Comments

OHCD received public comments at three stages in the development of the *Year 39 Consolidated Plan*.

CAPER and Needs Hearing

On November 19, 2012, OHCD advertised that it would hold a Needs Hearing on December 6, 2012, to solicit comments on housing and community development needs in preparation of the budget for the next fiscal year and on past performance included in the *CAPER* report. OHCD also advertised that it would accept comments through December 10, 2012.

Those testifying recognized the anticipated federal funding reductions and decreased resources, while emphasizing existing and increasing needs. Many speakers also thanked OHCD for past support and outlined the achievements that had been made possible with OHCD funding.

Those testifying called for:

- Continued support for the Mortgage Foreclosure Prevention Program
- Restoration of utility assistance funds to FY 2011 levels
- Increased City commitment from the general fund or capital budget for affordable housing and neighborhood economic development
- Implementation of an effective land bank
- Funding for infill homeownership development and/or rehabilitation
- Real estate tax relief for lower-income residents
- Support for community economic development by providing direct assistance to businesses, assistance to CDCs to staff commercial corridor revitalization strategies, and support for commercial real estate development
- Continued support for the Tangled Title Program
- Maintaining the Homeless & Special Needs set-aside and the allocation for development financing for homeless and special-needs housing
- Vacant lot cleanup
- Continued support for the PHIL-Plus/Mini-PHIL loan products
- Continued support for free tax services to enable lower-income Philadelphians to maximize the Earned Income Tax Credit benefit and to avoid predatory tax refund lenders
- Allocation of funding toward a Housing First model for people with AIDS
- Programs like Targeted Housing Preservation Program, Homeownership Rehabilitation Program and the Basic Systems Repair Program that allow residents to remain in their homes
- Continued support of the land maintenance program

- Continued support of Neighborhood Advisory Committees
- Support for commercial corridors
- Preservation of affordable rental housing
- Restoration of funding for Neighborhood Energy Centers
- Increased coordination between Weatherization and Basic Systems Repair programs
- Continued support for the Heater Hotline
- Improved services to Latinos by the Philadelphia Housing Authority and the Basic Systems Repair Program
- Support for Community Development Corporations
- Addressing the needs of homeless individuals whose disabilities do not meet the federal standards for "special needs"
- Creating permanent housing to cover the shortfall of shelter beds lost in a shelter closing
- More extensive data mining and data integration into strategic programs, including more specific goals related to ending homelessness

Year 39 Preliminary Consolidated Plan Hearing

On April 9, 2013, OHCD advertised that it would hold a hearing on April 23, 2013, to solicit public testimony on the *Preliminary Consolidated Plan*, and that it would accept comments on the *Preliminary Consolidated Plan* through May 9, 2013.

Again, participants acknowledged the severe budget cuts and declining resources, but outlined the needs their individual organizations identified, and many requested the City maintain and/or increase funding. Participants also thanked OHCD for its support.

Those testifying called for:

- Additional general funds for housing and neighborhood economic development purposes
- The release of $6 million in affordable housing funds from a settlement between the City and the Philadelphia Housing Authority
- Decrease in the percentage of CDBG funds going to program delivery and administration
- Support for infill homeownership development
- Support for Neighborhood Energy Centers
- Support for the Heater Hotline Program
- Support for the PHIL-Plus and Mini-PHIL loan products
- Support for housing counseling
- Continued support for the SaveYourHomePhilly hotline
- Restoration of utility assistance funding to FY 2011 levels

- Increased involvement of Latino organizations in the Plan development process
- Greater attention to issues facing Philadelphians who are limited English proficient
- Improved services to Latinos by the Basic Systems Repair Program
- Continued support for the Mortgage Foreclosure Prevention Program
- Support for housing renovation programs
- Continued support for vacant land management
- Continued support for Neighborhood Advisory Committees
- Continued support for economic development and commercial corridor revitalization
- Continued support for the Tangled Title program
- Continued support for the Community Design Collaborative
- Support for the Philadelphia Local Initiatives Support Corporation
- Maintaining both the Homeless and Special Needs set-aside and the allocation for development financing for homeless and special-needs housing
- Property tax relief for lower-income households
- Creation of a centralized land bank
- Support for capacity-building efforts providing technical assistance to agencies that serve homeless populations
- A commitment to prioritizing annual funding for projects that serve victims of domestic violence
- Reconsideration of the use of temporary housing assistance to move families out of homelessness
- Increased development of affordable housing
- Issuance of an RFP for the delivery of tax preparation services targeting Earned Income Tax Credit recipients
- Support for the Targeted Housing Preservation Program and a streamlining of the program
- Support for training for housing counselors
- Support for housing counseling targeted to renters

After the hearing, budget adjustments were made and the Y*ear 39 Proposed Consolidated Plan* was released and transmitted to City Council on May 23, 2013, for its consideration.

Year 39 Proposed Consolidated Plan Hearing

On June 6, 2013, a public hearing was held before City Council's Finance Committee to receive public testimony on the *Year 39 Proposed Consolidated Plan*, followed by a meeting of the Finance Committee to consider the Council bill authorizing the application for federal and state funds. (Note that Council has its own

public notice requirements and advertisement of the hearing was placed by Council consistent with those requirements.) HUD provided OHCD with its Year 39 allocations a few days prior to the hearing, and prior to the hearing OHCD provided Council with recommended budget adjustments based on those allocations.

Council members raised the following issues:

- The impact of federal budget cuts on the homeless
- Possible restoration of the Child Care Facilities Fund, and whether the process of funding child care facilities would be the same as in the past if the funding were restored
- The ratio of operating costs to program costs
- Potential consolidation of housing agencies
- Potential layoffs at the housing agencies

Members of the public who testified acknowledged the resource constraints and emphasized many of the issues mentioned in the previous two hearings as they highlighted the needs of low-income and vulnerable Philadelphia residents.

Those testifying called for

- Support for the Tangled Title Fund
- Reduction in funds allocated to program delivery and general administration
- Increasing the allocation of general funds to housing programs
- Funding for homeownership programs
- Funding for targeted homeownership preservation programs
- The release of $6 million in affordable housing funds from a settlement between the City and the Philadelphia Housing Authority
- Support for the PHIL-Plus and Mini-PHIL loan products
- Support for housing counseling
- Passage of land bank legislation
- Restoration of utility assistance to FY 2011 levels
- Allocation of general funds to prevent layoffs
- Consolidation of PHDC and PRA
- Support for Neighborhood Advisory Committees

Two amendments to the introduced version of the *Year 39 Proposed Consolidated Plan* were proposed and adopted by the Finance Committee on June 6, 2013 – one adopting the amended budget and one concerning the use of the proceeds from sales of properties. The authorizing ordinance was then approved on June 6, 2013 by the Finance Committee and recommended for adoption by the full Council. On June 20, 2013, City Council approved the ordinance authorizing the City to submit the *Consolidated Plan* to HUD for its review and approval.

CAPER and Needs Hearing Participants, December 6, 2012

John Coogan, Community Legal Services

Will Gonzalez, Ceiba

John Rowe, Utility Emergency Services Fund

Rick Sauer, Philadelphia Association of Community Development Corporations

Roxane Crowley, Philadelphia VIP

Kevin Musselman, People's Emergency Center

Christal Bradshaw, ACTION United

Chanel Alexander, Urban Affairs Coalition

Jennifer Goldfarb, ActionAIDS

Sandy Salzman, New Kensington CDC

Tya Winn, Logan CDC

Pita Oxholm, Esperanza

Jerry Bennett, Energy Coordinating Agency

Carolyn Placke and Laura Weinbaum, Project HOME*

Barbara Kelley, Francisville Neighborhood Development Corporation*

*Submitted written testimony by December 10, 2012

Preliminary Consolidated Plan Hearing Participants, April 23, 2013

Beth McConnell, Philadelphia Association of Community Development Corporations

Liz Robinson, Energy Coordinating Agency

Chanel Alexander, Urban Affairs Coalition

Margaret Robinson, SaveYourHomePhilly hotline

Lanette Jordan, Utility Emergency Services Fund

Will Gonzalez, Ceiba

Megan McCoy, Center in the Park

Peter Schneider, Community Legal Services

Sandy Salzman, New Kensington CDC

Gillian Pollard, Urban League of Philadelphia

Gerald Murphy, Wynnefield Overbrook Revitalization Corporation

Michelle Lewis, Northwest Counseling Services

Stefanie Seldin, Philadelphia VIP

Beth Miller, Community Design Collaborative

Shawn McGeth, The Partnership CDC

Andrew Frishkoff, Philadelphia Local Initiatives Support Corporation

Phil Lord, TURN

Kevin Musselman, People's Emergency Center*

Elise Scioscia, Women Against Abuse*

*Submitted written testimony by May 9, 2013

Proposed Consolidated Plan Hearing Attendees, June 6, 2013

Roxane Crowley, Philadelphia VIP

Beth McConnell, Philadelphia Association of Community Development Corporations

Don Kelly, Urban Affairs Coalition

Paul Aylesworth, Women's Community Revitalization Project

John Rowe, Utility Emergency Services Fund

Gary Hawkins, AFSCME Local 1971

Tya Winn, Logan CDC

Gerald Murphy, Wynnefield Overbrook Revitalization Corporation

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.

CDBG Budget for Year 39 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 —PRA	552	Citywide		
					552	1.09%
570.201(b)	Disposition	Program Delivery — OHCD	529	Citywide		
					529	1.04%
570.201(c)	Public Facilities and Improvements	PHS Vacant Land Management	402	Citywide		
					402	0.79%
570.201(e)	Public Services	Housing Counseling & Foreclosure Prevention	5,052	Citywide		
		Vacancy Prevention Activities	110	Citywide		
		UAC- Earned Income Tax Credit	48	Citywide		
		Energy Coordinating Agency	522	Citywide		
		Homeless Rental Assistance	200	Citywide		
		Philadelphia Green	325	Citywide		
		YouthBuild Philadelphia	300	Citywide		
		Business Improvement District Assistance	653	1-9		
					7,210	14.20%
570.201(f)	Interim Assistance					
570.201(g)	Payment of Non-Federal Share					
570.201(h)	Urban Renewal					
570.201(i)	Relocation	Program Delivery — PRA	162	Citywide		
					162	0.31%
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)	Small Businesses	Technical Assistance to Micro Businesses	650	Citywide		
					650	1.28%
570.201(p)	Technical Assistance					
		Capacity-Building Assistance	230	Citywide		
		Philadelphia Association of CDCs	35	Citywide		
		Neighborhood Advisory Committees	1,053	Citywide		
					1,318	2.60%
570.202	Rehabilitation and Preservation	Neighborhood-Based Rental Production	1,937	Citywide		
		BSRP - Tier 2	8,820	Citywide		
		Impact Services Bldg Materials Program	123	Citywide		
		Storefront Improvement Program & Targeted Block Façades	400	Citywide		
		Program Delivery — Housing	11,513	Citywide		
					22,793	44.90%

CFR Number	HUD Activity Category	Con Plan Line Title	Amount (000)	Council District	Category Subtotal	Category %
570.203	Economic Development Activities	PIDC Business and Section 108 Loans	4,300	Citywide		
		Business Attraction and Expansion	300	Citywide		
		PIDC Neighborhood Development Fund	357	Citywide		
		Neighborhood Development Grants	1,000	Citywide		
		Program Delivery Economic Development	897	Citywide		
					6,854	13.50%
570.204	Special Activities by CBDOs	Targeted Corridor Revitalization Management Program	800	1-9		
					800	1.58%
570.205	Planning	Community Design Collaborative	50	Citywide		
					50	0.10%
570.206	Program Administration Costs	General Administration	8,072	Citywide		
					8,072	15.90%
570.705(c)	Section 108 Loan Repayments	Year 25	1,372	5		
					1,372	2.71%
Grand Total					**50,764***	**100%**

* Does not match budget detail due to rounding.

Geographic Boundaries of CDBG-Funded Activities

Activities	Neighborhood(s)	Description
Housing Production		
A. Affordable Rental Housing		
1. Neighborhood-Based Rental Production	Citywide	
Housing Preservation		
A. Housing Counseling		
1. Neighborhood & Citywide Housing Counseling	Citywide	
2. Vacancy Prevention	Citywide	
3. UAC - Earned Income Tax Credit	Citywide	
B. Emergency Repairs, Preservation, Weatherization		
1. Weatherization & Basic Systems Repair Program	Citywide	
2. Energy Coordinating Agency	Citywide	
C. Home Equity Financing and Rehabilitation Assistance		
1. Impact Services Building Materials Exchange Program	Citywide	
Homeless and Special-Needs Housing		
1. Emergency Solutions Grant	Citywide	
2. Rental Assistance/Homeless	Citywide	
3. HOPWA	Citywide	
4. Homelessness Prevention Program	Citywide	
Vacant Land Management		
1. Management of Vacant Land	Citywide	

Activities	Neighborhood(s)	Description
Community Economic Development		
A. Business Assistance		
1. PIDC Business Loan Program	Citywide	
2. Section 108 Loan Program (PIDC)	Citywide	
3. Technical Assistance to Micro Businesses	Citywide	
4. Storefront Improvement Program & Targeted Block Façades	Citywide	
5. Business Attraction & Expansion	Citywide	
B. Community-Based Organization Assistance		
1. PIDC Neighborhood Development Fund	Citywide	
2. Neighborhood Development Grants	Citywide	
3. Targeted Corridor Revitalization Management Program	See Appendix page 11	
4. Business Improvement District Assistance	Citywide	
5. Capacity-Building Assistance for NBOs	Citywide	
C. Employment Services & Training		
1. YouthBuild Philadelphia	Citywide	
Community Planning & Capacity Building		
A. Neighborhood Advisory Committees	Income-Eligible Census Tracts	
B. CDC Support Services and Planning		
1. Community Design Collaborative	Citywide	
2. Philadelphia Association of CDCs	Citywide	
Section 108 Loan Principal And Interest Repayments		
1. 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

OHCD/PRA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
22	Belmont Affordable Homes II	Harold Thomas	42nd St., Belmont Ave., Parrish St.	Rehab	Yes	Multi	20	1	
22	Booth Manor	Salvation Army/Phila Booth Manor	5522 Arch St.	NC	Yes	Multi	50	50	
22	Brooks School	Ingerman Group	5631-43 Haverford Ave.	Rehab	Yes	Multi	33	33	
22	Carl Mackley	Canus Corp/Altman	1401 Bristol St.	Rehab	Yes	Multi	184	18	
22	Lillia M. Crippen Townhouses	WCRP	6th & Berks Streets	NC	Yes	Multi	26	2	
22	Sharswood Apartments	Michaels Development	N. 22nd, Master, Horlen, Sharswood	NC	Yes	Multi	71	4	2
22	Universal Court II	Universal Community Homes	800 S. 16th St.	NC+R	Yes	Multi	21	2	
22	WCRP Berks Street	WCRP	6th & Berks Streets	NC	Yes	Multi	26	2	
23	Raymond Rosen Off-site Replacement Units	PHA	1900-2000 N 21st; 2000 W Berks 2000 Cecil B.Moore; 2000 N. Van Pelt 1700-2000 N. Lambert St. 1700, 1900 Woodstock St. 2000 W. Montgomery/200-2100 W. Norris	NC	Yes	Multi	152	36	
23	Southwark Plaza: On-site Replacement Units	Southwark Dev Corp	Vicinity 3rd/5th/Washington	NC+R	Yes	Multi	470	23	
24	16th & Reed St. Apartments	Presbyterian Homes	16th & Reed Streets	NC	Yes	Multi	85	85	0
24	16th & Federal	Universal Community Homes	16th & Federal Streets	NC+R	Yes	Multi	53	3	1
24	Belmont Affordable III	Thomas	Scattered Sites	Rehab	Yes	Multi	46	3	1
24	Francisville Elderly	Community Ventures/Ridge Vineyard	Edwin, Perkiomen, Poplar Streets	NC	Yes	Multi	42	3	
24	Holmes School	Neighborhood Restoration	55th & Chestnut Streets	Rehab	Yes	Multi	42	4	
24	Kings Highway II	KAN/KARP	2900-3000 Frankford Ave.	NC	Yes	Multi	31	2	0
24	Mt. Sinai	Michaels Development	431 Reed St.	Rehab	Yes	Multi	37	4	4
24	Norris Square Senior Housing	Norris Square Civic Assoc.	2121-37 N. Howard St.	NC	Yes	Multi	35	35	0
24	Ralston/Mercy Douglass House	Ralston/Mercy Douglass	39th & Market Streets	NC	Yes	Multi	55	55	0

OHCD/PRA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
24	Sarah Allen V	Friends Rehab Program (FRP)	700-800 N 40th St.	Rehab	Yes	Multi	27	2	0
24	Spring Garden	Community Builders	Scattered Sites	NC+R	Yes	Multi	97	9	0
24	St. Anthony's	Ingerman Group	2300 Carpenter St.	NC+R	Yes	Multi	54	4	1
24	Taino Gardens	APM	6th & Dauphin Streets	NC	Yes	Multi	42	2	1
25	4200 Mitchell Street-202	Friends Rehab Program (FRP)	4200 Mitchell St.	Rehab	Yes	Multi	65		
26	Elders Place - 202	GGHDC	80 E. Collum St.	Rehab	Yes	Multi	40		
26	Inglis Gardens At Eastwick II	Inglis House Inc.	3026-70 Mario Lanza Blvd.	NC	Yes	Multi	18		
26	Rudolphy-Mercy Douglass-811	Mercy Douglass	3827 Powelton Ave.	NC	Yes	Multi	17		
27	St. Ignatius Senior Housing	St. Ignatius Nursing Home	4402-06 Fairmount Ave.	NC	Yes	Multi	67	7	2
28	FOP Seniors	FOP	730 Byberry Rd.	Rehab	Yes	Multi	106	106	
28	4901 Spruce St.	Pennrose	4901 Spruce St.	Rehab	Yes	Multi	33	2	
28	New Covenant Senior	New Covenant Church	7500 Germantown Ave.	Rehab	Yes	Multi	56	13	
29	Belmont Affordable V	T. J. Properties	918 N. 42nd St.	Rehab+NC	Yes	Multi	24	9	
29	Caribe Towers	HACE	3231 N. 2nd St.	Rehab	Yes	Multi	57	57	
29	Vernon House	Pennrose	1719-25 N. 33rd St.	Rehab	Yes	Multi	68	8	
29	Coral Street Arts House	New Kensington	2444-68 Coral St.	Rehab	Yes	Multi	27	5	
30	Greenway Presbyterian Apts.	Presbyterian Homes	2050 S. 58th St.	New	Yes	Multi	68	4	2
30	Presbyterian Homes	Presbyterian Homes	501 Jackson St.	New	Yes	Multi	68	4	2
31	New Courtland 202	Germantown Homes	6950 Germantown Ave.	Rehab	Yes	Multi	70	3	2
31	Neumann North Senior Housing	Dale Corp.	1729-55 Frankford Ave.	Rehab	Yes	Multi	70	4	2
31	Neumann Senior Housing	NCC Neumann Senior Corp.	1741 Frankford Ave.	Rehab	Yes	Multi	67	4	2
31	Center Park III -- Elderly	Jewish Federation	1901 Red Lion Rd.	New	Yes	Multi	39	4	
31	Simpson Senior Services	Simpson Senior Services	1011 Green St.	New	Yes	Multi	40	2	1
32	Yorktown Arms II	Yorktown CDC	1300 W. Jefferson St.	NC	Yes	Multi	37	37	2
32	Susquehanna Village	Community Ventures	15th Street & Susquehanna Avenue	NC	Yes	Sing/Mult	50	17	2

OHCD/PRA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
32	Sharswood II	Michaels Development	2200 Sharswood St.	NC	Yes	Multi	60	6	3
32	Philip Murray House 202	Phillip Murray II Inc.	2200 Old York Rd.	NC	Yes	Multi	70	4	2
33	Commons at Point Breeze	Universal Community Homes	16th & Federal Streets	NC	Yes	Sing/Mult	55	5	2
33	St. John Neumann Sr. Housing	Catholic Social Services	2600 Moore St.	Rehab	Yes	Multi	75	8	2
33	Angela Court II	St. Ignatius	4400 Fairmount Ave.	NC	Yes	Multi	54	6	1
34	Manuta Presbyterian 202	Presbyterian Homes	600-18 N. 34th St.	NC	Yes	Multi	66	7	3
34	Mt. Tabor Senior	Mt. Tabor	957 N. 6th St.	NC	Yes	Multi	56	12	3
34	Booth Manor II (202)	Salvation Army	5522 Arch St.	NC	Yes	Multi	50	5	1
34	20th and Lehigh Mixed Use	Allegheny West	1913 W. Lehigh Ave.	NC	Yes	Multi	5	1	1
34	Reba Brown Sr. Apartments (202)	Mt. Zion CDC	1450 S. 50th St.	NC	Yes	Multi	75	8	2
34	Paschall Senior Housing (202)	Food for Life	6901 Woodland Ave.	NC	Yes	Multi	63	6	3
35	Ivy Residence II	Salvation Army	4050 Conshohocken Ave.	NC	Yes	Multi	53	6	2
35	Pensdale II	InterCommunity Action	4200 Mitchell St.	NC	Yes	Multi	38	4	2
35	Spring Garden Community Revit.	Spring Garden CDC	1612 Mount Vernon St.	NC+R	Yes	Multi	58	6	4
35	Haven Peniel Senior (202)	Haven Peniel DC	1615 N. 23rd St.	NC	Yes	Multi	55	6	2
36	Osun Village	Universal Community Homes	2308 Grays Ferry Ave.	NC	Yes	Multi	16	2	1
36	Evelyn Sanders II	WCRP	3000 N. Percy St.	NC	Yes	Multi	31	4	2
36	Diamond Street Preservation	Pennrose	3125 W. Diamond St.	Rehab	Yes	Multi	44	5	2
36	Francisville East	Community Ventures	1525 W. Poplar St.	NC	Yes	Multi	44	5	2
37	WPRE II	WPRE	611 N. 39th St.	NC	Yes	Multi	40	8	2
37	Apartments at Cliveden	NewCourtland	319 W. Johnson St.	NC	Yes	Multi	62	8	3
37	Nicetown Court	Nicetown Court Associates	4330 Germantown Ave.	NC	Yes	Multi	37	4	1
37	Burholme Senior Residences	Pilgrim Gardens Senior	7023 Rising Sun Ave.	NC	Yes	Multi	62	8	2
37	Lehigh Park II Repairs	Lehigh Park	2622-46 N. Lawrence St.	Rehab	Yes	Multi	28	6	2

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
NA	Capacity Building Grant	1260 Housing Dev Corp	3512 N. Broad St.	Rehab	Yes	Multi	3	1	
NA	Capacity Building Grant	Hero Inc.	3338 N. Gratz St.	Rehab	Yes	Single	1	1	
NA	Capacity Building Grant	Interact	1607 W. Girard Ave.	Rehab	Yes	Multi	8		
NA	Capacity Building Grant	PCAH	59 N. Felton St.	Rehab	Yes	Single	1	1	
14	Hancock Manor	National Housing Trust	174 W. Allegheny Ave.	Rehab	Yes	Multi	46	3	
14	Von Louhr Apts	PCAH	15-25 S. 61st St.	Rehab	Yes	Multi	25	1	
14	Waller House	National Temple CDC	16th & Jefferson Streets.	Rehab	Yes	Multi		1	
15	1100 Green	HCDI	1109-1117 Green St.	NC	Yes	Multi	15	5	10
15	PEC Permanent	Pennrose Properties	3902 Spring Garden St.	Rehab	Yes	Multi	9	1	
15	PEC Transitional	PEC CDC	3902 Spring Garden St.	Rehab	Yes	Multi	11	1	
16/17/18	Germantown YMCA	Germantown Ymca	5722 Greene St.	Rehab	Yes	Multi	128	122	
18	1515 Fairmount	Project H.O.M.E.	1515 Fairmount Ave.	Rehab	Yes	Multi	48	2	2
18	Genesis II - Caton House	Genesis/Tara Dev	1239 Spring Garden St.	Rehab	Yes	Multi	20	20	
18/19	Family House Now	Resources For Human Dev	1028-30 N. 48th St	Rehab	Yes	Multi	11	11	
19	1260 Preston	1260 Housing Dev Corp	418-28 N. Preston St.	Rehab	Yes	Multi	7	1	6
19	OIC Village I	Opportunities Industialization Ctr	1917-21 Oxford Ave.	NC	Yes	Multi	44	4	
19	Proyecto Escalera	APM	2355 Germantown Ave.	Rehab	Yes	Multi	27	2	
19	St Elizabeth's	Project HOME	1850 N. Croskey St.	Rehab	Yes	Multi	24	1	
19/20	Calcutta House	Calcutta House	1601-05 W. Girard Ave.	12NC+4R	Yes	Multi	16	14	
19/20	Imani Homes	PEC CDC	West Powelton Scattered	Rehab	Yes	Multi	24	1	1
20	81 E. High St. Manor	Resources For Human Dev	81 E. High St.	Rehab	Yes	Multi	15	4	
20	Rowan House	PEC CDC	39th & Baring Streets	Rehab	Yes	Multi	26	4	
20/21	1260 Thompson/Walnut	1260 Housing Dev Corp	4230 Thompson St. 1324 Walnut St.	NC+R	Yes	Multi	35	11	24
20/21	Center City YWCA	Ingerman Group	20th & Chestnut Streets	Rehab	Yes	Multi	60	60	60
20/21	Marlton Residence	Pennrose/We The People	1700 Marlton Ave.	Rehab	Yes	Multi	25	2	2

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
21	1260 Center West	1260 Housing Dev Corp	4101 Chestnut St., 900 blk Lombard St.	Rehab	Yes	Multi	17	1	9
21	1260 Reed	1260 Housing Dev Corp	501-07 Reed St.	Rehab	Yes	Multi	18	15	
21	Fourth Street Access	APM/1260 Housing Dev Corp	1912-1930 N. 4th St.	NC	Yes	Multi	24	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	2	50
22	Calcutta House II	Calcutta House	1607 W. Girard Ave.	Rehab	Yes	Multi	6	1	
22	Haddington III	PCAH	Scattered Site	Rehab	Yes	Multi	20	1	
22	H.E.L.P I	H.E.L.P Inc.	4900 Wyalusing Ave.	NC	Yes	Multi	40		
22	VOA	Ingerman Group	2601 N. Broad St.	Rehab	Yes	Multi	108		
22	Reed Street SRO	Salvation Army	32nd & Reed Streets	Rehab	Yes	Multi	66	66	66
23	Bethesda Transitional	Bethesda Project, Inc.	816 N. 20th St.	Rehab	Yes	Multi	16		
23	Dignity II	Dignity Housing	5151, 5153, 5155 Wayne Ave.	Rehab	Yes	Multi	16	2	
23	Drueding Center 2	Drueding Center/Project Rainbow	413 W. Master St.	Rehab	Yes	Multi	9	1	
23	Elkins Residence	Albert Einstein	11th & Clarkson Streets	Rehab	Yes	Multi	73	73	73
23	Horizon House II	Horizon House	6015 Limekiln Pike	NC	Yes	Multi	18	2	
23	Overington Transitional House	Overington Housing Inc.	1528-30 Overington St.	Rehab	Yes	Multi	13	1	
23	Project Hope/Raise of Hope	Hope Partners	5122 N. Carlise, 6818 N. 17th St.	Rehab	Yes	Single	2	2	
23	Rowan Homes I	Project HOME	2800 Diamond St.	NC	Yes	Multi	8		
23	Rowan Homes II	Project HOME	1900 W. Judson St.	NC	Yes	Multi	32	2	
24	6th & Montgomery Special Needs	WCRP	1800 Blk N. 6th St., Marshall Street 600 Blk Montgomery Ave.,W. Wilt Streets	NC	Yes	Multi	20	6	2
24	Enhanced Services Project	Dignity Housing	Northwest Scattered Sites	Rehab	Yes	Multi	9	1	1
24	Spring Street Housing	PCAH	Haddington, Cobbs Creek Scattered	Rehab	Yes	Single	20	1	1
25	Drueding Rainbow	Drueding Center/Project Rainbow	1348 N. 4th St.	Rehab	Yes	Multi	10	1	
26	Interim House West	Phila.Health Management Corp.	4100 Parkside Ave, 4100 Viola St.	NC	Yes	Multi	20		

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
26	Shelia Brown Women's Ctr	Shelia Brown/UCH	2000-04 Ellsworth St.	Rehab	Yes	Multi	9	1	
26	Veterans Shared Housing	Impact Services	124 E. Indiana Ave.	NC	Yes	Multi	7	2	
27	Lillia Crippen Townhouses II	WCRP	6th Street & Montgomery Avenue	NC	Yes	Multi	20		
27	Dignity Enhanced Service Project	Dignity Housing	1646 W. Nedro Ave./1941 S. Ithan St.	Rehab	Yes	Multi	9	8	2
27	St. Ignatius Senior Housing	St. Ignatius Nursing Home	4402-06 Fairmount Ave.	NC	Yes	Multi	67	7	2
28	Avondale Housing	ACHIEVEAbility	Scattered sites	Rehab	Yes	Single	18	1	1
28	Melville Way	Traveler Aid-Melville Way	4520-22 Walnut St.	Rehab	Yes	Multi	8	1	
28	Visitation Transitional Housing	Catholic Social Services	2640-46 Kensington Ave.	NC	Yes	Multi	18	1	1
29	Casa Nueva Vida	ActionAIDS	2600 N. 6th St.	NC	Yes	Multi	12	5	
29	Monument Mews	1260 Housing	4300 Monument Rd.	Rehab	Yes	Multi	60	6	
29	Karen Donnally Townhouses	WCRP	4th & Diamond Streets	NC	Yes	Multi	32	6	
29	Mascher Street Townhouses	WCRP	2742-70 Mascher St.	NC	Yes	Multi	12	2	
30	Respite II	Catch Inc.	1208-12 S. 15th St.	NC	Yes	Multi	16	16	
32	Gaudenzia Tioga Arms	Gaudenzia	1828-30 W. Tioga St.	Rehab	Yes	Multi	30	2	
32	Powelton Heights Housing	1260 Housing	4113-15 Warren St.	NC	Yes	Multi	48	5	
32	Cloisters III	PEC CDC	Scattered sites	Rehab	Yes	Multi	50	4	
32	Cecil Housing	ACHIEVEAbility	Scattered sites	Rehab	Yes	Single	11	2	
32	Mantua 811	1260 Housing	3613-21 Fairmount Ave.	NC	Yes	Multi	10	10	
33	Project Restoration	Women of Excellence	2848-50 N. 9th St.	Rehab	Yes	Multi	14	14	
33	Inglis Gardens at Washington	Inglis House	1200-06 Washington Lane	NC	Yes	Multi	15	15	
33	Melon SIL 811	Columbus Property Management	3616-28 Melon St.	NC	Yes	Multi	10	10	
33	Inglis Gardens at Germantown	Inglis House	332-34 E. Walnut Lane	NC	Yes	Multi	15	15	
33	Inglis Apartments at Elmwood	Inglis House	6100-6298 Eastwick Ave.	NC	Yes	Multi	40	40	
33	Inglis Gardens at Germantown	Inglis House	332-334 E. Walnut Lane	NC	Yes	Multi	15	15	1

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
33	Melon SIL	1260 Housing	3616-18 Melon St.	NC	Yes	Multi	10	10	1
33	Project Restoration	Women of Excellence	2848-50 N. 9th St.	Rehab	Yes	Multi	14	14	1
33	Fresh Start	Methodist Services	4200 Monument Ave.	NC	Yes	Multi	11	2	1
33	Inglis Apartments at Elmwood	Inglis House	6100-6298 Elmwood Ave.	NC	Yes	Multi	40	40	1
34	St. Elizabeth's Recovery Residence	Project HOME	1850 N. Croskey St.	Rehab	Yes	Multi	20	4	2
34	Generations II	Northern Home for Children	5301 Ridge Ave.	Rehab	Yes	Multi	8	2	1
34	LCIP I	Liberty Resources	7600 E. Roosevelt Blvd	Rehab	Yes	Multi	5	5	1
34	Evelyn Sanders I	WCRP	3013 Percy St.	NC	Yes	Multi	42	8	2
35	LCIP II	Liberty Resources	1100 S. Broad St.	Rehab	Yes	Multi	11	11	1
35	Bernice Elza Homes	PEC CDC	3803 Brandywine St	Rehab	Yes	Multi	6	1	0
35	Fattah Homes	PEC CDC	3902 Lancaster Ave.	NC	Yes	Multi	6	1	1
35	Dual Diagnosis Program	Impact Services	124 E. Indiana Ave.	Rehab	Yes	Multi	8	4	1
35	Venango Place	Gaudenzia	2100 W. Venango St.	NC+R	Yes	Multi	45	8	4
36	My Place Germantown	Community Ventures	209 E. Price St.	Rehab	Yes	Multi	11	3	1
36	Rites of Passage	Covenant House	2613 Kensington Ave.	NC	Yes	Multi	18	2	1
36	Connelly House	Project HOME	1211 Clover St.	NC	Yes	Multi	79	8	3
37	Jannie's Place	PEC CDC	640 N. 40th St.	NC	Yes	Multi	26	5	1
37	Ogden Gardens	Autism Living and Working	4033 Ogden St.	Rehab	Yes	Multi	4	1	1
37	419 Chandler Supported Ind. Living	1260 Housing Development Corp.	419 Chandler St.	Rehab	Yes	Multi	6	1	1
37	James Widener Ray, 2101 Venango	Project HOME	2101 W. Venango St.	Rehab	Yes	Multi	53	6	3
37	Patriot House	CATCH	1221-25 S. 15th St.	NC/Rehab	Yes	Multi	15	3	1
37	Shelton Court	Gaudenzia	6433 N. Broad St.	Rehab	Yes	Multi	20	2	1

Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Homeless and Persons Threatened With Homelessness

Facilities Providing Overnight Accommodations; Associated Services

The City of Philadelphia has developed and implemented a strategic system for preventing and addressing homelessness and the needs of homeless persons and families.

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 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 Re-housing

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 three categories of time-limited activities: homelessness prevention, rapid rehousing, 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.

August 2012 ended the three-year period for which funding for HPRP was allocated. The HPRP program served a total of more than 4,000 households through prevention assistance and 1,385 households through rapid rehousing. Subsequent funding for prevention and rapid rehousing activities will be allocated through the Emergency Solutions Grant. However, funding for prevention and rapid rehousing activities through ESG will be at much lower levels than that of the HPRP program. OSH projects that over the next five years, the annual demand for rapid rehousing assistance will be approximately 630 households for a total of 3,150 households. The recidivism rate for all households served through HPRP is 11.0 percent.

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 residents of units declared unfit or unsafe.

Rental Assistance

1n 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 (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.

Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia

Organization	Services	Service Type(s)
Social Security Administration	■ Social Security Income ■ Social Security Disability Income ■ Supplemental Security Income (SSI)	■ Income
Pennsylvania Department of Public Welfare	■ Temporary Assistance for Needy Families (TANF) ■ State Children's Health Insurance Program (SCHIP) ■ Medicaid ■ Food stamps ■ Employment training	■ Income ■ Healthcare ■ Wellness and nutrition ■ Employment
U.S. Department of Veterans Affairs	■ Veterans benefits ■ Healthcare for Homeless Veterans (HCHV) ■ HUD-VASH Housing Choice Vouchers ■ Supportive Services for Veterans and their Families (SSVF) ■ Grant and Per Diem (GPD) housing for homeless Veterans ■ VA Domiciliary housing for homeless Veterans	■ Income ■ Healthcare ■ Employment ■ Housing
Pennsylvania Department of Labor & Industry	■ Unemployment compensation ■ Employment training	■ Employment ■ Income
Philadelphia Department of Behavioral Health	■ Behavioral health services ■ Housing ■ Employment training	■ Healthcare ■ Employment ■ Income ■ Housing
Child Care Information Services of Philadelphia	■ Child care location services ■ Assistance with child care payments	■ Child care
Philadelphia Workforce Development Corporation	■ Employment training and job skills development	■ Employment
Philadelphia Mental Health Care Corporation	■ Behavioral healthcare services ■ Housing	■ Healthcare ■ Housing
Public Health Management Corporation	■ Healthcare for the homeless ■ Housing ■ Recovery services	■ Healthcare ■ Housing ■ Addiction services

Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia (contd.)

Organization	Services	Service Type(s)
City of Philadelphia Office of Supportive Housing	■ Emergency shelter ■ Transitional housing ■ Homeless prevention ■ Rapid rehousing	■ Housing
City of Philadelphia Continuum of Care (under the leadership of the McKinney Strategic Planning Committee)	■ Emergency shelter ■ Transitional housing ■ Permanent supportive housing ■ Healthcare ■ Employment training and job skills development ■ Behavioral health services ■ Homeless prevention ■ Emergency relocation services	■ Housing ■ Healthcare ■ Employment
School District of Philadelphia	■ Tokens for children living in emergency shelter ■ Uniforms and school supplies for children living in shelter	■ Education
Philadelphia Department of Public Health	■ Healthcare services for homeless individuals and families	■ Healthcare
Philadelphia Housing Authority (Public housing)	■ Subsidized housing ■ Housing Choice Vouchers (HCV) ■ Employment training and job skills development	■ Housing ■ Employment

Philadelphia Continuum of Care 2013 McKinney Housing Inventory Tables

The accompanying tables reflect the complete inventory, as of January 31, 2013, of Emergency, Transitional, Permanent Supportive, and Rapid Rehousing Programs within the Philadelphia Continuum of Care.

Key—Housing Type

Emergency Housing

Any facility that the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific subpopulations of the homeless, while they prepare to move into more stable housing. The housing and services are typically provided for up to 90 days or until specific goals are accomplished by the client.

Transitional Housing

Is one type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. It is housing in which homeless persons may live up to 24 months and receive supportive services that enable them to live more independently. The supportive services may be provided by the organization managing the housing or provided by other public or private agencies.

Safe Haven

Serves hard-to-reach homeless persons who have severe mental illness, are on the streets and have been unable or unwilling to participate in supportive services. The program provides 24-hour residence for an unspecified duration. Safe Havens do not require participation in services and referrals as a condition of occupancy. Rather, it is hoped that after a period of stabilization in a safe haven, the resident will be more willing to participate in services and referrals and will eventually be ready to move to more traditional form of housing.

Permanent Supportive Housing

Provides long-term (not time-limited), safe, and decent housing for homeless persons with disabilities. Permanent housing is the ultimate goal of the Continuum, and may be provided in a structure or at scattered sites. Permanent supportive housing enables homeless persons to live independently.

Rapid Rehousing

Rapidly rehouses persons who are homeless into private market housing. Provides rental assistance and supportive services on a time-limited basis.

Key—Inventory type

C	Current Inventory - Beds that were available for occupancy on or before January 31, 2012.
N	New Inventory - Beds that became available for occupancy between February 1, 2012 and January 31, 2013.
U	Under development - Beds that are fully funded but were not available for occupancy as of January 31, 2013.

Key—Bed Type (Emergency Housing Only)

F	Facility-Based Beds - Beds (including cots or mats) are located in a residential homeless assistance facility
O	Other Beds - Beds are located in a church or other facility not dedicated for use by persons who are homeless.
V	Voucher Beds - Beds are located in a hotel/motel and made available by a homeless assistance program through vouchers or other forms of payment.

Key—Target Population A

CO	Couples only, no children
HC	Households with children
SF	Single females
SFHC	Single females and households with children
SM	Single males
SMHC	Single males and households with children
SMF	Single males and females
SMF + HC	Single males and females plus households with children
YF	Youth females (under 18 years old)
YM	Youth males (under 18 years old)
YMF	Youth males and females (under 18 years old)

Key—Target Population B

DV	Domestic violence victims only
VET	Veterans only
HIV	HIV/AIDS populations only

Key—McKinney-Vento Funding

Yes	Program receives any HUD McKinney-Vento Act funding, including Emergency Solutions Grants (ESG), Supportive Housing Program (SHP), Shelter Plus Care (SPC) and Section 8 Moderate Rehab Single-Room Occupancy (SRO)
No	Program does not receive any funding through any McKinney-Vento Act Grant Programs

Key—Household Type

Beds HH w/ Children	Beds designated for households with at least one adult and one child
Units HH w/ Children	Units designated for households with at least one adult and one child
Beds HH w/o Children	Beds designated for households without children
Beds HH w/Only Children	Beds designated for households composed entirely of persons under the age of 18
Seasonal Beds	(Emergency Housing Only Beds available on a continuous basis during high-demand seasons of the year
Overflow Beds	(Emergency Housing Only) Beds that are available temporarily and sporadically during high-demand seasons of the year
CH Beds	(Permanent Supportive Housing and Summary Chart) Beds that are reserved exclusively for chronically homeless persons as defined by HUD

HMIS Beds

A bed is considered an "HMIS Bed" if the provider is entering data into HMIS on the clients served. The Homeless Management Information System (HMIS) is a computerized data collection system that tracks services received by homeless people, helps identity gaps in services within the continuum, and allows for greater collaboration among service providers as the system provides a "history" of a homeless person's involvement in the system of care. This system is required by HUD for all continuums of care.

PIT Count

Number of persons in the program on the night of the Annual Homeless Point in Time Count (January 31, 2013). If blank, program did not participate in the PIT Count.

Utilization Rate

Calculated based on the program's total bed capacity (including year-round, seasonal, and overflow beds) and the number of beds occupied on the night of the PIT count.

Housing Inventory Table—Emergency Shelters

Organization	Program	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/only Children	Year Round Beds
ACTS Christian Trans Services	ACTS House	C	F	SF		No			24		24
ACTS Christian Trans	ACTS-Master	C	F	HC		No	159	55			159
ART House	ART House (drug free)	C	F	SM		No			12		12
ART House	ART House (methadone)	C	F	SM		No			16		16
Baptist Children's Services	RHYA Rosenberger Emerg. Shelter	C	F	YMF		No				4	4
Bethesda Project	Our Brother's Place	C	F	SM		No			150		150
Calcutta House	Calcutta House	C	F	SMF	HIV	No			4		4
Catholic Social Services	Good Shepherd	C	F	SM	HIV	No			12		12
Catholic Social Services	McAuley House	C	F	SF	HIV	No			6		6
Catholic Social Services	Mercy Hospice	C	F	SFHC		No	16	8	23		39
Catholic Social Services	St. John's Hospice	C	F	SM		No			40		40
Covenant House Pennsylvania	Covenant House - PA Crisis Ctr.	C	F	SMF+HC		No	4	4	46		50
Darin Moletta	Moletta II	C	F	SM		No			12		12
Darin Moletta	Moletta Personal Care	C	F	SF		No			12		12
Divine Light	Divine Light	C	F	SM		No			8		8
Episcopal Community Services	St. Barnabas Mission	C	F	HC		No	100	39			100
Fresh Start Foundation	Fresh Start I	C	F	SM		No			15		15
Fresh Start Foundation	Fresh Start IV	C	F	SM		No			17		17
Fresh Start Foundation	Fresh Start V	C	F	SM		No			17		17
Fresh Start Foundation	Fresh Start VI	C	F	SF		No			14		14
Gaudenzia Foundation Inc.	Gaudenzia Washington House	C	F	HC		No	0	0			0
Gaudenzia Foundation Inc.	Gaudenzia Winter House	N	F	SF		No					
Gaudenzia Foundation Inc.	House of Passage	N	F	SF		Yes			100		100
Gaudenzia Foundation Inc.	School House Lane	C	F	SM		No			23		23
Gibson Foundation	Gibson House	C	F	SF		No			12		12
Love and Care	Darlene Morris-616	C	F	HC		No	18	4			18
Love and Care	Darlene Morris-618	C	F	HC		No	18	4			18
Love and Care	Darlene Morris-620	C	F	HC		No	18	3			18
Love and Care	Darlene Morris-622	C	F	HC		No	18	5			18
Lutheran Settlement House	Jane Addams	C	F	HC		No	86	29			86
Mt. Airy Bethesda Inc.	Stenton Family Manor	C	F	HC		No	220	65			220
One Day at a Time	Homeless Outreach - Safe Haven	C	F	SM		No			13		13
One Day at a Time	ODAAT - Lehigh	C	F	SM		No			13		13
One Day at a Time	Safe Haven	C	F	SM		No			25		25
One Day at a Time	Women's Entry - Safe Haven	C	F	SF		No			13		13
People's Emergency Center	People's Emergency Center	C	F	HC		No	41	8		8	49
Phila. Brotherhood Rescue Mission	Emergency Shelter (PBRM)	C	F	SM		No			95		95
Project HOME	Kairos House (Temp)	C	F	SMF		No					
Project HOME	St. Columba's Winter Respite/Temp	C	F	SM		No					

HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availability Start Date	Availability End Date	O/V Beds	HMIS O/V Beds	PIT Count	Total Beds	Utilization Rate
	24			100%								15	24	62%
159			100%			0	0					148	159	93%
	12			100%		0	0					12	12	100%
	16			100%		0	0					13	16	81%
		0										2	4	50%
	150			100%		0	0					135	150	90%
	4			100%								3	4	75%
	12			100%		0	0					12	12	100%
	6			100%		0	0					5	6	83%
8	23		50%	100%		0	0					22	39	56%
	28			70%		0	0					37	40	92%
0	0					0	0			6	0	58	56	104%
	12			100%		0	0					10	12	83%
	12			100%		0	0					11	12	92%
	8			100%								7	8	88%
100			100%			0	0					95	100	95%
	15			100%		0	0					12	15	80%
	17			100%		0	0					12	17	71%
	17			100%		0	0					14	17	82%
	14			100%		0	0					10	14	71%
0						45	45	12/1/2012	3/13/2013			30	45	67%
						40	40	12/1/2012	3/31/2013			38	40	95%
	100			100%								91	100	91%
	23			100%		0	0					19	23	83%
	12			100%		0	0					9	12	75%
18			100%			0	0					9	18	50%
18			100%			0	0					17	18	94%
18			100%			0	0					11	18	61%
18			100%			0	0					15	18	83%
86			100%			0	0					83	86	97%
220			100%			0	0					195	220	89%
	0					0	0					13	13	100%
	13			100%		0	0					10	13	77%
	0					0	0					25	25	100%
	0					0	0					13	13	100%
41		8	100%		100%	0	0					66	49	135%
	0					0	0					60	95	63%
										1	0	1	1	100%
						5	5	1/16/2013	4/12/2013	1	0	2	6	33%

Housing Inventory Table—Emergency Shelters

Organization	Program	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/only Children	Year Round Beds
Project HOME	St. Elizabeth's Recovery Residence - EH	C	F	SM		No			5		5
Project HOME	Women of Change Winter Respite/Temp	C	F	SF		No					
PHMC	Bridges Step-Down	C	F	SFHC		No	28	14	2		30
RHD	Fernwood East	C	F	SM		No			0		0
RHD	Fernwood West	C	F	SM		No			66		66
RHD	Kailo Haven - Safe Haven	C	F	SM		No			30		30
RHD	Progress Haven - Safe Haven	C	F	CO		No			20		20
RHD	RHD Cedar Park - Safe Haven	C	F	SF		No			22		22
RHD.	Woodstock Family Center	C	F	SFHC		Yes	202	56	8		210
SELF Inc.	Erie House	C	F	SF		No			26		26
SELF Inc.	Outley Annex	C	F	SM		No			54		54
SELF Inc.	Outley House	C	F	SM		No			200		200
SELF Inc.	Park Avenue - Safe Haven	C	F	SM		No			19		19
SELF Inc.	Richard Jones House	C	F	SM		No			12		12
SELF Inc.	Station House	N	F	SM		No			100		100
SELF Inc.	Susquehanna House Shelter	C	F	SF		No			22		22
Sobriety through Outpatient (STOP)	TARP Recovery House	C	F	SM		No			16		16
Straight Inc.	Straight I	C	F	SM		No			12		12
Sunday Breakfast Rescue Mission	Men's Shelter + Recovery Program	C	F	SM		No			250		250
The Salvation Army	Eliza Shirley	C	F	SFHC		No	94	37	6		100
The Salvation Army	Salvation Army-Red Shield	C	F	HC		No	119	42			119
The Veterans Group	Emergency Shelter (VG)	C	F	SM	VET	No			48		48
Traveler's Aid Society of Phila.	Family Residence at Kirkbride	C	F	HC		Yes	223	73			223
Trevor's Campaign	Trevor's Place	C	F	HC		No	72	23			72
Urban Affairs Coalition	Somerset Men's Low Demand Enagagement	C	F	SM		No			97		97
Urban Affairs Coalition	Somerset Women's Initiative Program	C	F	SF		No			66		66
Women Against Abuse	WAA Emergency Shelter	C	F	SFHC	DV	No	80	40	20		100
Youth Service Inc.	Youth Emergency Service	C	F	YMF		No				20	20
Arch Street Methodist Church	SREHUP	C	O	SM		No					
Bethesda Project	Old First Reformed Church	C	O	SM		No			0		0
Bethesda Project	St. Mary's Church	C	O	SM		No			32		32
Bethesda Project	Trinity Memorial Church Winter Shelter	C	O	SM		No			0		0
Northwest Philadelphia Interfaith Hospitality Network	NPIHN EH	C	O	HC		No	25	7			25
RHD	Lee Rec Ctr	N	O	SM		No					
SELF Inc.	Mantua Rec Ctr/ Richard Wright	C	O	SM		No					
						Totals	**1,541**	**516**	**1,855**	**32**	**3,428**

HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availability Start Date	Availability End Date	O/V Beds	HMIS O/V Beds	PIT Count	Total Beds	Utilization Rate
	5			100%		0	0					5	5	100%
						5	5	12/3/2012	4/12/2013			4	5	80%
28	2		100%	100%		0	0					21	30	70%
	0					70	70	12/1/2012	3/31/2013			46	70	66%
	66			100%								61	66	92%
	0					10	0	12/15/2012	4/15/2013			38	40	95%
	0					0	0					20	20	100%
	0					0	0					21	22	95%
202	8		100%	100%		0	0					172	210	82%
	26			100%		0	0					16	26	62%
	54			100%		0	0					44	54	81%
	200			100%		0	0					196	200	98%
	0					0	0					18	19	95%
	12			100%		0	0					10	12	83%
	100			100%								100	100	100%
	22			100%		0	0					21	22	95%
	16			100%								12	16	75%
	12			100%		0	0					10	12	83%
	0					0	0					183	250	73%
94	6		100%	100%		0	0					56	100	56%
119			100%			0	0					104	119	87%
	0					0	0					48	48	100%
223			100%			0	0					220	223	99%
72			100%			4	4	12/1/2012	4/15/2013			45	76	59%
	97			100%								89	97	92%
	66			100%								60	66	91%
						0	0					91	100	91%
		20			100%	0	0					19	20	95%
						30	0	11/19/2012	4/19/2013			18	30	60%
	0					30	0	11/1/2012	4/1/2013			26	30	87%
	0					0	0					31	32	97%
	0					22	0	11/11/2012	4/13/2013			22	22	100%
0						0	0					19	25	76%
						25	25	12/14/2012	4/30/2013			0	25	0%
						70	70	12/5/2012	3/31/2013			52	70	74%
1,424	**1,210**	**28**				**356**	**264**			**8**	**0**	**3,238**	**3792**	

Housing Inventory Table—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	Beds HH w/only Children
1260 Housing Development Corp.	Sheila Brown Women's Center	C	HC	DV	Yes	27	9	0	
ACHIEVEability	AppleTree Housing	C	HC		Yes	54	18		
ACHIEVEability	Haddington Housing Initiative	C	HC		Yes	63	21		
Bethesda Project	Sanctuary	C	SM		Yes			16	
Carson Valley Children's Aid	CVCA Transitional Housing Program	C	SMF+HC		Yes	8	4	8	
Catholic Social Services	Visitation Homes	C	HC		Yes	47	18		
Covenant House Pennsylvania	Rights of Passage	C	SMF		No			20	
DePaul USA	DePaul House	C	SM		No			27	
Dignity Housing	Dignity II Transitional Housing	C	SFHC		Yes	42	14	2	
Dignity Housing	Dignity III - Better Options for Self-Sufficiency (BOSS)	C	HC		Yes	24	8		
Diversified Housing Solutions, Inc.	GPD Richard's Place	U	SM	VET	No			30	
Drueding Center	Project Rainbow	C	HC		Yes	81	30		
Fresh Start Foundation	GPD Fresh Start Veterans Program (3017)	C	SM	VET	No			30	
Fresh Start Foundation	GPD Fresh Start Veterans Program (3309)	C	SM	VET	No			15	
Friends Rehabilitation Program Inc.	FRP THP	C	HC		No	370	123		
Gaudenzia Foundation Inc.	Gaudenzia OHCD Transitional Program	C	SMF	HIV	No			7	
Gaudenzia Foundation Inc.	Gaudenzia Transitional Living Program (OSH)	C	HC		No	40	17		
Germantown Life Enrichment Center	Penn Free	C	SM		No			45	
HELP Development Corporation	HELP Philadelphia	C	HC		Yes	110	50		
Horizon House, Inc.	Supports to Achieve Self-Sufficiency	C	SMF		Yes			20	
Horizon House, Inc.	Susquehanna Park	C	SM		No			25	
Impact Services Corporation	GPD Dual Diagnosis II	C	SM	VET	No			32	
Impact Services Corporation	GPD Independence Zone	C	SMF	VET	No			4	
Impact Services Corporation	GPD VA-Hancock	C	SMF	VET	No			29	
Impact Services Corporation	GPD Veteran Shared Housing Initiative/ DDX I	C	SM	VET	Yes			24	
Methodist Family Services of Phila.	Bridge House	C	SF		No			32	
N Philadelphia Health System (NPHS)	Miracles in Progress II Sanctuary Program	C	SM		No			41	
Northern Homes	Generations II	C	HC		Yes	24	8		
Northwest Philadelphia Interfaith Hospitality Network	NPIHN TH	C	HC		No	12	4		
Overington House Inc.	Overington House Transitional Housing	C	HC		Yes	31	13		
PathwaysPA	PathwaysPA Transitional Living Program	C	SFHC		No	5	3	2	
People's Emergency Center	3902 Transitional Housing	C	HC		Yes	38	11		
People's Emergency Center	Rowan House	C	HC		Yes	74	26		
Potters House Mission	Potters House	C	HC		No	21	7		
Project HOME	GPD St. Elizabeth's Recovery Residence	C	SM	VET	No			12	
RHD	Families in Transition	C	HC		No	83	30		
RHD	Lacasa	C	SM		No			14	
RHD	New Start I	C	SM		No			29	
RHD	New Start II	C	SM		No			16	
RHD	Womanspace	C	SF		No			10	
SELF Inc.	SELF Inc. Transitional Housing	C	SF		No			20	
Sunday Breakfast Rescue Mission	Wayne Hall	C	SFHC		No	30	10	3	
The Doe Fund	Ready Willing & Able	C	SM		No			70	
Traveler's Aid Society of Philadelphia	Families in Transition	C	HC		Yes	92	22		
Traveler's Aid Society of Philadelphia	Melville Way	C	HC		Yes	32	8		
Valley Youth House Committee Inc.	Philadelphia Transitional Support Project	C	SMF+HC		Yes	34	17	25	
Whosoever Gospel Mission	New Life Program	C	SM		No			55	
Women Against Abuse	Sojourner House	C	HC	DV	Yes	23	7		
					Totals	**1,365**	**478**	**663**	**0**

Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	PIT Count	Total Beds	Utilization Rate
27							13	27	48%
54	54			100%			40	54	74%
63	63			100%			61	63	97%
16		16			100%		16	16	100%
16	8	8		100%	100%		21	16	131%
47	47			100%			47	47	100%
20							17	20	85%
27		27			100%		27	27	100%
44	42	2		100%	100%		26	44	59%
24	24			100%			25	24	104%
30								30	
81	81			100%			82	81	101%
30		30			100%		30	30	100%
15		15			100%		15	15	100%
370	370			100%			323	370	87%
7		7			100%		6	7	86%
40	40			100%			40	40	100%
45		45			100%		41	45	91%
110	110			100%			94	110	85%
20		20			100%		20	20	100%
25		0					23	25	92%
32		32			100%		31	32	97%
4		4			100%		3	4	75%
29		29			100%		26	29	90%
24		24			100%		24	24	100%
32		32			100%		31	32	97%
41		0					41	41	100%
24	24			100%			14	24	58%
12	0						15	12	125%
31	31			100%			25	31	81%
7	0	0					9	7	129%
38	38			100%			31	38	82%
74	74			100%			52	74	70%
21	21			100%			15	21	71%
12		12			100%		9	12	75%
83	83			100%			82	83	99%
14		0					14	14	100%
29		0					29	29	100%
16		0					16	16	100%
10		0					9	10	90%
20		20			100%		19	20	95%
33	0	0					18	33	55%
70		70			100%		66	70	94%
92	92			100%			72	92	78%
32	32			100%			21	32	66%
59	34	25		100%	100%		64	59	108%
55		0					55	55	100%
23							24	23	104%
2,028	**1,268**	**418**	**0**				**1,782**	**2,028**	

Housing Inventory Table—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	Beds HH w/only Children
1260 Housing Development Corp.	4th Street ACCESS	C	SMF		No			24	
1260 Housing Development Corp.	Arch Shelter Plus Care	C	SMF		Yes			10	
1260 Housing Development Corp.	Center West/Walnut Access	C	SMF+HC		Yes	18	6	41	
1260 Housing Development Corp.	CTT SPC-scattered sites	C	SMF		Yes			20	
1260 Housing Development Corp.	HOPIN I	C	SMF+HC		Yes	123	51	25	
1260 Housing Development Corp.	HOPIN II	C	SMF+HC		Yes	90	20	40	
1260 Housing Development Corp.	HOPIN IV	C	SMF		Yes			40	
1260 Housing Development Corp.	New Keys (1260)	C	SMF		Yes			35	
1260 Housing Development Corp.	Pennsgrove Permanent Housing	C	SMF		Yes			10	
1260 Housing Development Corp.	Reed/Preston Permanent Housing	C	SMF+HC		Yes	6	2	20	
1260 Housing Development Corp.	SAFE - Shelter Plus Care	C	HC		Yes	105	30		
1260 Housing Development Corp.	Thompson Street Permanent Housing	C	SMF		Yes			20	
ACHIEVEability	Cecil Housing	C	HC		Yes	21	7		
ActionAIDS Inc.	Casa Nueva Vida	C	SMHC	HIV	Yes	33	11	1	
ActionAIDS Inc.	Harbor Project	N	SMF	HIV	No			20	
ActionAIDS Inc.	Positive Living	C	SMF+HC	HIV	Yes	16	7	13	
APM	Escalera / LHSI	C	SMF	HIV	Yes			24	
APM	Hogar de Esperanza	C	SMF+HC	HIV	Yes	8	4	6	
APM	Hogareno	C	SMF+HC		Yes	45	13	10	
APM	SERA	C	HC		Yes	32	13		
Bethesda Project	Bethesda Bainbridge	C	SM		Yes			30	
Bethesda Project	Brother's Keeper	C	SM		No			16	
Bethesda Project	Connelly House (Bethesda)/Samaritan S+C	C	SM		Yes			24	
Bethesda Project	Domenic House	C	SMF		Yes			7	
Bethesda Project	Mary House	C	SM		Yes			4	
Bethesda Project	N. Broad Street SRO	C	SMF		Yes			49	
Bethesda Project	Spruce Street	C	SF		Yes			16	
Calcutta House	Calcutta House Apartments	C	SMF	HIV	Yes			4	
Calcutta House	Independence Place (I & II)	C	SMF	HIV	Yes			6	
Calcutta House	Serenity Court	C	SMF	HIV	Yes			9	
Citizens Acting Together Can Help Inc.	Patriot House	N	SMF	VET	Yes			15	
City of Philadelphia & PHA	Blueprint Partnership	C	SMF+HC		No	900	300	200	
City of Philadelphia & PHA	Blueprint Partnership	U	SMF+HC		No	900	300	200	
COMHAR	COMPASS I	C	SMF	HIV	Yes			21	
COMHAR	SHP-2 - Supported Independent Living	C	SMF		Yes			42	
DePaul USA	St. Raymond's Place	U	SMF	NA	Yes			27	
Dignity Housing	Enhanced Services Project (ESP)	C	SMF+HC		Yes	52	19	17	
Episcopal Community Services	FAST Housing	C	HC		Yes	175	42		
Family Planning Council Inc.	Family Planning/Circle of Care Supportive Housing for Persons with Disabilities	C	SMF+HC	HIV	Yes	22	8	8	
Friends Rehabilitation Program Inc.	Assisted Living Project I	C	SMF+HC	HIV	Yes	15	6	4	
Friends Rehabilitation Program Inc.	Assisted Living Project II	C	SMF+HC	HIV	Yes	30	12	2	
Gaudenzia Foundation Inc.	Gaudenzia OHCD Permanent Program	C	SMF	HIV	No			5	
Gaudenzia Foundation Inc.	Gaudenzia-Tioga Arms	C	HC		Yes	57	22		
Gaudenzia Foundation Inc.	Harbor House	N	SMF	HIV	Yes			5	
Gaudenzia Foundation Inc.	Shelton Court	N	HC	NA	Yes	14	7		
Horizon House, Inc.	Home First	C	SMF		Yes			70	
Horizon House, Inc.	Horizon House Permanent Housing Initiative Program	C	SMF		Yes			29	
Horizon House, Inc.	New Keys (HH)	C	SMF		Yes			25	
Horizon House, Inc.	Ogden House	U	SM		Yes			18	
Horizon House, Inc.	Welcome Home	C	SMF		Yes			60	
Impact Services Corporation	HomeBase	N	SMF	VET	Yes			59	
Methodist Family Services of Phila.	Fairway Commons	N	SMF+HC		Yes	90	30	5	
Methodist Family Services of Phila.	Fresh Start	C	SFHC		Yes	12	6	5	

CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	PIT Count	Total Beds	Utilization Rate
0	24		24			100%		24	24	100%
0	10		10			100%		9	10	90%
0	59	18	41		100%	100%		48	59	81%
15	20		20			100%		15	20	75%
0	148	123	25		100%	100%		120	148	81%
0	130	90	40		100%	100%		115	130	88%
0	40		40			100%		40	40	100%
35	35		35			100%		34	35	97%
0	10		10			100%		10	10	100%
0	26	6	20		100%	100%		26	26	100%
0	105	105			100%			99	105	94%
0	20		20			100%		21	20	105%
0	21	21			100%			21	21	100%
0	34	33	1		100%	100%		32	34	94%
20	20		20			100%		20	20	100%
0	29	16	13		100%	100%		30	29	103%
0	24		24			100%		12	24	50%
0	14	8	6		100%	100%		10	14	71%
0	55	45	10		100%	100%		53	55	96%
	32	32			100%			44	32	138%
15	30		30			100%		27	30	90%
0	16		16			100%		16	16	100%
24	24		24			100%		24	24	100%
0	7		7			100%		7	7	100%
0	4		4			100%		4	4	100%
25	49		49			100%		45	49	92%
8	16		16			100%		16	16	100%
0	4		4			100%		4	4	100%
0	6		6			100%		5	6	83%
0	9		9			100%		9	9	100%
15	15		15			100%		4	15	27%
55	1100	900	200		100%	100%		810	1100	74%
55	1100								1100	
4	21		21			100%		20	21	95%
6	42		42			100%		40	42	95%
20	27								27	
0	69	52	17		100%	100%		56	69	81%
0	175	175			100%			171	175	98%
	30	22	8		100%	100%		34	30	113%
0	19	15	4		100%	100%		22	19	116%
0	32	30	2		100%	100%		24	32	75%
0	5		5			100%		5	5	100%
0	57	57			100%			54	57	95%
	5		5			100%		5	5	100%
	14	14			100%			6	14	43%
70	70		70			100%		62	70	89%
0	29		29			100%		27	29	93%
25	25		25			100%		21	25	84%
18	18								18	
60	60		60			100%		56	60	93%
	59		59			100%		39	59	66%
	95	90	5		100%	100%		72	95	76%
0	17	12	5		100%	100%		7	17	41%

Housing Inventory Table—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	Beds HH w/only Children
Methodist Family Services of Phila.	Monument Village	C	HC		Yes	150	30		
My Place Germantown	My Place Germantown	C	SM		Yes			12	
Northern Homes	New Generations	U	HC	NA	Yes	12	4		
Pathways to Housing Inc.	Pathways SHP 09	C	SMF	NA	Yes			73	
Pathways to Housing Inc.	Pathways SHP 10	C	SMF		Yes			50	
Pathways to Housing Inc.	Pathways to Housing S+C	C	SMF		Yes			57	
PA Community Real Estate Coporation	Mental Health Drug and Alcohol Efficiencies	C	SMF+HC	HIV	Yes	22	9	66	
PA Community Real Estate Coporation	Reunification Programs	C	HC		Yes	234	61		
People's Emergency Center	Bernice Elza Homes	C	HC		Yes	24	6		
People's Emergency Center	Bigham Homes	U	HC		Yes	19	7		
People's Emergency Center	Cloisters III	C	HC		Yes	35	10		
People's Emergency Center	Fattah Homes I	C	HC		Yes	28	6		
People's Emergency Center	Fattah Homes II	U	HC		Yes	17	6		
People's Emergency Center	Imani Homes II	C	HC		Yes	17	6		
People's Emergency Center	Imani Homes III	C	HC		Yes	23	6		
People's Emergency Center	Imani Homes IV	C	HC		Yes	31	8		
People's Emergency Center	Imani Homes V	C	HC		Yes	45	11		
People's Emergency Center	Imani II - leasing	C	HC		Yes	4	1		
People's Emergency Center	Jannie's Place	C	HC		Yes	49	17		
Project HOME	1515 Fairmount Avenue	C	SMF		Yes			48	
Project HOME	1523 Fairmount Avenue	C	SMF		Yes			6	
Project HOME	Connelly House (PHOME)	C	SMF		Yes			55	
Project HOME	Fairmount Gardens (Integrated Supportive Housing)	U	SMF		Yes			25	
Project HOME	Hope Haven I	C	SM		Yes			12	
Project HOME	Hope Haven II	C	SM		Yes			10	
Project HOME	Kairos House	C	SMF		Yes			36	
Project HOME	Kate's Place	C	SMF		Yes			35	
Project HOME	Ray Homes (In Community)	C	SMF		Yes			26	
Project HOME	Rowan Homes Diamond	C	HC		Yes	64	8		
Project HOME	Rowan Homes Judson	C	HC		Yes	154	31		
Project HOME	S+C St. Elizabeth's Recovery Residency (In Community)	C	SM		Yes			19	
Project HOME	St. Columba's Permanent Housing	C	SM		Yes			15	
Raise of Hope	Belfield Avenue Townhomes	N	HC		Yes	15	3		
RHD	Project Advantage	C	SF		Yes			12	
RHD	SALT: Supported Adult Living Teams (SHP 99)	C	SMF		Yes			21	
RHD.	SHP10 (RHD)	C	SMF		Yes			10	
The Philadelphia Veterans Multi-Service & Education Center	Freedom's Gate	C	SMF	VET	Yes			30	
The Philadelphia Veterans Multi-Service & Education Center	Philadelphia Veteran Home Project	C	SMF	VET	Yes			10	
The Salvation Army	Reed House	C	SMF		Yes			66	
The Salvation Army	Salvation Army Consolidated SPC	C	HC		Yes	52	26		
Traveler's Aid Society of Philadelphia	Chestnut Manor Project	C	SMF+HC		Yes	10	2	8	
Traveler's Aid Society of Philadelphia	RSVP	C	HC		Yes	80	18		
Traveler's Aid Society of Philadelphia	RSVP II	N	HC		Yes	88	22		
U.S. HUD / Veterans Affairs Admin.	VASH Vouchers FY08	C	SMF+HC	VET	No	57	19	86	
U.S. HUD / Veterans Affairs Admin.	VASH Vouchers FY09	C	SMF+HC	VET	No	54	18	87	
U.S. HUD / Veterans Affairs Admin.	VASH Vouchers FY10	C	SMF+HC	VET	No	30	10	65	
U.S. HUD / Veterans Affairs Admin.	VASH Vouchers FY11	N	SMF	VET	No			50	
U.S. HUD / Veterans Affairs Admin.	VASH Vouchers FY12	N	SMF+HC	VET	No	39	13	62	
Volunteers of America DE Valley Inc.	Station House Supportive Housing	C	SMF		Yes			28	
Women of Excellence	Project Restoration	C	SF		Yes			14	
WCRP	New Neighbors	C	HC		Yes	68	15	7	
					Totals	**4185**	**1289**	**2442**	**0**

CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	PIT Count	Total Beds	Utilization Rate
0	150	150			100%			120	150	80%
0	12		12			100%		12	12	100%
	12								12	
73	73		73			100%		73	73	100%
50	50		50			100%		42	50	84%
57	57		57			100%		50	57	88%
0	88	22	66		100%	100%		97	88	110%
0	234	234			100%			233	234	100%
0	24	24			100%			24	24	100%
0	19								19	
0	35	35			100%			32	35	91%
0	28	28			100%			26	28	93%
0	17								17	
0	17	17			100%			15	17	88%
0	23	23			100%			26	23	113%
0	31	31			100%			19	31	61%
0	45	45			100%			39	45	87%
0	4	4			100%			3	4	75%
0	49	49			100%			49	49	100%
0	48		48			100%		44	48	92%
0	6		6			100%		4	6	67%
15	55		55			100%		55	55	100%
10	25								25	
0	12		12			100%		10	12	83%
0	10		10			100%		7	10	70%
0	36		36			100%		28	36	78%
0	35		35			100%		35	35	100%
0	26		26			100%		26	26	100%
	64	64			100%			46	64	72%
	154	154			100%			99	154	64%
	19		19			100%		10	19	53%
15	15		15			100%		14	15	93%
0	15	15			100%			11	15	73%
12	12		12			100%		10	12	83%
0	21		21			100%		21	21	100%
	10		10			100%		10	10	100%
0	30		30			100%		29	30	97%
1	10		10			100%		10	10	100%
12	66		66			100%		64	66	97%
0	52	52			100%			57	52	110%
8	18	10	8		100%	100%		17	18	94%
0	80	80			100%			76	80	95%
	88	88			100%			30	88	34%
67	143	0	0					143	143	100%
55	141							141	141	100%
38	95							95	95	100%
50	50							29	50	58%
55	101							38	101	38%
15	28		28			100%		27	28	96%
	14		14			100%		10	14	71%
0	75	68	7		100%	100%		70	75	93%
1,003	**6,627**	**3,057**	**1,822**	**0**				**4,601**	**6,627**	

Housing Inventory Table—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	Beds HH w/only Children
Bethesda Project	Safe Haven- My Brother's House	C	SM		Yes			20	
Minsec	HCHV/SH Minsec Safe Haven	N	SMF	VET	No			45	
Project HOME	St. Columba's Safe Haven	C	SM		Yes			25	
Project HOME	Women of Change	C	SF		Yes			25	
					Totals	**0**	**0**	**115**	**0**

Housing Inventory Table—Rapid Rehousing Program and

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	Beds HH w/only Children
Congreso de Latinos Unidos	ESG Rapid Rehousing (Congreso)	N	SMF+HC		Yes	94	30	35	
Friends Rehabilitation Program Inc.	ESG Rapid Rehousing (FRP)	N	SMF+HC		Yes	146	41	7	
PA Community Real Estate Coporation	ESG Rapid Rehousing (PCRC)	N	SMF+HC		Yes	52	25	3	
PA Community Real Estate Coporation	HOME Rental Assistance	N	SFHC		No	284	86	2	
Project HOME	SSVF Philadelphia Alliance for Supportive Services for Veteran Families (PASSVF) Program	C	SMF+HC	VET	No	8	3	41	
					Totals	**584**	**185**	**88**	**0**

Housing Inventory Table—2013 Unmet Need Totals

	Beds for HH w/at least One Adult & One Child	Units for HH w/ at least One Adult & One Child	Beds for HH w/o Children	Beds for HH w/ Only Children	Units for HH w/Only Children	Total Year Round Beds	Total Seasonal Beds	Overflow Beds
Emergency Shelter	0	0	0	0	0	0	0	0
Transitional Housing	0	0	0	1	1	1		
Permanent Housing	736	259	3,472	2	2	4,210		
Safe Haven			0			0		

Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	PIT Count	Total Beds	Utilization Rate
20		20			100%		20	20	100%
45							37	45	82%
25		25			100%		22	25	88%
25		25			100%		20	25	80%
115	**0**	**70**	**0**				**99**	**115**	

Supportive Services for Veteran Families

Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	PIT Count	Total Beds	Utilization Rate
129	94	35		100%	100%		129	129	100%
153	146	7		100%	100%		153	153	100%
55	52	3		100%	100%		55	55	100%
286	284	2		100%	100%		286	286	100%
49	8	41		100%	100%		49	49	100%
672	**584**	**88**	**0**				**672**	**672**	

Housing Inventory Table—Summary - 2013

	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH with Only Children	CH Beds	Total Beds
Emergency Shelters						
Current & New	1,541	516	1,855	32		3,428
Under development	0	0	0	0		0
Transitional Housing						
Current & New	1,365	478	633	0		1,998
Under development	0	0	30	0		30
Permanent Supportive Housing						
Current & New	3,237	972	2,172	0	900	5,409
Under development	948	317	270	0	103	1,218
Safe Haven Housing						
Current & New			115			115
Under development			0			0
Total						
Current & New	6,143	1,966	4,775	32	900	10,950
Under development	948	317	300	0	103	1,248

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 38 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 38, 1st Two Quarters - Service calls completed:

Race	Number	Percentage
White	184	9%
Black	1,719	82%
Asian	1	<1%
Native American	1	<1%
Other/more than one race	183	9%
Total	**2,088**	

Housing Counseling

Year 38, 1st Two Quarters - Counseling sessions provided:

Race	Number	Percentage
White	1,457	28%
Black	3,312	63%
Asian	148	3%
Native American	4	<1%
Other/more than one race	314	6%
Total	**5,235**	

Basic Systems Repair Program

Year 38, 1st Two Quarters - Houses completed:

Race	Number	Percentage
White	32	8%
Black	332	78%
Asian	2	<1%
Native American	1	<1%
Other/more than one race	63	14%
Total	**430**	

Settlement Assistance Program

Year 38, 1st Two Quarters - Grants provided:

Race	Number	Percentage
White	26	22%
Black	73	62%
Asian	2	2%
Native American	0	0%
Other/more than one race	16	14%
Total	**117**	

Neighborhood-Based Rental Housing

Year 38, 1st Two Quarters - Tenants at initial lease up:

Race	Number	Percentage
White	0	0%
Black	0	0%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**0**	

Neighborhood-Based Homeownership Housing

Year 38, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	0	0%
Black	0	0%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**0**	

Homeownership Rehabilitation Program (HRP)

Year 38, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	0	0%
Black	7	100%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**7**	

PHIL Loan Program

Year 38, 1st Two Quarters - Loans settled:

Race	Number	Percentage
White	22	44%
Black	26	52%
Asian	0	0%
Native American	0	0%
Other/more than one race	2	4%
Total	**50**	

Housing Opportunities for Persons With AIDS (HOPWA)*

Year 37 - Persons housed through rental assistance, emergency grants or residence in a facility:

Race	Number	Percentage
White	147	15%
Black	719	74%
Asian	1	0%
Native American	0	0%
Other	103	11%
Total	**970**	

Ethnicity	Number	Percentage
Hispanic	78	8%
Non-Hispanic	892	92%
Total	**970**	

* HOPWA also reports Hispanic/Non-Hispanic separately from racial categories.

Percentages may not add to 100% due to rounding.

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.

As a result of orders issued by the Department of Public Health (and subsequent enforcement actions through Lead Court), property owners are expected to reduce the lead hazards in the homes in which children with confirmed EIBL levels reside.

Primary Prevention

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, rehabilitation or rental assistance programs.

In all its housing rehabilitation programs, that create new housing units, the City requires that properties be made lead-safe. Wipe tests are required.

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.

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
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
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
EITC — Earned Income Tax Credit
EHLP — Emergency Homeowner Loan Program
ESG — Emergency Solutions Grant (formerly Emergency Shelter Grant)
FY — Fiscal Year
HCI — Homeownership Choice Initiative
HEMAP — Homeowner Emergency Mortgage Assistance Program
HERO — Homeownership Equity Recovery Opportunity
H-ESG — HEARTH Act Emergency Solutions Grant
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 ofLicenses and Inspections (Philadelphia)
LISC — Local Initiatives Support Corp.
LIHTC — Low-Income Housing Income Tax Credits
MBE — Minority Business Enterprise

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
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
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
PRA	—	Philadelphia Redevelopment Authority
PWDC	—	Philadelphia Workforce Development Corp.
PCCY	—	Public Citizens for Children and Youth
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 27, 2013	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: 14-218 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 39) -- Philadelphia
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.):* City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2013 Ending Date: 6/30/2014	**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	$ 40,049,151.00	a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant	$ .00	
c. State	$ 2,157,000.00	
d. Local	$ 26,220,000.00	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	$ 8,566,000.00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**
g. TOTAL	$ 76,992,151.00	☐ 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 27, 2013

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application ☐ Construction ☑ Non-Construction	Pre-application ☐ Construction ☐ Non-Construction	**2. DATE SUBMITTED** June 27, 2013	Applicant Identifier 1800347
		3. DATE RECEIVED BY STATE	State Application Identifier
		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: 14-239 TITLE (Name of Program): HOME Investment Partnership	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** HOME Investment Partnership formula entitlement funding (Consolidated Plan Year 39) -- Philadelphia
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2013 Ending Date: 6/30/2014	**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	$ 8,600,409.00	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	$ 8,600,409.00	☐ Yes If "Yes" attach an explanation. ☑ No

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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 27, 2013

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application ☐ **Construction** ☑ **Non-Construction**	Pre-application ☐ **Construction** ☐ **Non-Construction**	**2. DATE SUBMITTED** June 27, 2013	Applicant Identifier 1800347
		3. DATE RECEIVED BY STATE	State Application Identifier
		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: 14-241 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 39) -- Philadelphia EMA
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2013 Ending Date: 6/30/2014	**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	$ 7,518,686 .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	$ 7,518,686 .00	☐ Yes If "Yes" attach an explanation. ☑ No

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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 27 2013

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application ☐ **Construction** ☑ **Non-Construction**	Pre-application ☐ **Construction** ☐ **Non-Construction**	**2. DATE SUBMITTED** June 27, 2013	Applicant Identifier 1800347
		3. DATE RECEIVED BY STATE	State Application Identifier
		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)*: 2 3 – 6 0 0 3 0 4 7	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: 1 4 – 2 3 1 TITLE (Name of Program): Emergency Solutions Grant	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** Emergency Solutions Grant formula entitlement funding (Consolidated Plan Year 39) -- Philadelphia
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Philadelphia	
13. PROPOSED PROJECT Start Date: 7/1/2013 Ending Date: 6/30/2014	**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	$ 2,797,355 .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	$ 2,797,355 .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	$ 5,594,710 .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 27, 2013

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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 27, 2013
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 39 (July 1, 2013 through June 30, 2014), 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 27, 2013
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.

Signature/Authorized Official

June 27, 2013
Date

Director of Housing
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction 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, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing 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, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of

care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

June 27, 2013
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 27, 2013
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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