



# Bulletin



Office of Housing and Community Development

## Getting to know YouthBuild Philly Charter School

Since 1992 OHCD has supported YouthBuild Philly, a school that provides job training and educational opportunities to high school dropouts. In 24 years the program has grown from a single-classroom school into a flagship program, enrolling over 220 students each year. The school has evolved to provide an “unapologetically comprehensive” array of services and opportunities to disconnected young adults.

matriculate into colleges and technical schools after receiving a diploma.

- Hands-on **job training** in Building Trades, Early Childhood Education, Healthcare, or Business Administration/ Customer Service. Students learn a trade while working on projects that benefit the Philadelphia community, and receive industry-recognized certifications.



Photo Credit : Alan Nilsen

In Philadelphia, the high school dropout rate is improving, but still at 30 percent. YouthBuild Philly’s mission is to reconnect Philadelphia’s “opportunity youth” to education and meaningful employment, and inspire effective approaches to youth development.

YouthBuild supports motivated young adults ages 18-21 to reclaim their education and become self-sufficient and responsible leaders in their community through:

- An **academic program** that prepares students for real-world problem-solving and higher education. The program features small class sizes and a team of supportive teachers and specialists. Some students enroll in Community College of Philadelphia classes while at YouthBuild. Many

- **Service and community change projects** that address hunger, homelessness, affordable housing, healthcare, underfunded schools, and other issues facing the Philadelphia community. All students serve as part-time AmeriCorps members.
- **Support services** that help students build resilience and problem-solving skills in their personal lives. The school offers ongoing coaching, case management and leadership development to every student.

Students typically earn their diploma 12-15 months after they enroll at YouthBuild. After graduation, students transition into jobs and higher education. When needed, students can continue to receive YouthBuild supports - such as coaching, counseling and SEPTA passes - for a second year. YouthBuild Philly prepares students for employment through interview workshops, career coaching, and internship opportunities. They also work with local employers to identify job openings where the graduates can start their careers.



Photo Credit : Alan Nilsen

Since 1992, YouthBuild students have built or rehabilitated over 80 houses in partnership with local CDCs for sale to low-income and first-time homeowners. In June, YouthBuild will complete the renovation of two formerly abandoned homes in Nicetown. These homes are targeted for LEED Platinum certification. The sustainable renovation will reduce the homes’ environmental impact and the owners’ utilities bills!

Looking ahead, YouthBuild Philly is currently accepting applications for the Class of 2017. If you know anyone who is 18-20 and dropped out of high school, please encourage them to visit YouthBuild Philly’s website and apply: [www.youthbuildphilly.org](http://www.youthbuildphilly.org).

Photo Credit : Alfred Corona





March 2016

## Looking for Housing Resources?

Go to our website [www.phila.gov/ohcd](http://www.phila.gov/ohcd) and search for the **Housing Resource Guide.**



## Housing Resource Guide

Housing and community development resources and programs in the City of Philadelphia

March 2016

For staff use only; not for general distribution

## Elhadji Ndiaye of OHCD: White House ACA “Champion of Change”

Congratulations to Elhadji Ndiaye, Neighborhood Program Coordinator for OHCD! Elhadji was selected as a “White House Champion of Change” for the Affordable Care Act (ACA). He is one of 10 individuals who was recognized by the White House on Friday, March 25.

The “Champions of Change” were selected by the White House for their leadership and tireless work to ensure that individuals in their communities are benefitting from the Affordable Care Act. In 2015, Elhadji helped lead a partnership with BenePhilly to enroll Philadelphians in the Health Insurance Marketplace under the ACA. Under Elhadji’s leadership hundreds of community members learned about ACA and many signed up for a healthcare plan that met their healthcare and financial needs.

“I want to personally congratulate Elhadji for his efforts in helping Philadelphians sign up to receive health insurance benefits,” said Mayor Jim Kenney. “Being recognized by the White House is a significant honor, and I am proud that he works for our great city. Elhadji is dedicated to serving our city and its residents in a way that can positively impact their lives. That truly does make him a champion.”

The week of March 21<sup>st</sup> is the six-year anniversary of the Affordable Care Act. Elhadji visited the White House as it celebrated the



Elhadji Ndiaye and family at the White House ACA Champion for Change event

20 million more Americans who now have the security of health insurance.

“I am humbled and extremely fortunate to be recognized by the White House as a Champion of Change,” said Elhadji. “Over the last few months I was able to witness individuals and families receive healthcare benefits, which gave them a sense of security. It was a great experience, and I was honored to be a part of the program. And now for our work to be recognized, it is amazing!”

The Champions of Change program was created as an opportunity for the White House to feature individuals doing extraordinary things to empower and inspire members of their communities. Check out the White House YouTube page to see parts of the program.



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“BenePhilly” mobile unit



March 2016

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## City Invests \$2M in Project HOME's New Residence

Project HOME and OHCD are working together to end homelessness. On March 11, Project HOME held a groundbreaking event for its newest residence, 2415 North Broad Street. The residence will be a mixed-use development. It will include retail, offices and 88 apartment units for formerly homeless and low-income adults. This includes young adults at risk of homelessness.

"Homelessness is a serious concern to the human fabric of our city," said Mayor Jim Kenney. "Organizations like Project HOME address the mental, emotional, spiritual, and physical needs of those who are homeless, while also providing stable housing, which is something that is critical to human safety and existence. I am often reminded through projects like this that those who are homeless never planned to be on the street. They just need some dedicated help and support to get on their feet. Developments like this meet those needs."

"Young adults are sadly a growing group within the homeless population. The Middleton Partnership seeks to both end and prevent chronic homelessness in our city."

Residents in 2415 North Broad Street's supportive units will be linked to medical and behavioral health services and substance use treatment and recovery services, as needed. All residents will be eligible to receive employment and education services through Project HOME's employment services program.

The building, slated to open in early 2017, received both public and private funding. The City of Philadelphia provided \$2 million and other funding was received from Pennsylvania Housing Finance Agency, Capital One, National Equity Fund, FHLBank Pittsburgh, PNC Bank, TD Bank and Deborah M. Fretz. The lead private funding comes from the Middleton Partnership, including lead funders Ruth and Morris Williams.



Mayor Jim Kenney celebrates the ground breaking for Project HOME's 2415 N. Broad Street development.

"2415 North Broad Street will serve the most vulnerable in our city, including young adults who are homeless and at risk of homelessness," said Sister Mary Scullion, co-founder and executive director of Project HOME.

## OHCD's Combined Campaign 2016

Each year city employees from every department participate in the Combined Campaign. The Combined Campaign gives City of Philadelphia employees the opportunity to contribute to an array of charities. These charities benefit thousands of individuals in and around Philadelphia.

This year OHCD pledged \$10,481, with over 65 percent of participation from employees!

For the 2015-2016 Campaign, OHCD Co-Chairs and other volunteers created a giving tree. The tree was placed in the lobby for employees and the public to see. Employee-sponsored raffles helped encourage giving, as did a kickoff event where representatives from three charities explained how the employees' donations directly impact the work they do.

Here's why some OHCD employees choose to give:

"I made a pledge because I like to give back to the community," said Gary Tumolo, IDIS Administrator.

Michael Martinez, OHCD Contract Auditor II



"This is my small way that I can contribute to the lives of others," said William Howell, Applications Administrator.

OHCD employees supported organizations that fund medical research, fight food insecurity, provide youth programs, protect the environment, support cultural institutions and address other important community needs and causes.

The City's overall total for the 2015-2016 Combined Campaign is more than \$667,000, up more than \$8,000 from last year! Over the 32-year history, the Campaign has raised more than \$38.6 million for charity assisting countless people. And every year the employees of OHCD have helped make that happen!

March 2016

## Department of Revenue Community Assistance Programs

Need help with real estate taxes or water bills? Here are some programs that can help!

### Real Estate Tax Assistance Programs

- Homestead Exemption: Offers Real Estate Tax savings to all Philadelphia homeowners by reducing the assessed value of a property by \$30,000.
- Low-Income Senior Citizen Tax Freeze: Helps senior citizens who own and occupy a home to save money on annual real estate taxes by "freezing" their taxes so that they will not increase in the future. Income guidelines apply.



- Owner-Occupied Real Estate Payment Agreement: Allows those who own and occupy their homes to make monthly payments on back taxes. Payments are based on household income and family size.
- Real Estate Installment: Senior citizens 65 years old or older who own and occupy their home can pay their annual Real Estate Taxes in monthly installments. Income guidelines apply.



- Real Estate Tax Deferral: Allows those who own and occupy their homes to postpone payment of their Real Estate Tax increase that is above 15% in the year of application. A minimum annual interest rate will apply.
- Active Duty Military Tax Credit: Provides a tax credit for members called to active duty outside of Pennsylvania.

For more information, please contact Real Estate Tax Customer Service: 215-686-6442. You can also visit [www.phila.gov/revenue](http://www.phila.gov/revenue).



### Water Revenue Assistance Programs

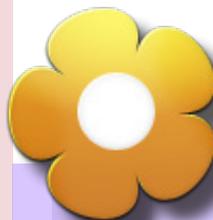
- Senior Citizen Discount: Provides senior citizens, whose bill is in their

- name, with a 25 percent discount on their water and sewer bills.
- Water Revenue Assistance Program (WRAP): Offers manageable payment agreements to customers who are at risk of having their water service shut off because of past due balances.



- Medical Delay: Provides a 30-day shut-off extension for persons with medical issues. Applications are limited to once every 12 months.

For more information, please contact Water Revenue Customer Service: 215-686-6880. You can also visit [www.phila.gov/revenue](http://www.phila.gov/revenue).



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