Year 42
Proposed Consolidated Plan

Action Plan - Fiscal Year 2017

City of Philadelphia
Division of Housing and Community Development

An Ordinance

Authorizing the Director of Planning and Development, on behalf of the City, to file applications with the United States Department of Housing and Urban Development for a Community Development Block Grant; to 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 Planning and Development and the Director of Commerce to file applications to obtain other grants from the Commonwealth; authorizing the Director of Commerce to use the Section 108 Loan Guarantee Program; and authorizing the Director of Planning and Development and the Director of Commerce to enter into all understandings and assurances contained in such applications and take all necessary action to accept the grants; all under certain terms and conditions.

The Council of the City of Philadelphia Hereby Ordains:

Section 1.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development ("HUD") for a Community Development Block Grant ("CDBG") in an amount up to $38,807,206 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

Section 2.

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

Section 3.

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 $38,807,206 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, 2016, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XL to Program Year XLI. Further, any questioned cost items from Program Year XXXIX which are determined by HUD to be ineligible costs shall be transferred to Program Year XLI, 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 XLI transfers.

Section 5.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $8,420,991 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 Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $7,300,870 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 Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $3,514,942 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 Planning and Development is authorized to file shall be substantially in the form set forth in Exhibit "A" hereto and known as the *Year 42 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." 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 Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under 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 42 Consolidated Plan* for housing and community development purposes in an amount not to exceed $5,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

Section 10.

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

Section 11.

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

Section 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; Façade and Planning; and Public Improvement grants administered

by the Department of Community and Economic Development in an amount not to exceed $1,000,000. The Director of Commerce is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State's share of any expenditure found by the Commonwealth to be ineligible.

Section 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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Action Plan

AP-05 Executive Summary

Introduction

The *Year 42 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:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- 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) and the Commonwealth of Pennsylvania's Keystone Communities program – that support housing and community and economic development activities. The *Plan* outlines the expenditure of approximately $113 million in federal, state and local funds for housing, community and economic development. The City's funding of housing programs will, as it has historically done, comprise more than 50 percent of its program funds.

The *Plan* identifies four strategic objectives:

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

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

The City's *Consolidated Plan* is prepared by and administered by the Division of Housing and Community Development (formerly the Office of Housing and Community Development).

Objectives and outcomes identified in the *Plan*

The *Year 42 Consolidated Plan* seeks to achieve the following objectives and outcomes:

- Availability/Accessibility of Decent Housing
- Affordability of Decent Housing
- Sustainability of Decent Housing
- Availability/Accessibility of Suitable Living Environments
- Affordability of Suitable Living Environments
- Sustainability of Suitable Living Environments
- Availability/Accessibility of Economic Opportunity
- Sustainability of Economic Opportunity

Evaluation of past performance

In CDBG Year 41, the last year for which data are available, the City substantially met or exceeded the annual goals for 22 of the 27 three-to-five year goals and objectives it had identified. That several programs did not reach their targets did not lead the City to conclude that the goals should be changed. For example, weather disruptions impeded the Adaptive Modifications Program, the need for which is demonstrated by a multi-year waiting list. Similarly, the City fell short of its goal for Rental Assistance, HIV/AIDS not because there was insufficient need but rather because of insufficient funding. Accordingly, the City's evaluation of its past performance did not lead to any changes in its three-to-five year goals.

Summary of citizen participation process and consultation process

The development of the City's *Annual Action Plan* includes citizen participation from the very start. The first step in the process is a public hearing, held in December, at which the public is invited to offer comment on the prior year's performance and to identify housing and community development needs. Those comments, along with the resources available, inform the City's *Preliminary Consolidated Plan*, which is released in late March or early April. DHCD opens a 30-day comment period and, after the *Preliminary Plan* has been public for 15 days, holds a public hearing. Following the close of the comment period DHCD prepares a *Proposed Consolidated Plan* and submits that *Plan* to City Council for consideration. Council holds a hearing on the *Proposed Plan*, which is followed by a Council committee meeting to consider the *Plan* and make any amendments the committee deems appropriate. Each of these three opportunities for citizen participation is publicized on the DHCD website, through a mailing to DHCD's electronic mailing list, and through social media.

Summary

The City's *Annual Action Plan* identifies four strategic objectives:

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

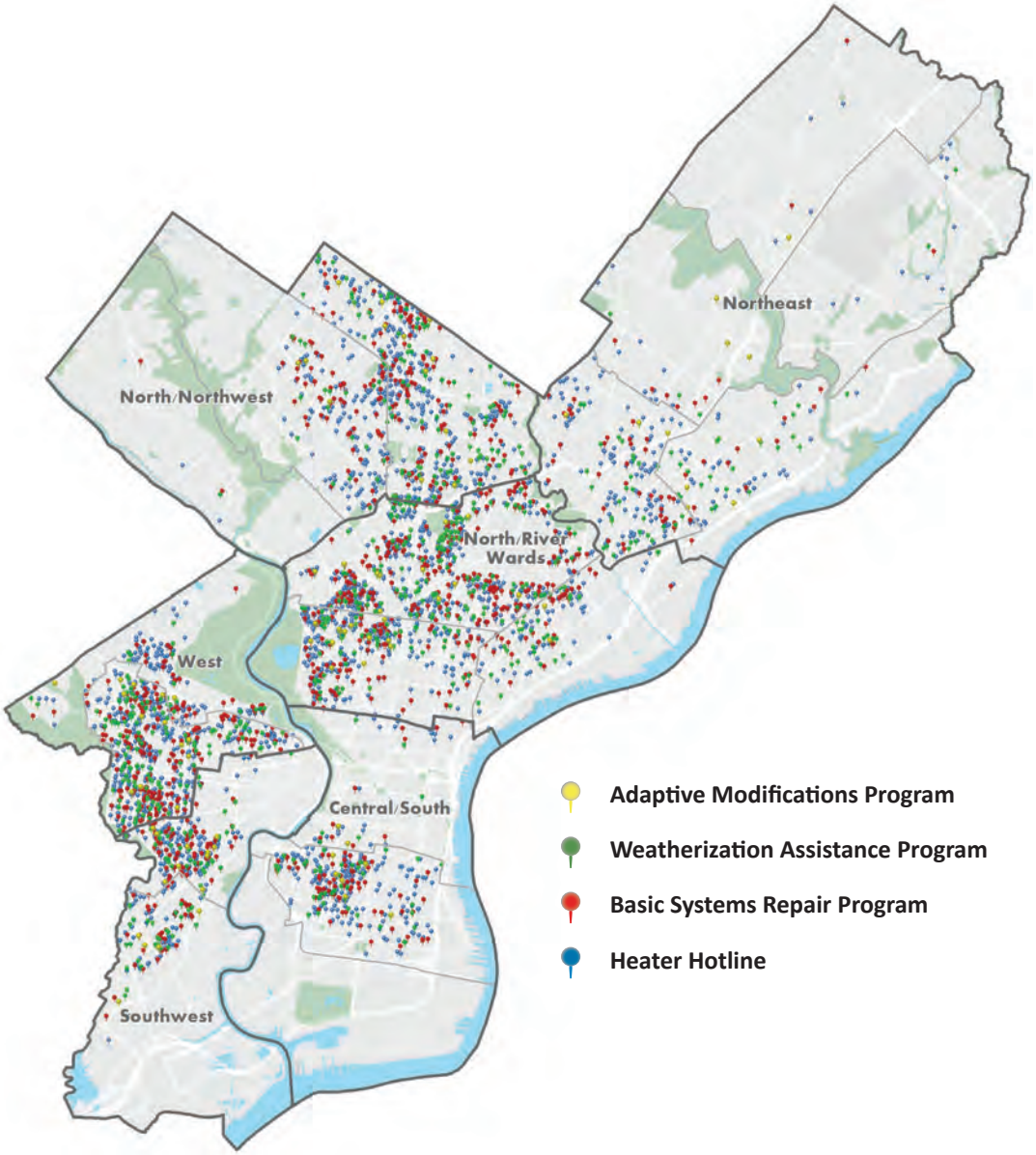
By pursuing these strategic objectives, the City will provide decent, affordable housing, create suitable living environments, and create economic opportunity.

Prevent Homelessness by Keeping People in Their Homes

To prevent homelessness the City will keep the homes of low- and moderate-income households habitable and prevent foreclosure. The City will also address the needs of those who have become homeless or are in immediate danger of becoming homeless. To maintain habitability the City will support four home repair programs:

1. Basic Systems Repair Program
2. Adaptive Modifications Program
3. Weatherization Assistance Program (pending state funding)
4. Heater Hotline

Home Improvements Made in FY 2015

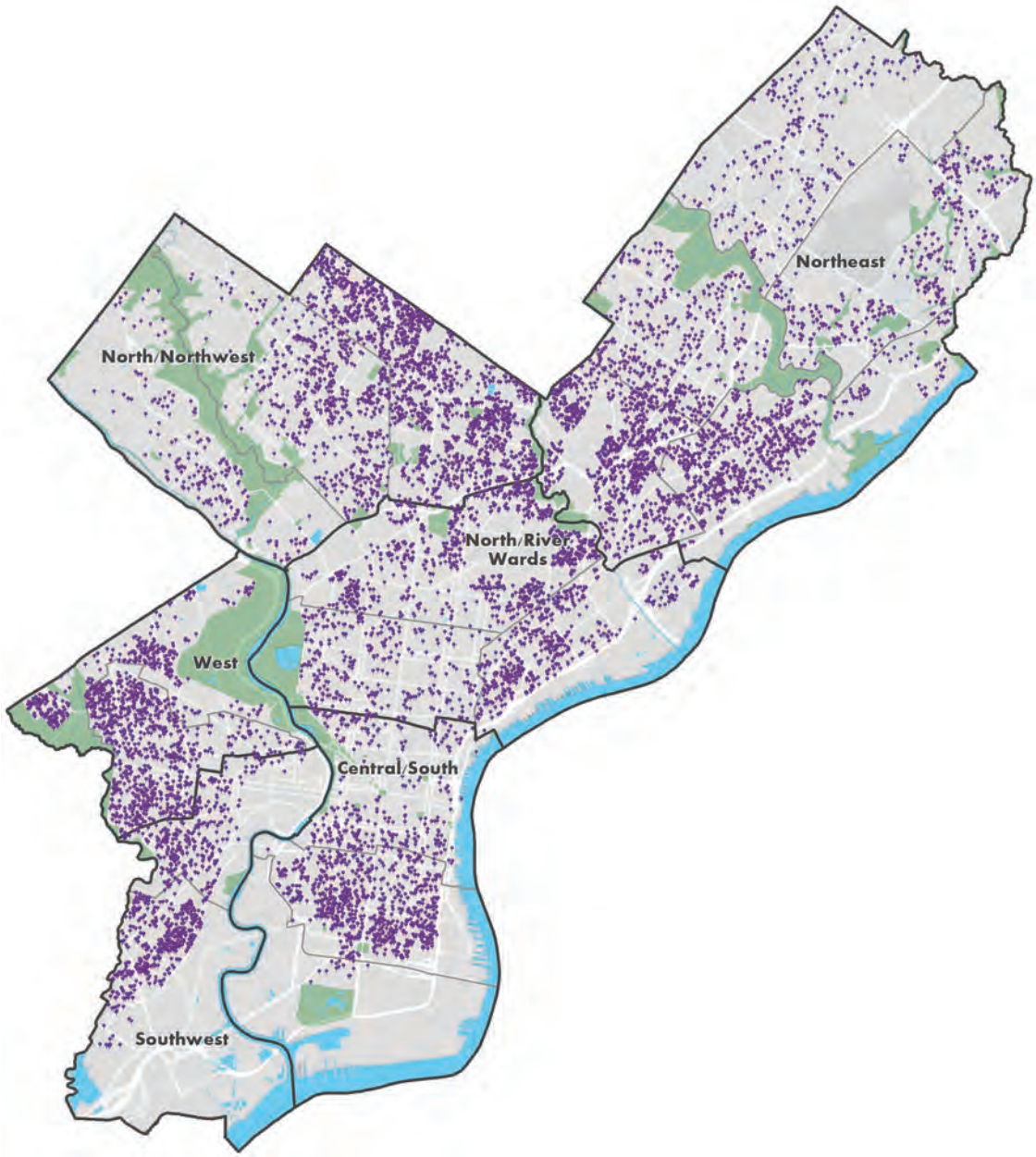


The City will also fund energy efficiency education to reduce utility bills. The City will address obstacles that prevent homeowners from financing home repairs.

To prevent foreclosure the City will fund its nationally recognized Foreclosure Prevention Program. The program includes housing counseling, homeowner outreach, legal assistance and a homeowner hotline. The City will 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 prevent foreclosure.

Homes Saved from Foreclosure: June 2008 to December 2015

Through Housing Counseling, Outreach and Legal Support



The Office of Supportive Housing (OSH) leads the City's efforts to assist individuals and households in immediate danger of becoming homeless or experiencing homelessness. OSH provides outreach; assessment; services; and emergency, transitional, permanent supportive, and safe haven housing. 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.

DHCD receives and administers HOPWA funds, enabling people with HIV/AIDS to access housing. DHCD coordinates the development of HIV/AIDS housing policy and programs and contracts with organizations that provide direct services and housing, including rental assistance, to people with HIV/AIDS.

Increase Affordable Housing Options

To increase the affordable housing available to low- and moderate-income households, the City will fund the homeownership, rental and special-needs developments currently in the development pipeline. DHCD will issue a Request for Proposals for rental and special-needs developments that will seek Low-Income Housing Tax Credits. The City will support a program to assist first-time homebuyers with closing costs.

Strengthen Communities, Eliminate Blight and Support Neighborhood Planning

To strengthen communities DHCD 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 opportunity, the City will support small businesses and 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. The City will support an employment and training program that also produces rehabilitated affordable housing units.

PR-05 Lead and Responsible Agencies

Agency/entity responsible for preparing/administering the *Consolidated Plan*

Table 1 – Responsible Agencies

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

Consolidated Plan Public Contact Information

City of Philadelphia

Division of Housing and Community Development

Communications Department

1234 Market St., 17th Floor, Philadelphia, PA 19107

Phone number: 215-686-9749

AP-10 Consultation

Introduction

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

Activities to Enhance Coordination Between Public and Assisted Housing Providers and Private and Governmental Health, Mental Health and Service Agencies

DHCD consults with Continuum of Care and other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These organizations are asked to provide data on current and projected housing needs, inventory, services, and plans to provide housing and services in the future. The areas in which these organizations work include housing services, social services, fair housing services, health services, homeless services, 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.

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

The City of Philadelphia Office of Supportive Housing (OSH) is the public agency charged with the policy, planning, and coordination of the City's response to homelessness. Major areas of work include the coordination of the Homeless Continuum of Care (CoC) and implementation of policies and programs that align with the Federal Strategic Plan to Prevent and End Homelessness. OSH is the entity responsible for ensuring the Philadelphia CoC fulfills all of the duties of a continuum of care set forth in 24 CFR Part 578 and Homeless Management Information System (HMIS) requirements as prescribed by the U.S. Department of Housing and Urban Development. Specifically, OSH provides staff support to the CoC and related Board,

committees, and work groups, serves as the Collaborative Applicant for CoC Program funds, and serves as the CoC HMIS lead.

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

All homeless assistance shelter and housing providers in Philadelphia and stakeholders serving on the Philadelphia CoC Board, CoC Advisory Committee, and CoC Standing Subcommittees are automatically members of the Philadelphia CoC. Voting members are limited to the members of the Philadelphia CoC Board. In compliance with the CoC Program interim rule, the Philadelphia CoC Board includes members who represent the relative organizations and projects serving homeless subpopulations, specifically persons with HIV/AIDS, veterans, chronically homeless individuals, families with children, and unaccompanied youth 18-24 years old. Also, four members of the Philadelphia CoC Board formerly experienced homelessness and represent single males, single females, families with children, and youth.

The City of Philadelphia, through the work of the CoC, 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 were convened in order to develop standardized procedures for discharge from these institutions.

Consultation with the Continuum of Care to determine how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Office of Supportive Housing (OSH) is the entity responsible for administrating ESG funds and for ensuring the Philadelphia CoC fulfills all of the duties of a continuum of care set forth in 24 CFR Part 578 and HMIS requirements as prescribed by the U.S. Department of Housing and Urban Development. As a result, ESG and CoC activities are coordinated. OSH oversees the coordination of CoC and ESG resources using PIT, HMIS, and unmet need estimates to best meet the needs of individuals and families experiencing homelessness in Philadelphia. OSH monitors performance of ESG subrecipients of both Rapid Re-housing and Emergency Shelter activities.

Annually, OSH prepares a plan to expend ESG funds in accordance with the demand for services. Monies are divided between emergency housing and rapid re-housing activities. HUD has mandated that no more than 60 percent of ESG funds be spent on shelter activities. OSH has long-standing emergency housing contracts that it continues to support for families with children. Rapid re-housing activities are also planned to meet the demand for services of households identified as appropriate for this housing model. ESG recipients are represented on the CoC Advisory Committee and Board, and the annual ESG spending plan is presented for approval to the Advisory Committee and Board to ensure that the board is in agreement with and supports the proposed priorities for the funding. Through several years of administering the Homelessness Prevention and Rapid Re-housing Program (HPRP) and ESG programs, OSH has successfully integrated the rapid re-housing activities as a part of the larger housing inventory available to households experiencing homelessness.

OSH works with the CoC in establishing performance standards for evaluating the outcome of ESG-funded activities. Specifically, the CoC is able to review and make comments regarding measures OSH proposes. OSH incorporates feedback from the board, along with standard agency performance measures, into the contracts of the agencies administering ESG. In general, performance standards are based on ensuring that:

1. households move out of homelessness quickly
2. households are provided the appropriate and correct type of service
3. recidivism is minimized

In Year 42, OSH will begin to implement the system performance measures HUD released in the summer of 2014. The CoC's Quality Improvement and Evaluation Subcommittee will consult with OSH to establish local performance targets appropriate for subpopulations and program types. While implementing HUD's system performance measures, OSH will evaluate which measures are applicable to projects and activities supported with ESG funds.

As stated in the HMIS Governance Charter, the Philadelphia CoC designates OSH as the HMIS Lead Agency to operate Philadelphia's HMIS. The responsibilities of OSH as the HMIS Lead Agency include:

- Ensure the operation of and consistent participation by recipients of funds from federal partners and their respective programs in the effort to end homelessness, which includes U.S. Department of Health and Human Services (HHS), U.S. Department of Housing and Urban Development (HUD), and U.S. Department of Veterans Affairs (VA)
- Execute a written HMIS Participation Agreement with each HMIS participating agency
- Serve as the applicant to HUD for grant funds to be used for HMIS activities
- Monitor and enforce compliance by all HMIS participating agencies with all federal requirements
- Monitor data quality and take necessary actions to maintain input of high-quality data from all HMIS participating agencies
- Submit HMIS data quality, security, and privacy plans to the CoC Board for approval on an annual basis

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

Table 2 – Agencies, Groups, Organizations Who Participated

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

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

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

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

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

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

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

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

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

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

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

48	**Agency/Group/Organization**	**Depaul USA, Philadelphia**
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
49	**Agency/Group/Organization**	**Office of Supportive Housing (OSH)**
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Other Government - County Other Government - Local Planning Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Annual Action Plan and Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
50	**Agency/Group/Organization**	**Homeless Advocacy Project**
	Agency/Group/Organization Type	Services - Homeless Legal Services
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

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

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

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

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

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

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

72	**Agency/Group/Organization**	**Women of Excellence**
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
73	**Agency/Group/Organization**	**Youth Service Inc./ Youth Emergency Service**
	Agency/Group/Organization Type	Housing Emergency Shelter for Youth
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

Agency Types not consulted and rationale for not consulting

DHCD did not purposefully omit any agency type from the consultation process.

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

Table 3 – Other Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Philadelphia - Office of Supportive Housing	OSH is the public entity charged with planning, coordinating and implementing strategies to reduce and end homelessness. OSH conducts centralized intake into the City's emergency housing system; oversees the emergency, transitional and permanent supportive housing inventory; serves as the Collaborative Applicant for the HUD Continuum of Care Program; and conducts and oversees other homelessness-related programs and activities. As such, OSH activities implement the City's goal of providing emergency short-term shelter and supportive services to homeless persons and families.
HIV Housing Advisory Committee	City of Philadelphia - DHCD	DHCD conducts bi-monthly HIV/AIDS Housing Advisory Committee Meetings to report on current housing issues, housing needs and unmet needs, and others issues related to Housing For Persons Living With AIDS (HOPWA).

AP-15 Expected Resources

Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during Year 42, including Section 108 loans for economic development. DHCD will also receive funds from the Philadelphia Housing Trust Fund, the Commonwealth of Pennsylvania's Keystone Communities Program and the Choice Neighborhoods Implementation Grant.

Table 4 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available			
			Annual Allocation $	Program Income $	Prior Year Resources $	Total $
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	38,807,206	8,921,000	1,750,000	49,478,206
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	8,420,991	0	0	8,420,991
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	7,300,870	0	0	7,300,870
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,514,942	0	0	3,514,942

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

DHCD anticipates using 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.

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

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

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

Anticipated Budgetary Resources

DHCD anticipates receiving federal, state and program income budgetary resources during Year 42, including Section 108 loans for economic development. In addition, DHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credits program; PHFA's PennHOMES program; and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program.

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 DHCD 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 Delaware and Philadelphia Counties, and adminsters the contracts for the Bensalem region, which includes Bucks, Chester and Montgomery Counties.

HOPWA funding is used to support rental assistance in the form of rent subsidies to those who can live independently, as well as emergency grants to prevent homelessness; for acquisition, rehabilitation and construction for community residences; 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 support the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually; support the City's rapid re-housing activities; and provide resources to support the Homeless Management Information System (HMIS) as well as data collection and analysis. Funding was formerly used in Philadelphia solely to support emergency shelter operations.

In Year 42, some funding will continue to support emergency shelter activities, as permitted by HUD, but the balance will be utilized for rapid re-housing activities and the HMIS. The allocation for Year 42 activity is below. As required by HUD, the allocation for shelter activities is less than 60 percent of the allocation or the hold harmless amount, which is the 2010 ESG grant amount allocated to shelter. HUD permits the higher of these numbers to be allocated for Emergency Shelter.

Activity	Allocation
Emergency Shelter	$1,603,290
Rapid Re-housing	$1,392,201
Data Collection/HMIS	$255,831
Administration	$263,621
Total	**$3,514,943**

HUD requires that the City apply for ESG funds through the *Consolidated Plan*. In Year 42, DHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Supportive Housing (OSH).

In addition to the federal allocation of ESG funding that is awarded to Philadelphia County, the City is also afforded an annual opportunity to compete for ESG funding that is awarded to the Commonwealth and administered by the Department of Community and Economic Development. OSH serves as the local applicant for those funds. OSH is reviewing the grant requirements and may apply in the state competition in Year 42.

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 (CoC) 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. In Year 42, Philadelphia anticipates receiving approximately $30 million in CoC Program funds to support projects supporting safe haven services, rapid re-housing, transitional and permanent supportive housing, the Homeless Management Information System (HMIS), and CoC Planning. These funds are utilized for activities related to capital costs, leasing, rental assistance, supportive services, operating costs, HMIS, and administrative expenses. The City is the direct recipient of CoC Program grant funds for housing development, rental assistance, HMIS, and CoC Planning. The Office of Supportive Housing oversees rental assistance projects through contracts with nonprofit sponsors; conducts HQS inspections through an Inspections Unit housed at OSH; and monitors programs. Nonprofit organizations are awarded funding and execute grant agreements directly with HUD for CoC Program-funded projects in renewal status. 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 performance outcomes.

City Bond Financing

City Bond Financing supports business loan programs and other activities.

Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). 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 of 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. DHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Consolidated Plan*.

The HTF is expected to raise approximately $11 million in Year 42.

Commonwealth of Pennsylvania Funds

Philadelphia will apply for funding in Year 42 through the DCED Keystone Communities program. Keystone Communities funding includes support for adaptive modifications, façade improvements, commercial corridor support and other programs.

The City also anticipates funding from the Commonwealth for the Weatherization Assistance Program, although exact Year 42 funding amounts will not be known until a budget for the state fiscal year beginning July 1, 2016, 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 Philadelphia Redevelopment Authority.

Section 108 Loan Program

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

In Year 42 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 42 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.

In Year 42 $1.203 million is required for Section 108 loan repayment, a reduction from previous years.

Although the commitment to repay prior years' Section 108 financing reduces the amount of funds available to support new activities in Year 42, the Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. In the past, the City used the Section 108 Loan Program to provide debt financing for economic development ventures and to support specific affordable housing ventures. Economic development funding was encumbered to DHCD and administered by DHCD, the Commerce Department, 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 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.

PHA Housing Choice Voucher Program

One of the largest sources of federal funds available for housing and community development in the City of Philadelphia is the Housing Choice Voucher Program (HCV) operated by the Philadelphia Housing Authority (PHA). The HCV budget frequently totals more than $150 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the HCV for other purposes, such as building new affordable housing, and providing training for low-income clients to help them up and out of subsidized housing, as well as for the traditional Housing Choice Voucher rental assistance program. 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, DHCD has received very limited resources from the City's General Fund, which is local tax dollars that support city services. In Year 42 DHCD expects to use General Funds in support of vacant land management, settlement assistance, Tangled Title Fund and the Storefront Improvement Program. OSH receives approximately $45 million in General Funds to support its homeless programs and activities.

Annual Operating Costs

The *Year 42 Proposed Consolidated Plan* shows budget amounts for Annual Operating Costs of just over $23 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.

Schedule A: Year 42 Economic Development Activities
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	CDBG	State	Other	Total
Business Assistance				
Business Loan Programs	1,000		4,800	5,800
Section 108 Loan Program (PIDC)	1,600		20,000	21,600
Technical Assistance to Micro Businesses	850			850
Storefront Improvement Program & Targeted Block Façades	400		635	635
Business Attraction & Expansion				400
Subtotal: Business Assistance	*3,850*		*25,435*	*29,285*
Community-Based Organization Assistance				
PIDC Neighborhood Development Fund	2,000			2,000
Neighborhood Development Grants	696			696
Targeted Corridor Revitalization Management Program	1,235			1,235
Keystone Communities Program		275		275
Public Services for Commercial Corridors	412		283	695
Capacity-Building Assistance	100			100
CDC Tax Credit Program			3,550	3,550
Subtotal: Community-Based Organization Assistance	*4,443*	*275*	*3,833*	*8,551*
Employment Services & Training				
YouthBuild Philadelphia	300			300
Subtotal: Employment Services & Training	*300*			*300*
Annual Operating Costs				
Commerce/Program Delivery	233			233
PIDC/Program Delivery	669			669
Commerce/General Administration	1,246			1,246
Subtotal: Annual Operating Costs	*2,148*			*2,148*
Grand Total: Economic Development	**10,741**	**275**	**29,268**	**40,284**

Schedule B: Year 42 State Resources
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	State-DCED
Homeless & Special-Needs Housing	
Adaptive Modifications Program	300
Community Economic Development	
Community-Based Organization Assistance	
Keystone Communities Program/Main Street	275
Community Planning & Capacity Building	
Keystone Communities Program/Elm Street	100
Keystone Communities Program (Neighborhood Development)	300
Grand Total: State Resources	**975**

Schedule C: Year 42 Other Resources
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	TNCA Bond Proceeds	General Fund	Emergency Solutions	Other Private	Section 108	Total
Housing Preservation						
Housing Counseling						
Settlement Assistance Grants		100				100
Vacancy Prevention Activities		30				30
Homeless & Special-Needs Housing						
Emergency Solutions Grant			3,515			3,515
Vacant Land Management & Community Improvement						
Vacant Land Management		2,390				2,390
Community Economic Development						
Business Assistance						
Business Loan Programs				4,800		4,800
Section 108 Loan Program (PIDC)					20,000	20,000
Storefront Improvement Program & Targeted Block Façades	100	535				635
Community-Economic Development by CDCs						
Public Services for Commercial Corrdors		283				283
CDC Tax Credit Program				3,550		3,550
Grand Total: Other Resources	**100**	**3,338**	**3,515**	**8,350**	**20,000**	**35,303**

Schedule D: Year 42 Housing Trust Fund Resources
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	HTF Total
Affordable Housing Production	
Affordable Rental Housing	
Neighborhood-Based Rental Production	4,779
Housing Preservation	
Emergency Repairs, Preservation, Weatherization	
Heater Hotline - PHDC/ECA	1,000
Weatherization & Basic Systems Repair Program - Tier 2	551
Utility Emergency Services Fund	1,070
Homeless & Special-Needs Housing	
Adaptive Modifications Program	1,355
Homelessness Prevention Program	595
Annual Operating Costs	
Program Delivery	
PHDC	109
PRA	1,118
General Administration	
DHCD	275
PHDC	148
Grand Total: HTF Resources	**11,000**

Schedule E: Year 42 CDBG Administrative Cost Limitation
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	CDBG	
A. Resource Base		
CDBG Entitlement	38,807	
Projected Program Income	8,921	
Total: Resource Base	**47,728**	
B. Administrative Limitation (20%)		**9,546**
C. Administrative Budget		
Housing Agencies		
DHCD	4,675	
PHDC	1,330	
PRA	942	
Support Services & Project Planning	85	
Economic Development		
Commerce	1,246	
Nonprofit Subrecipients	100	
General Service Departments		
Law	243	
City Planning	263	
Total: Administrative Budget		**8,884**
D. Administrative Allowance (B-C)		**662**

Schedule F: Year 42 CDBG Community Economic Development by CDCs

(Pursuant to Council Bill #000716)

(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	CDBG	
A. Resource Base		
CDBG Entitlement	38,807	
Projected Program Income	8,921	
Total: Resource Base	**47,728**	
B. CDC Economic Development Requirement (5%)		**2,386**
C. CDC Economic Development Budget		
Community-Based Organization Assistance		
PIDC Neighborhood Development Fund	2,000	
Neighborhood Development Grants	696	
Targeted Corridor Revitalization Management Program	1,235	
Public Services for Commercial Corridors	412	
Capacity-Building Assistance for CDCs	100	
Subtotal: Community-Based Organization Assistance	*4,443*	
Total: CDC Community Economic Development		**4,443**
D. Amount In Excess of Requirement (C-B)		**2,057**

Schedule G: Year 42 CDBG Public Service Cap
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	CDBG	
A. Resource Base		
CDBG Entitlement	38,807	
Projected Year 41 Program Income	7,396	
Total: Resource Base	**46,203**	
B. Public Service Cap (15%)		**6,930**
C. Public Service		
Housing Counseling and Foreclosure Prevention	5,144	
Vacancy Prevention Activities	160	
Earned Income Tax Credit	48	
Energy Coordinating Agency (ECA)	522	
YouthBuild Philadelphia	300	
Philadelphia Green	325	
Public Services for Commercial Corridors	412	
Subtotal: Public Service	*6,911*	
Total: Public Service		**6,911**
D. Public Service Allowance (B-C)		**19**

Schedule H: ESG Year 42 Street Outreach & Emergency Shelter Cap
(In Thousands)

CDBG Year 42 - Fiscal Year 2017

	ESG	
A. Resource Base		
ESG Entitlement	3,515	
Total: Resource Base	**3,515**	
B. Street Outreach & Emergency Shelter Cap (60%)		**2,109**
C. Street Outreach & Emergency Shelter		
Street Outreach	0	
Emergency Shelter	1,603	
Subtotal: Street Outreach and Emergency Shelter	*1,603*	
Total: Street Outreach & Emergency Shelter		**1,603**
D. Street Outreach & Emergency Shelter Allowance (B-C)		**506**

Resource Comparison CDBG Year 41 and CDBG Year 42 (In Thousands)

	CDBG Year 41 Fiscal Year 2016		CDBG Year 42 Fiscal Year 2017		Increase (Decrease)	
Resources Part I a						
A. CDBG						
1. Entitlement	39,046		38,807		(239)	
2. Prior Years' Reprogrammed Funds	1,472		1,522		50	
3. Reprogrammed - Economic Development	275		278		3	
4. Program Income						
DHCD	250		250		0	
PRA	1,275		800		(475)	
PIDC	7,243		7,871		628	
Subtotal: CDBG		*49,561*		*49,528*		*(33)*
B. HOME						
1. Federal - Direct Allocation	8,044		8,421		377	
Subtotal: HOME		*8,044*		*8,421*		*377*
C. Other Federal						
1. Emergency Solutions Grant	3,504		3,515		11	
2. Housing Opportunities for Persons With AIDS (HOPWA)	7,436		7,301		(135)	
3. HOPWA Prior Year's Reprogrammed Funds	1,066		1,026		(40)	
4. American Recovery and Reinvestment Act NSP - Program Income	250		0		(250)	
Subtotal: Other Federal		*12,256*		*11,842*		*(414)*
D. Commonwealth of Pennsylvania						
1. Keystone Communities Program						
(a) Neighborhood Development	300		300		0	
(b) Economic Development	275		275		0	
(c) Elm Street Program	100		100		0	
(d) Accessible Housing Program	300		300		0	
Subtotal: Commonwealth of PA		975		975		*0*
Subtotal: Resources Part I		***70,836***		***70,766***		***(70)***
Resources Part II a						
E. Other Resources						
1. Bond Proceeds (TNCA)	100		100		0	
2. City General Funds	3,888		3,338		(550)	
3. Small Business Loan Guarantee Pool	4,800		4,800		0	
4. Economic Development (Section 108 Loan)	20,000		20,000		0	
5. CDC Tax Credits	3,550		3,550		0	
6. Housing Trust Fund (HTF)	11,000		11,000		0	
HTF-Prior Years' Reprogrammed Funds	0		0		0	
Subtotal: Resources Part II		***43,338***		***42,788***		***(650)***
Grand Total Resources		**114,174**		**113,554**		**(620)**

a Resources contained in PART I of the schedule are able to be accessed by the Division of Housing and Community Development by presenting an acceptable application to HUD, DPW and DCED. Resources in PART II are dependent upon the actions of other governmental units and may not be available in CDBG Year 42.

Budget Detail CDBG Year 41 (FY 16) and CDBG Year 42 (FY 17)

(in Thousands)	CDBG Year 41 - Fiscal Year 2016								CDBG Year 42 - Fiscal Year 2017							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Affordable Housing Production																
A. Affordable Rental Housing																
1. Neighborhood-Based Rental Production	1,621	3,731			3,473			8,825		4,084			4,779			8,863
2. Development Financing for Homeless & Special-Needs Housing		1,500						1,500		1,500						1,500
Total: Affordable Housing Production	**1,621**	**5,231**	**0**	**0**	**3,473**	**0**	**0**	**10,325**	**0**	**5,584**	**0**	**0**	**4,779**	**0**	**0**	**10,363**
Housing Preservation																
A. Housing Counseling																
1. Settlement Assistance Grants							100	100							100	100
2. Housing Counseling & Foreclosure Prevention	5,144							5,144	5,144							5,144
3. Vacancy Prevention Activities	160						30	190	160						30	190
4. Earned Income Tax Credit (EITC)	48							48	48							48
Subtotal: Housing Counseling	*5,352*	*0*	*0*	*0*	*0*	*0*	*130*	*5,482*	*5,352*	*0*	*0*	*0*	*0*	*0*	*130*	*5,482*
B. Emergency Repairs, Preservation & Weatherization																
1. Heater Hotline - PHDC/ECA					1,000			1,000					1,000			1,000
2a.Weatherization & Basic Systems Repair - Tier 2	9,323				1,613			10,936	10,385				551			10,936
2b.Basic Sytems Repair - Targeted Preservation					244			244	559							559
3. Utility Emergency Services Fund					1,070			1,070					1,070			1,070
4. Energy Coordinating Agency	522							522	522							522
Subtotal: Emergency Repairs, Preservation & Weatherization	*9,845*	*0*	*0*	*0*	*3,927*	*0*	*0*	*13,772*	*11,466*	*0*	*0*	*0*	*2,621*	*0*	*0*	*14,087*
Total: Housing Preservation	**15,197**	**0**	**0**	**0**	**3,927**	**0**	**130**	**19,254**	**16,818**	**0**	**0**	**0**	**2,621**	**0**	**130**	**19,569**
Homeless & Special Needs Housing																
A. Emergency Solutions Grant							3,504	3,504							3,515	3,515
B. Rental Assistance	108	2,033						2,141	108	2,033						2,141
C. HOPWA (including Rental Assistance)			8,289					8,289			8,114					8,114
D. Adaptive Modifications Program				300	1,355			1,655				300	1,355			1,655
E. Homelessness Prevention Program					595			595					595			595
Total: Homeless & Special-Needs Housing	**108**	**2,033**	**8,289**	**300**	**1,950**	**0**	**3,504**	**16,184**	**108**	**2,033**	**8,114**	**300**	**1,950**	**0**	**3,515**	**16,020**

Budget Detail CDBG Year 41 (FY 16) and CDBG Year 42 (FY 17)

(in Thousands)	CDBG Year 41 - Fiscal Year 2016								CDBG Year 42 - Fiscal Year 2017							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Vacant Land Management																
A. Vacant Land Management	727						2,940	3,667	727						2,390	3,117
Total: Vacant Land Management	**727**	**0**	**0**	**0**	**0**	**0**	**2,940**	**3,667**	**727**	**0**	**0**	**0**	**0**	**0**	**2,390**	**3,117**
Community Economic Development																
A. Business Assistance																
1. Business Loan Programs	1,000						4,800	5,800	1,000						4,800	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	700							700	850							850
4. Storefront Improvement Program & Targeted Block Façades							635	635							635	635
5. Business Attraction and Expansion	300							300	400							400
Subtotal: Business Assistance	*3,600*	*0*	*0*	*0*	*0*	*0*	*25,435*	*29,035*	*3,850*	*0*	*0*	*0*	*0*	*0*	*25,435*	*29,285*
B. Community-Based Organization Assistance																
1. PIDC Neighborhood Development Fund	2,050							2,050	2,000							2,000
2. Neighborhood Development Grants	1,000							1,000	696							696
3. Targeted Corridor Revitalization Mgt. Program	1,145							1,145	1,235							1,235
4. Keystone Communities Program/Main Street				275				275				275				275
5. Public Services for Commercial Corridors	412						283	695	412						283	695
6. Capacity-Building Assistance	100							100	100							100
7. CDC Tax Credits							3,550	3,550							3,550	3,550
Subtotal: Community-Based Organization Assistance	*4,707*	*0*	*0*	*275*	*0*	*0*	*3,833*	*8,815*	*4,443*	*0*	*0*	*275*	*0*	*0*	*3,833*	*8,551*
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	**8,607**	**0**	**0**	**275**	**0**	**0**	**29,268**	**38,150**	**8,593**	**0**	**0**	**275**	**0**	**0**	**29,268**	**38,136**

Budget Detail CDBG Year 41 (FY 16) and CDBG Year 42 (FY 17)

(in Thousands)	CDBG Year 41 - Fiscal Year 2016								CDBG Year 42 - Fiscal Year 2017							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Community Planning & Capacity Building																
A. Neighborhood Advisory Committees	1,440							1,440	1,440							1,440
B. Capacity-Building Assistance																
1. Community Design Collaborative	50							50	50							50
2. PACDC	35							35	35							35
C. Keystone Communities Program/Elm Street				100				100				100				100
D. Keystone Communities Program (Neighborhood Development)				300				300				300				300
Total: Community Planning & Capacity Building	**1,525**	**0**	**0**	**400**	**0**	**0**	**0**	**1,925**	**1,525**	**0**	**0**	**400**	**0**	**0**	**0**	**1,925**
Section 108 Loan Principal & Interest Repayments																
A. Year 25	1,262							1,262	1,203							1,203
Total: Section 108 Loan Principal & Interest Repayment	**1,262**	**0**	**0**	**0**	**0**	**0**	**0**	**1,262**	**1,203**	**0**	**0**	**0**	**0**	**0**	**0**	**1,203**

Budget Detail CDBG Year 41 (FY 16) and CDBG Year 42 (FY 17)

(in Thousands)	CDBG Year 41 - Fiscal Year 2016								CDBG Year 42 - Fiscal Year 2017							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Annual Operating Costs																
A. Program Delivery																
1. DHCD	239							239	239							239
2. PHDC	4,475				109			4,584	4,475				109			4,584
3. PRA	5,703				618			6,321	5,203				1,118			6,321
4. Commerce	233							233	233							233
5. PIDC	664							664	669							669
6. L&I	809							809	809							809
7. City Planning	227							227	227							227
Subtotal: Program Delivery	*12,350*	*0*	*0*	*0*	*728*	*0*	*0*	*13,077*	*11,855*	*0*	*0*	*0*	*1,227*	*0*	*0*	*13,082*
B. General Administraion																
1. DHCD	4,175	244	213		775			5,407	4,675	244	213		275			5,407
2. PHDC	1,330				148			1,478	1,330				148			1,478
3. PRA	966	536				250		1,752	942	560				0		1,502
4. Commerce	1,237							1,237	1,246							1,246
5. Law	243							243	243							243
6. City Planning	213							213	263							263
Subtotal: General Administration	*8,164*	*780*	*213*	*0*	*923*	*250*	*0*	*10,330*	*8,699*	*804*	*213*	*0*	*423*	*0*	*0*	*10,139*
Total: Annual Operating Costs	**20,514**	**780**	**213**	**0**	**1,650**	**250**	**0**	**23,407**	**20,554**	**804**	**213**	**0**	**1,650**	**0**	**0**	**23,221**
Grand Total Program Activities	**49,561**	**8,044**	**8,502**	**975**	**11,000**	**250**	**35,842**	**114,174**	**49,528**	**8,421**	**8,327**	**975**	**11,000**	**0**	**35,303**	**113,554**
Resource Allocation	**49,561**	**8,044**	**8,502**	**975**	**11,000**	**250**	**35,842**	**114,174**	**49,528**	**8,421**	**8,327**	**975**	**11,000**	**0**	**35,303**	**113,554**

AP-20 Annual Goals and Objectives

Table 5 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
Homelessness Prevention - Housing Affordability	2014	2018	Affordable Housing	Philadelphia	Renter Homeowner Non-Homeless Special Need	Public service activities for low/moderate income housing benefit: 22,340 households assisted Rental units rehabilitated: 1,100 household housing unit
Affordable Housing Production	2014	2018	Affordable Housing	Philadelphia	Renter	Rental units constructed: 530 Household housing unit homeowner housing added: 4 Household housing unit other: 2
Loans, Grants and Technical Assistance	2014	2018	Non-Housing Community Development	Philadelphia	Renter Homeowner Non-Homeless Special Need	Jobs created/retained: 692 Businesses assisted: 120 Businesses assisted other: 100,000
Rental Housing Assistance	2014	2018	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia	Renter Non-Homeless Special Need	Rental units constructed: 530 Household housing unit tenant-based rental assistance/Rapid Re-housing: 1,344 households assisted
Short Term Housing	2014	2018	Homeless	Philadelphia	Homeless	Tenant-based rental assistance/Rapid Re-housing: 1,000 households assisted Overnight/Emergency Shelter/Transitional Housing beds added: 1,000 Homelessness prevention: 1,000 persons assisted
Community Revitalization and Outreach	2014	2018	Non-Homeless Special Needs	Philadelphia	Renter Homeowner Non-Homeless Special Need	Public facility or infrastructure activities for low/moderate income housing benefit: 110,000 households assisted Other: 550,000
Vacant Land Management & Community Improvement	2014	2018	Non-Housing Community Development	Philadelphia	Renter Homeowner Non-Homeless Special Need	Public facility or infrastructure activities other than low/moderate income housing benefit: 120,000 persons assisted Public service activities other than low/moderate income housing benefit: 120,000 persons assisted Other: 10
Building & Corridor Improvement and Training	2014	2018	Non-Housing Community Development	Philadelphia	Renter Homeowner Non-Homeless Special Needs	Other: 375,375

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

530

AP-35 Projects

Introduction

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 (see map page 85). 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 eligible census tracts.

Other activities benefit individuals rather than entire areas. For example, neighborhood-based rental units or PHDC's home improvement programs (see map page 3) are available to any household that meets income criteria. As depicted in the maps, these programs have benefited income-eligible households in every section of the city.

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 Committees and housing counseling activities has been a critical element in the success of Philadelphia's foreclosure prevention efforts. That coordination and collaboration will continue.

Table 6 – Projects

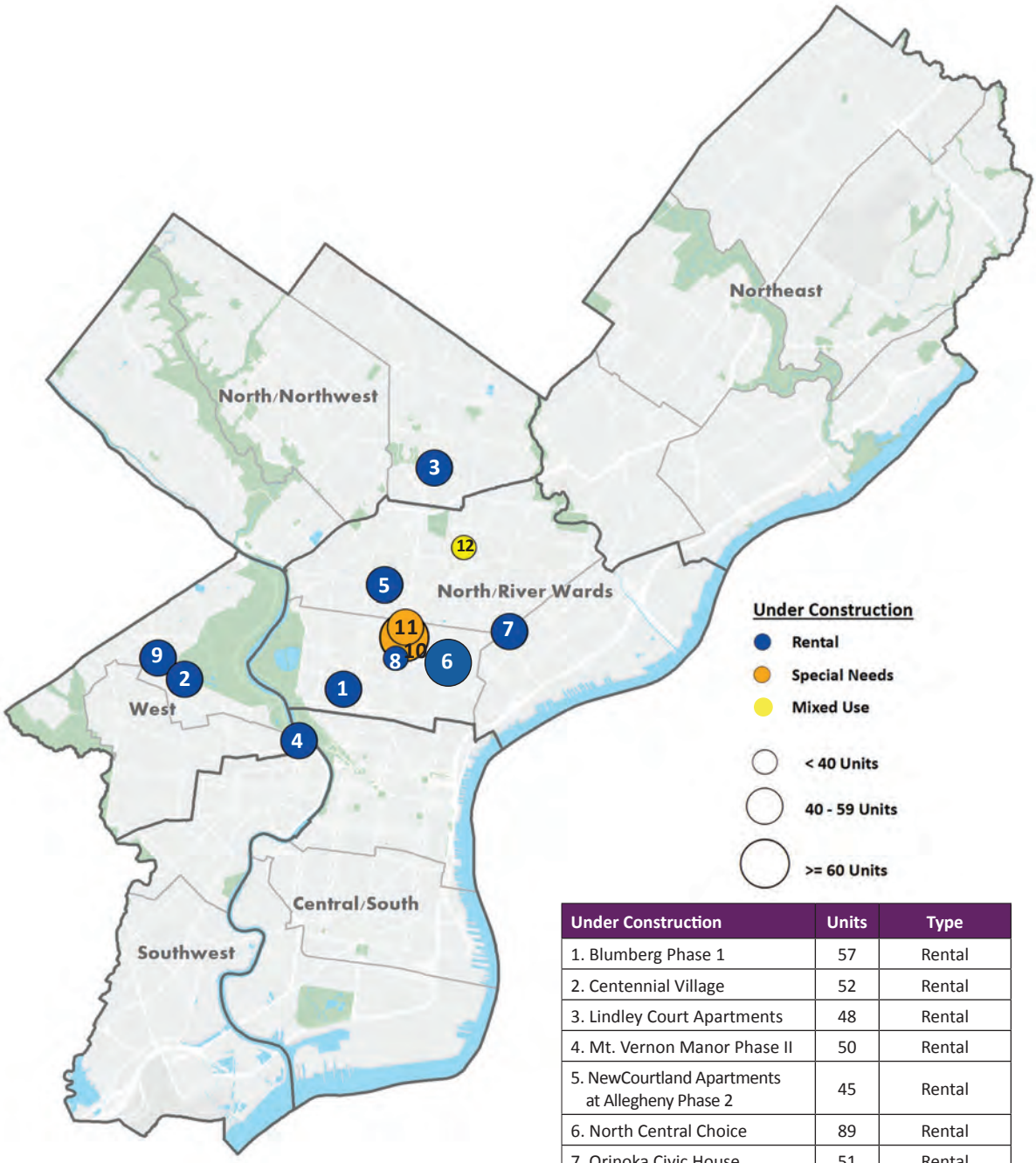
#	Project Name
1	Neighborhood-Based Rental Production
2	Development Financing for Homeless and Special-Needs Housing
3	Housing Counseling and Foreclosure Prevention
4	Vacancy Prevention Activities
5	Earned Income Tax Credit Program
6	Basic Systems Repair Program
7	Energy Coordinating Agency
8	Emergency Solutions Grant (ESG)
9	Rental Assistance/Homeless
10	HOPWA Program
11	Pennsylvania Horticultural Society (PHS) Vacant Land Management
12	Pennsylvania Horticultural Society (PHS) Philadelphia Green Program
13	Business Loan Programs
14	Section 108 Loan Program (PIDC)
15	Technical Assistance to Micro Businesses
16	Storefront Improvement Program and Targeted Block Façades
17	Targeted Neighborhod Business Attraction and Expansion
18	PIDC Neighborhood Development Fund
19	Neighborhood Development Grants
20	Targeted Corridor Revitalization Management Program (TCMP)
21	Public Services for Commercial Corridors
22	Capacity Building for CDCs
23	YouthBuild Philadelphia
24	Neighborhood Services
25	Community Design Collaborative
26	Philadelphia Association of CDCs (PACDC)
27	Section 108 Loan Principal and Interest Repayments (Housing)
28	Utility Emergency Services Fund (UESF)
29	Adaptive Modifications Program
30	Homelessness Prevention Program

AP-38 Projects Summary

Table 7 – Project Summary Information

1	Project Name	Neighborhood-Based Rental Production
	Target Area	Philadelphia
	Goals Supported	Affordable Housing Production
	Needs Addressed	Rental Housing
	Funding	CDBG: $1,306,000 HOME: $4,084,000 HTF: $3,473,000
	Description	The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	420 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits.

Housing Production Year 42 (FY 2017)

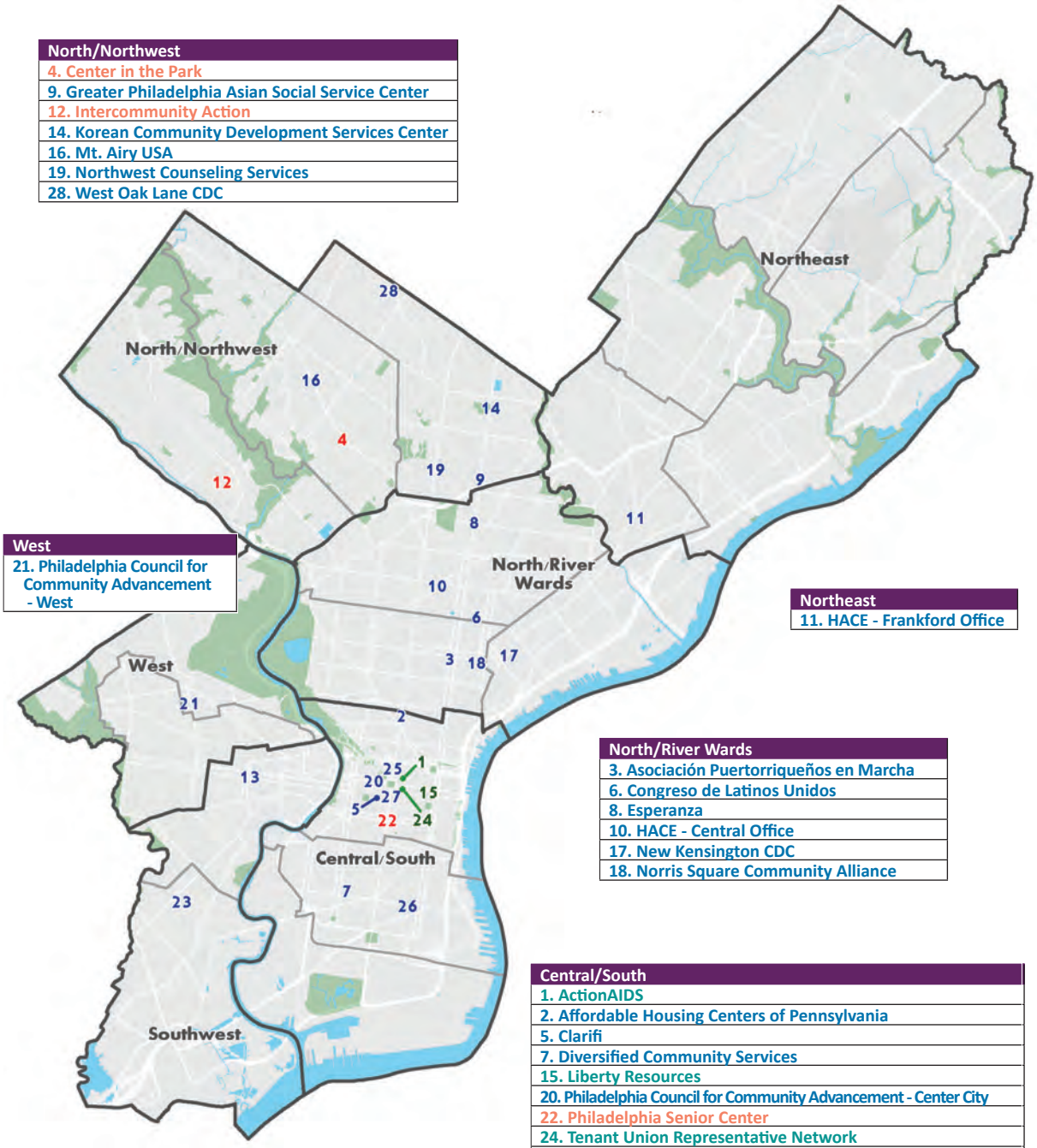


Under Construction	Units	Type
1. Blumberg Phase 1	57	Rental
2. Centennial Village	52	Rental
3. Lindley Court Apartments	48	Rental
4. Mt. Vernon Manor Phase II	50	Rental
5. NewCourtland Apartments at Allegheny Phase 2	45	Rental
6. North Central Choice	89	Rental
7. Orinoka Civic House	51	Rental
8. Susquehanna Square	39	Rental
9. Wynne Senior Residences	50	Rental
10. 2415 N. Broad St.	88	Special Needs
11. The Lofts at 2601	56	Special Needs
12. Roberto Clemente Homes	38	Mixed Use
Total Units Under Construction	**663**	

2	**Project Name**	**Development Financing for Homeless and Special-Needs Housing**
	Target Area	Philadelphia
	Goals Supported	Affordable Housing Production
	Needs Addressed	Homeless and Non-Homeless Special Needs
	Funding	HOME: $1,500,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	110 Low/Moderate Income
	Location Description	Citywide
	Planned Activities	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.

3	**Project Name**	**Housing Counseling and Foreclosure Prevention**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: $5,144,000
	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).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	11,250 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	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).

Housing Counseling Agencies Serving Philadelphia



North/Northwest
4. Center in the Park
9. Greater Philadelphia Asian Social Service Center
12. Intercommunity Action
14. Korean Community Development Services Center
16. Mt. Airy USA
19. Northwest Counseling Services
28. West Oak Lane CDC

West
21. Philadelphia Council for Community Advancement - West

Northeast
11. HACE - Frankford Office

North/River Wards
3. Asociación Puertorriqueños en Marcha
6. Congreso de Latinos Unidos
8. Esperanza
10. HACE - Central Office
17. New Kensington CDC
18. Norris Square Community Alliance

Central/South
1. ActionAIDS
2. Affordable Housing Centers of Pennsylvania
5. Clarifi
7. Diversified Community Services
15. Liberty Resources
20. Philadelphia Council for Community Advancement - Center City
22. Philadelphia Senior Center
24. Tenant Union Representative Network
25. Unemployment Information Center
26. United Communities Southeast Philadelphia
27. Urban League of Philadelphia

Southwest
13. Intercultural Family Services
23. Southwest CDC

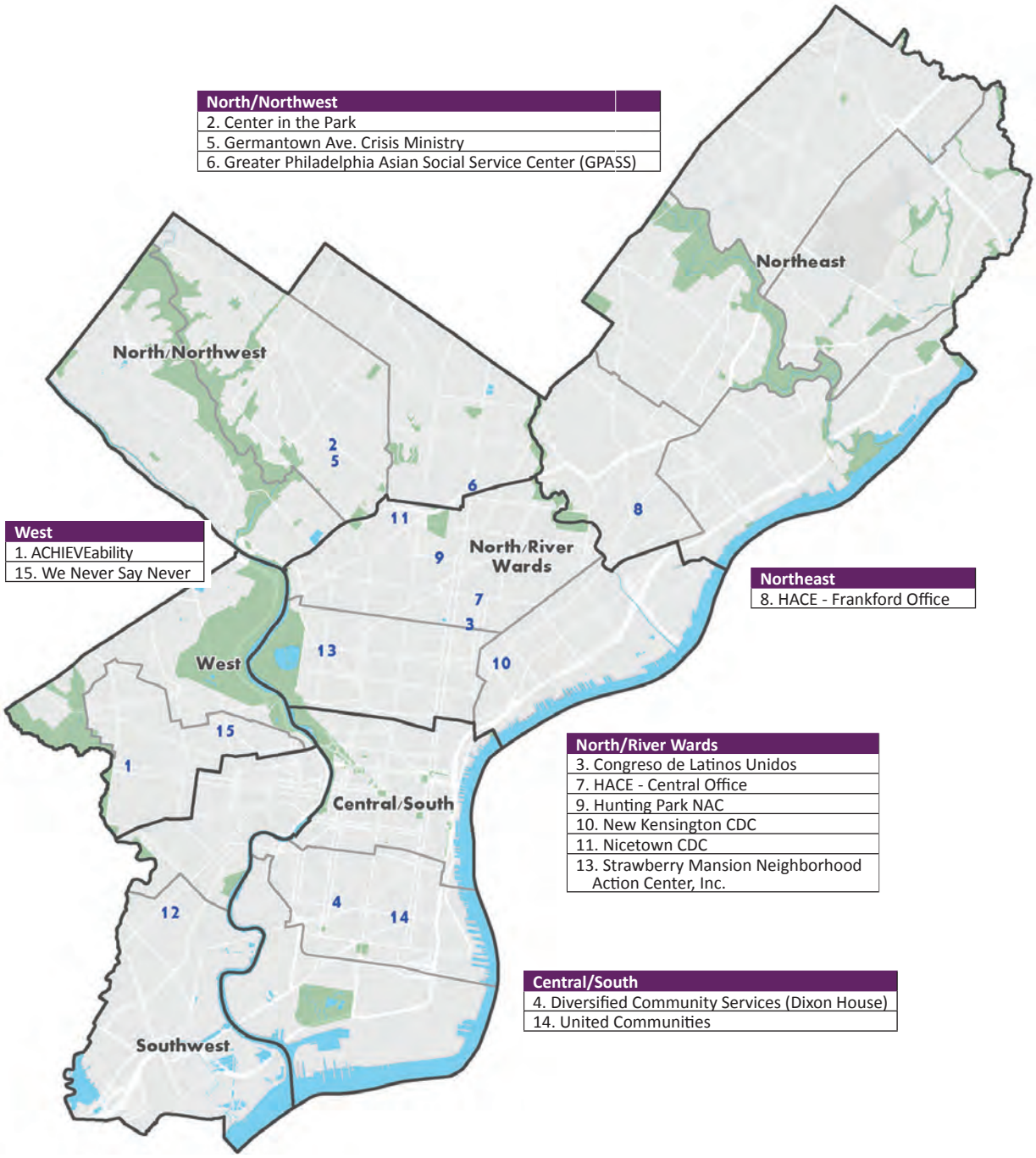
Specialty Housing Counseling Services
Specialty Counseling Services for Seniors
Pre-Purchase Counseling and Foreclosure Prevention Services

4	**Project Name**	**Vacancy Prevention Activities**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: $160,000 Other: $30,000
	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).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	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).
5	**Project Name**	**Earned Income Tax Credit Program**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: $48,000
	Description	The City will support financial literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	650 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

6	Project Name	Basic Systems Repair Program
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: $9,638,000 HTF: $1,857,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,100 Housing Units occupied by very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	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.

7	**Project Name**	**Energy Coordinating Agency**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: $522,000
	Description	The City will fund ECA to support 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).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and 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).

Neighborhood Energy Centers Serving Philadelphia



8	**Project Name**	**Emergency Solutions Grant (ESG)**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability Short Term Housing
	Needs Addressed	Homeless Housing
	Funding	ESG: $3,515,000 Other: $3,515,000
	Description	ESG (HESG) 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 City General Funds.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	230 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	ESG (HESG) 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 City General Funds.
9	**Project Name**	**Rental Assistance/Homeless**
	Target Area	Philadelphia
	Goals Supported	Rental Housing Assistance
	Needs Addressed	Special Needs Non-Homeless and Homeless Housing
	Funding	CDBG: $108,000 HOME: $2,033,000
	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).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	230 very low-, low- to moderate-income families will benefit.
	Location Description	Citywide
	Planned Activities	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).

10	Project Name	HOPWA Program
	Target Area	Philadelphia
	Goals Supported	Rental Housing Assistance
	Needs Addressed	Non-Homeless Special Needs Housing
	Funding	HOPWA: $8,327,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	700 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	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.

HOPWA Budget Detail CDBG Year 42 (FY 2017)

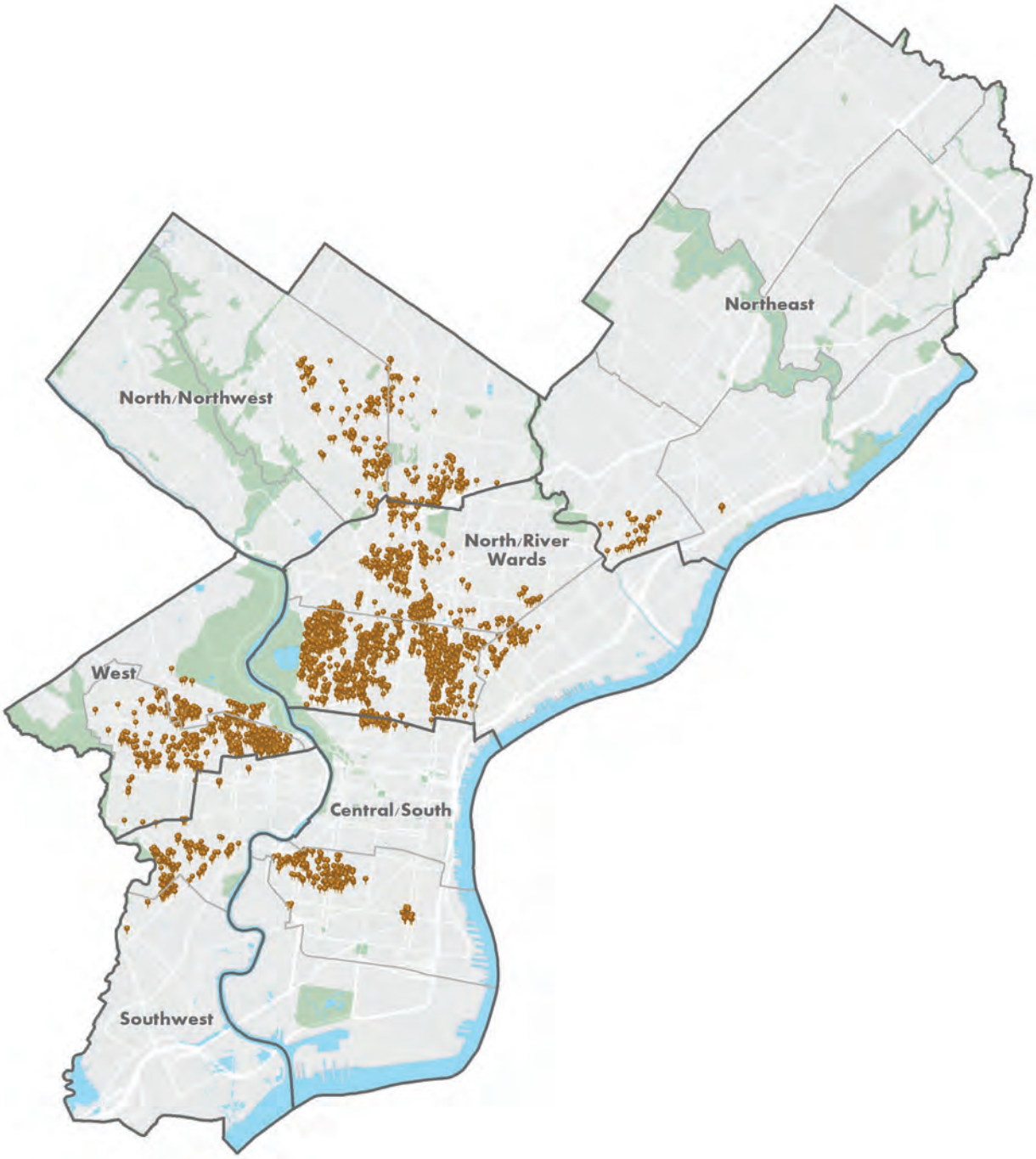
HOPWA Eligibiilty Category	Rental Assistance	Short-Term Emerg-ency Pay/ Grants	Oper-ating Costs	Information Referrals & Housing Counseling	Supportive Services	Subtotal Program Costs	Admin Costs	Contract Total
ActionAIDS*	$196,000			$135,590	$55,660	$387,250	$25,250	$412,500
ActionAIDS (Pathways Housing)	$195,000				$50,250	$245,250	$19,215	$264,465
Calcutta House					$218,750	$218,750	$16,250	$235,000
Catholic Social Services					$295,000	$295,000	$18,000	$313,000
Congreso	$650,000			$119,932		$769,932	$46,465	$816,397
Delaware Co.	$485,000		$15,500	$130,730		$631,230	$35,520	$666,750
Gaudenzia	$115,100					$115,100	$8,400	$123,500
Mazzoni Center	$1,241,000			$272,520		$1,513,520	$74,000	$1,587,520
Non-Profit - High St. Manor	$108,000				$40,000	$148,000	$10,000	$158,000
PCRC/TURN	$2,527,965			$533,982		$3,061,947	$165,783	$3,227,730
PHMC - AACO				$75,000		$75,000	$2,300	$77,300
PHMC - DEFA		$200,000		$26,000		$226,000	$6,000	$232,000
DHCD Administration Costs								$213,000
Total	$5,518,065	$200,000	$15,500	$1,293,754	$659,660	$7,686,979	$427,183	$8,327,162

** ActionAIDS rental assistance vouchers include 9 Marlton Court units, which are being phased out with attrition.*

11	Project Name	Pennsylvania Horticultural Society (PHS) Vacant Land Management
	Target Area	Philadelphia
	Goals Supported	Vacant Land Management & Community Improvement
	Needs Addressed	Public Facilities
	Funding	CDBG: $402,000 Other: $2,390,000
	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 neighborhood parks, around schools and recreation centers.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	120,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	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 neighborhood parks, around schools and recreation centers.

12	Project Name	Pennsylvania Horticultural Society (PHS) Philadelphia Green Program
	Target Area	Philadelphia
	Goals Supported	Vacant Land Management and Community Improvement
	Needs Addressed	Public Services
	Funding	CDBG: $325,000
	Description	The Philadelphia Green Program provides training and technical assistance to park and community garden volunteers to enhance public spaces.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The Philadelphia Green Program provides training and technical assistance to park and community garden volunteers to enhance public spaces.

LandCare Parcels Managed by the Pennsylvania Horticultural Society



13	Project Name	Business Loan Programs
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $1,000,000, Other: $4,800,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	40 loans will be provided to business in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	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.

14	Project Name	Section 108 Loan Program (PIDC)
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $1,600,000, Other: $20,000,000
	Description	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

15	**Project Name**	**Technical Assistance to Micro Businesses**
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $700,000
	Description	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people. 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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses that provides goods and/or services in low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people. 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.

16	Project Name	Storefront Improvement Program and Targeted Block Façades
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Economic Development
	Funding	Other: $635,000
	Description	The City will use City General 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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	200,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will use City General 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.

17	**Project Name**	**Targeted Neighborhod Business Attraction and Expansion**
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance Building and Corridor Improvement and Training
	Needs Addressed	Economic Development
	Funding	CDBG: $300,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	6 business who provide goods and services for low- and moderate-income people or that create new employment opportunities for low and moderate income people will benefit.
	Location Description	Citywide
	Planned Activities	The City will assist business attraction and expansion activities in 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.
18	**Project Name**	**PIDC Neighborhood Development Fund**
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $2,050,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100,000 people living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.

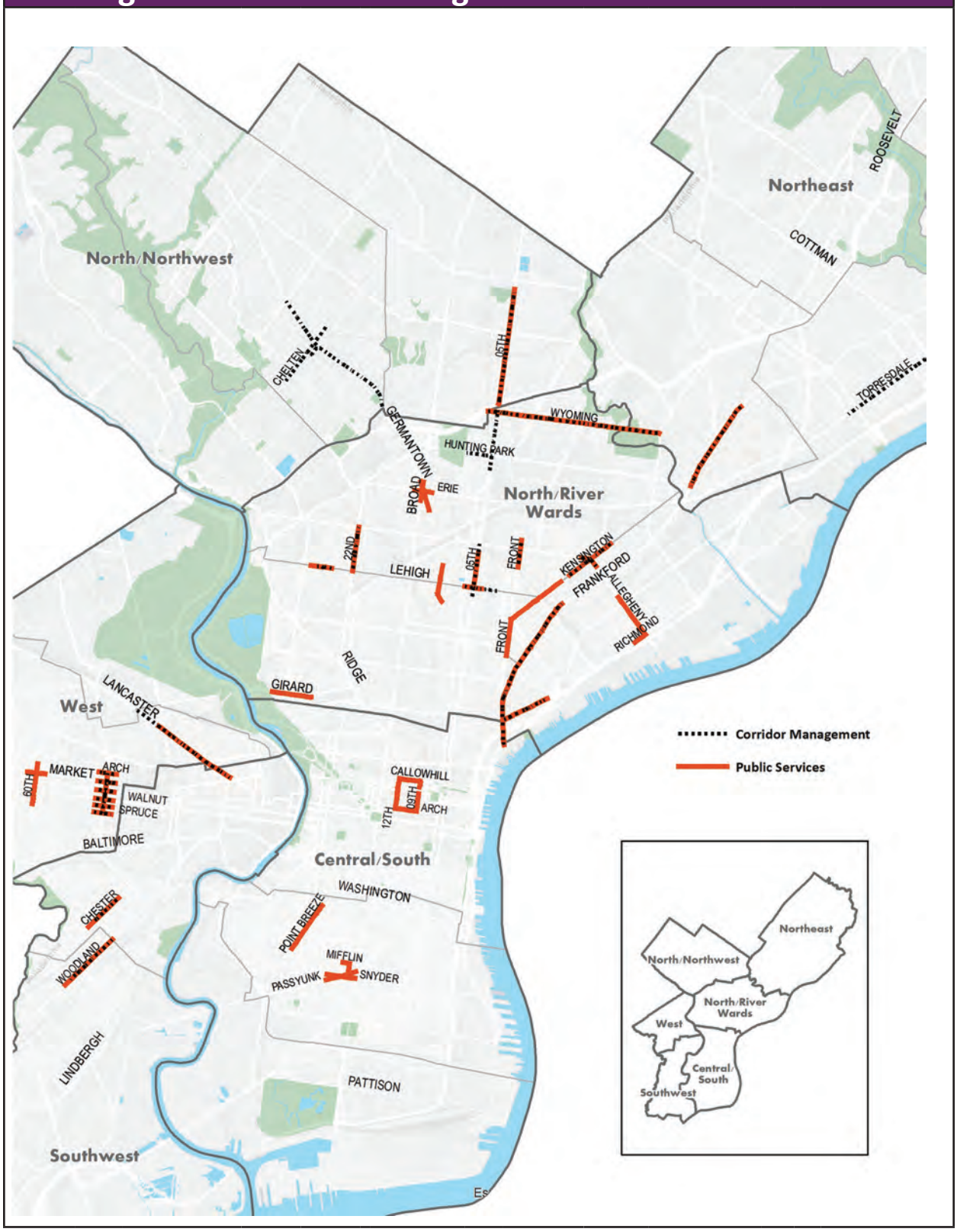
19	Project Name	Neighborhood Development Grants
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $1,000,000
	Description	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. 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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50,000 people living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. 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.

20	Project Name	Targeted Corridor Revitalization Management Program (TCMP)
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Economic Development
	Funding	CDBG: $1,145,000
	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).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	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).

EL CENTRO DE ORO

Doc Bresler's Cavity Busters
Dentistry for Children and Teens
215-467-6000
TEXAS
HOT DOGS
HEARING AIDS
LAUNDRY
SUNSHINE GROCERY
ATM
SPEED LIMIT 25
15TH ST
SNYDER AVE

Targeted Corridor Management and Public Services



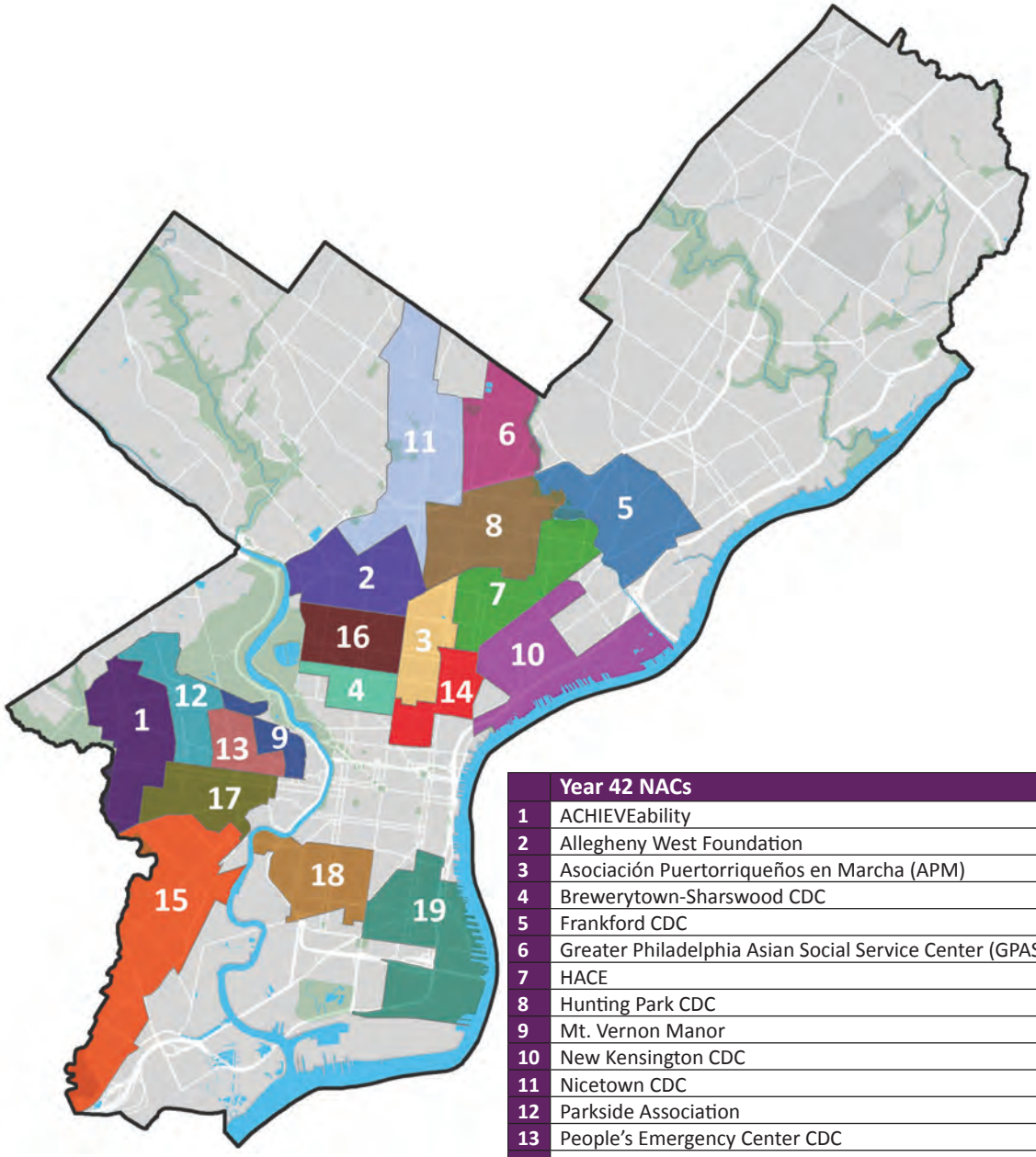
Commerce Department Program Allocations for Year 42

Organization	Public Services in Commercial Corridors	Targeted Corridor Management	Business Technical Assitance Program
ACHIEVEability	$30,000		
African Cultural Alliance of North America (ACANA)	$30,000	$100,000	
Allegheny West Foundation (AWF)	$30,000	$75,000	
Called To Serve	$25,000		
Diversified Community Services	$25,000		
Enterprise Center CDC	$50,000	$75,000	$125,000
Fairmount	$30,000		
FINANTA			$125,000
Frankford CDC	$50,000	$135,000	
Germantown United CDC		$75,000	
HACE	$50,000	$125,000	
Impact CDC	$50,000	$75,000	
Korean Community Development Services Center	$57,000	$150,000	
New Kensington CDC	$100,000	$200,000	
Newbold CDC	$25,000		
Nueva Experanza Housing and Economic Development Corporation	$35,000	$75,000	
People's Emergency Center CDC	$40,000	$75,000	
Philadelphia Chinatown Development Corporation	$56,000		
SCORE			$75,000
Southwest CDC	$35,000		
Tacony CDC		$75,000	
Urban Affairs Coalition/Entrepreneur Works			$125,000
Urban League of Philadelphia			$50,000
Village of Arts and Humanities	$33,000		
Welcoming Center for New Pennsylvanians (WCNP)			$125,000
Women’s Opportunity Resource Center (WORC)			$100,000

21	**Project Name**	**Public Services for Commercial Corridors**
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Public Services
	Funding	CDBG: $412,000 Other: $283,000
	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).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	600,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	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).
22	**Project Name**	**Capacity Building for CDCs**
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Other (Economic Development)
	Funding	CDBG: $100,000
	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.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 businesses working in neighborhoods serving low- to moderate-income persons will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management and board and organizational development.

23	**Project Name**	**YouthBuild Philadelphia**
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Public Services
	Funding	CDBG: $300,000
	Description	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	75 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
24	**Project Name**	**Neighborhood Services**
	Target Area	Philadelphia
	Goals Supported	Community Revitalization and Outreach
	Needs Addressed	Other (Community Development)
	Funding	CDBG: $1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the *Plan* to provide information and referral services, citizen participation and neighborhood planning.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Neighborhood Advisory Committees (NACs) identified in the text of the *Plan* to provide information and referral services, citizen participation and neighborhood planning.

Neighborhood Advisory Committees (NACs): Service Areas[1]



	Year 42 NACs
1	ACHIEVEability
2	Allegheny West Foundation
3	Asociación Puertorriqueños en Marcha (APM)
4	Brewerytown-Sharswood CDC
5	Frankford CDC
6	Greater Philadelphia Asian Social Service Center (GPASS)
7	HACE
8	Hunting Park CDC
9	Mt. Vernon Manor
10	New Kensington CDC
11	Nicetown CDC
12	Parkside Association
13	People's Emergency Center CDC
14	South Kensington Community Partners
15	Southwest CDC
16	Strawberry Mansion NAC
17	The Enterprise Center CDC
18	Universal Companies
19	Whitman Council

[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.

25	**Project Name**	**Community Design Collaborative**
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Planning and Administrative Needs
	Funding	CDBG: $50,000
	Description	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 neighborhoood-based organizations serving low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.
26	**Project Name**	**Philadelphia Association of CDCs (PACDC)**
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Planning and Administrative Needs
	Funding	CDBG: $35,000
	Description	The City will fund PACDC to provide technical assistance to at least 10 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 comunity development corporations serving low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PACDC to provide technical assistance to at least 10 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.
27	**Project Name**	**Section 108 Loan Principal and Interest Repayments (Housing)**
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Section 108 Loan Program
	Funding	CDBG: $1,203,000
	Description	The City will fund the repayment of principal and interest for Section 108 loans for housing from prior years.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	259 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the repayment of principal and interest for Section 108 loans for housing from prior years.

28	**Project Name**	**Utility Emergency Services Fund (UESF)**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention – Housing Affordability
	Needs Addressed	Utility Assistance
	Funding	HTF: $1,070,000
	Description	The City will provide emergency grants to assist low-income families through UESF.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide emergency grants to assist low-income families through UESF.
29	**Project Name**	**Adaptive Modifications Program**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention – Housing Affordability
	Needs Addressed	Special Needs Non-Homeless
	Funding	HTF: $1,355,000 State: $300,000
	Description	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities.
30	**Project Name**	**Homelessness Prevention Program**
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention – Housing Affordability
	Needs Addressed	Homeless Housing
	Funding	HTF: $595,000
	Description	The City will prevent individuals and families on the verge of homelessness due to mortgage foreclosure from needing to enter shelter.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will prevent individuals and families on the verge of homelessness due to mortgage foreclosure from needing to enter shelter.

AP-50 Geographic Distribution

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

The vast majority of DHCD's resources are invested in North Philadelphia, the River Wards, West Philadelphia and South Philadelphia. These are the communities most affected over the years by disinvestment and by the collapse of Philadelphia's manufacturing base. These communities are most likely to have concentrations of low- and moderate-income households and of racial minorities.

Many of DHCD's funding programs support income-eligible individuals and households and therefore are not geographically based. However, here too, many of the benefits of these programs accrue in these Planning Districts. A review of the maps for Home Improvements (page 3), Neighborhood Energy Centers (page 63) and, to a slightly lesser extent, Foreclosure Prevention (page 4), shows that the vast majority of program benefits go to recipients who reside in these areas.

Table 8 - Geographic Distribution

Target Area	Percentage of Funds
Philadelphia	100

Rationale for the priorities for allocating investments geographically

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. By 1980 depopulation also left the area with thousands of long-term vacant houses. According to the 2009-13 American Community Survey, 46 percent of North Philadelphia's population was living in poverty, well above the citywide figure.

North Philadelphia includes a concentration of African-Americans, especially west of Broad Street (map page 86), and a concentration of Latinos (map page 87) in its eastern half. Low- and moderate-income residents are spread throughout much of North Philadelphia (map page 85).

The area east of Front Street along the Delaware River – the River Wards (map page 92), extending somewhat into the Lower Northeast (map page 97) – 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.

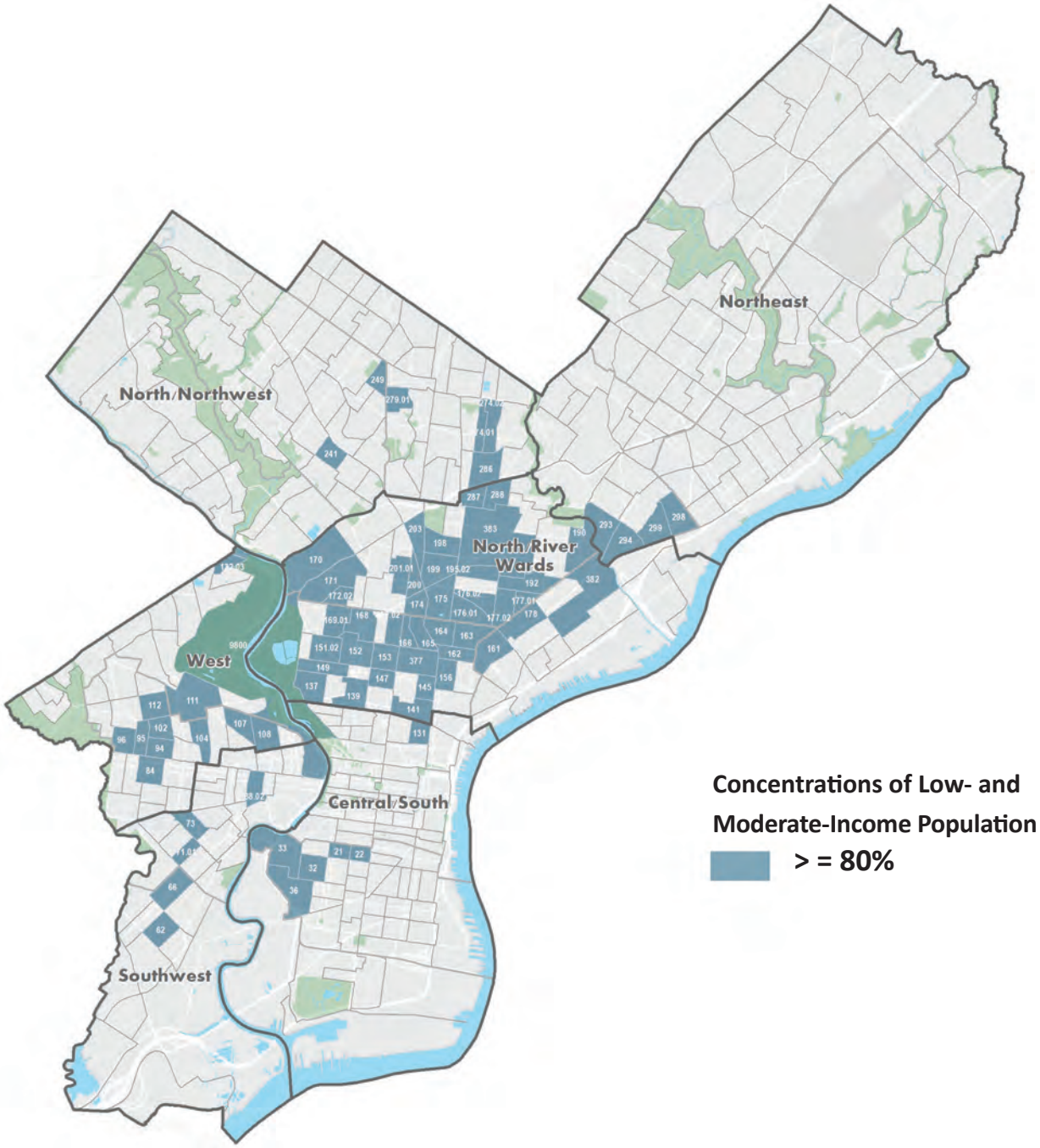
West Philadelphia (map page 95), including portions of Southwest Philadelphia (map page 94), includes a significant concentration of both African-Americans and households with low or moderate income.

South Philadelphia (map page 93) 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 west of Broad Street.

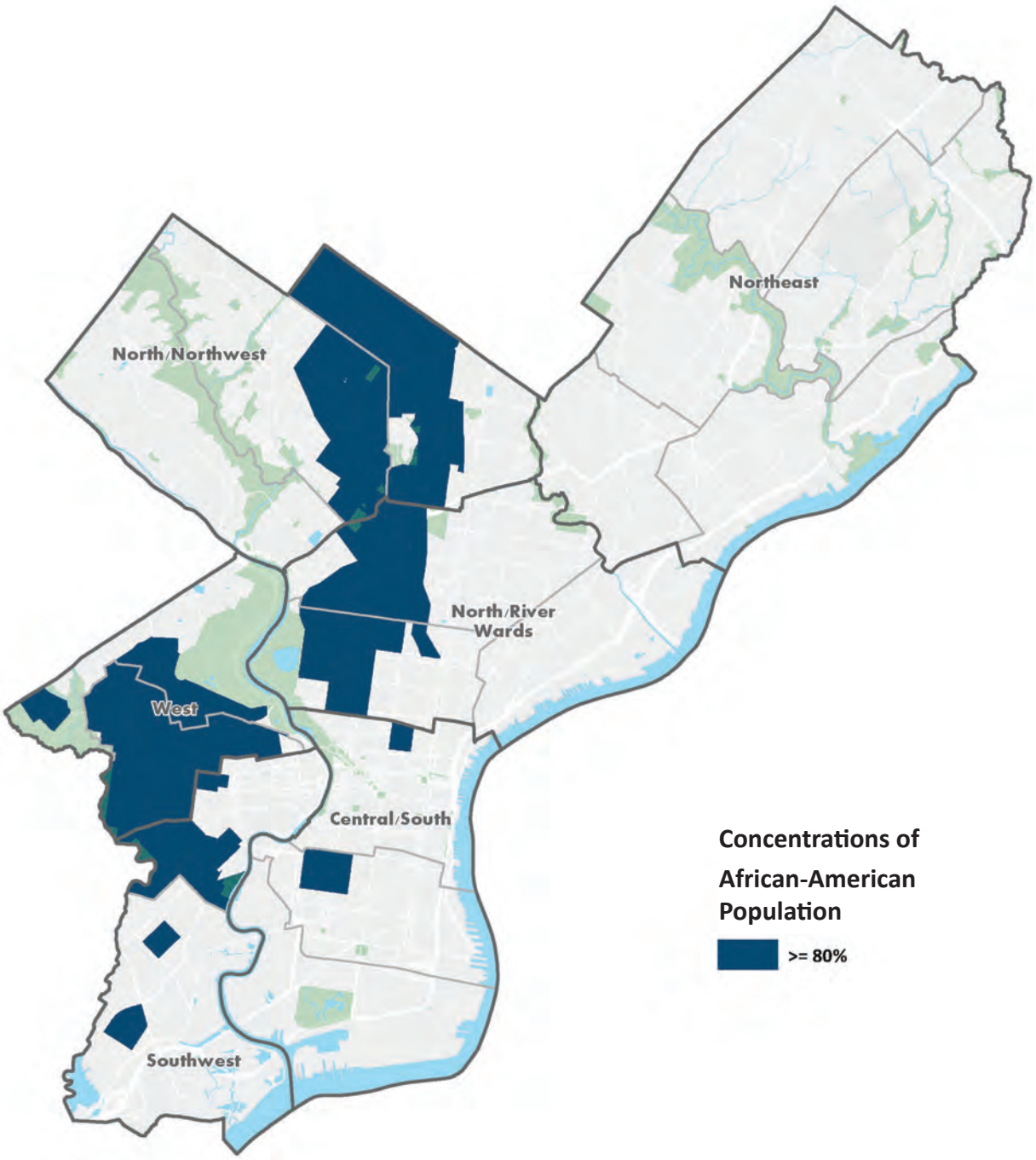
While the City's strategy has included provision of affordable housing in areas that desperately need it, affordable housing has also been added in communities with higher-income populations, such as Center City (map page 93) and Northwest Philadelphia (map page 96).

In distributing Housing Opportunities for Persons with AIDS (HOPWA) resources, DHCD has secured input via Request for Proposal processes that describe needs of people with HIV/AIDS, through input from the DHCD HIV Housing Advisory Committee, and through participation on the regional Ryan White Care Act Planning Council.

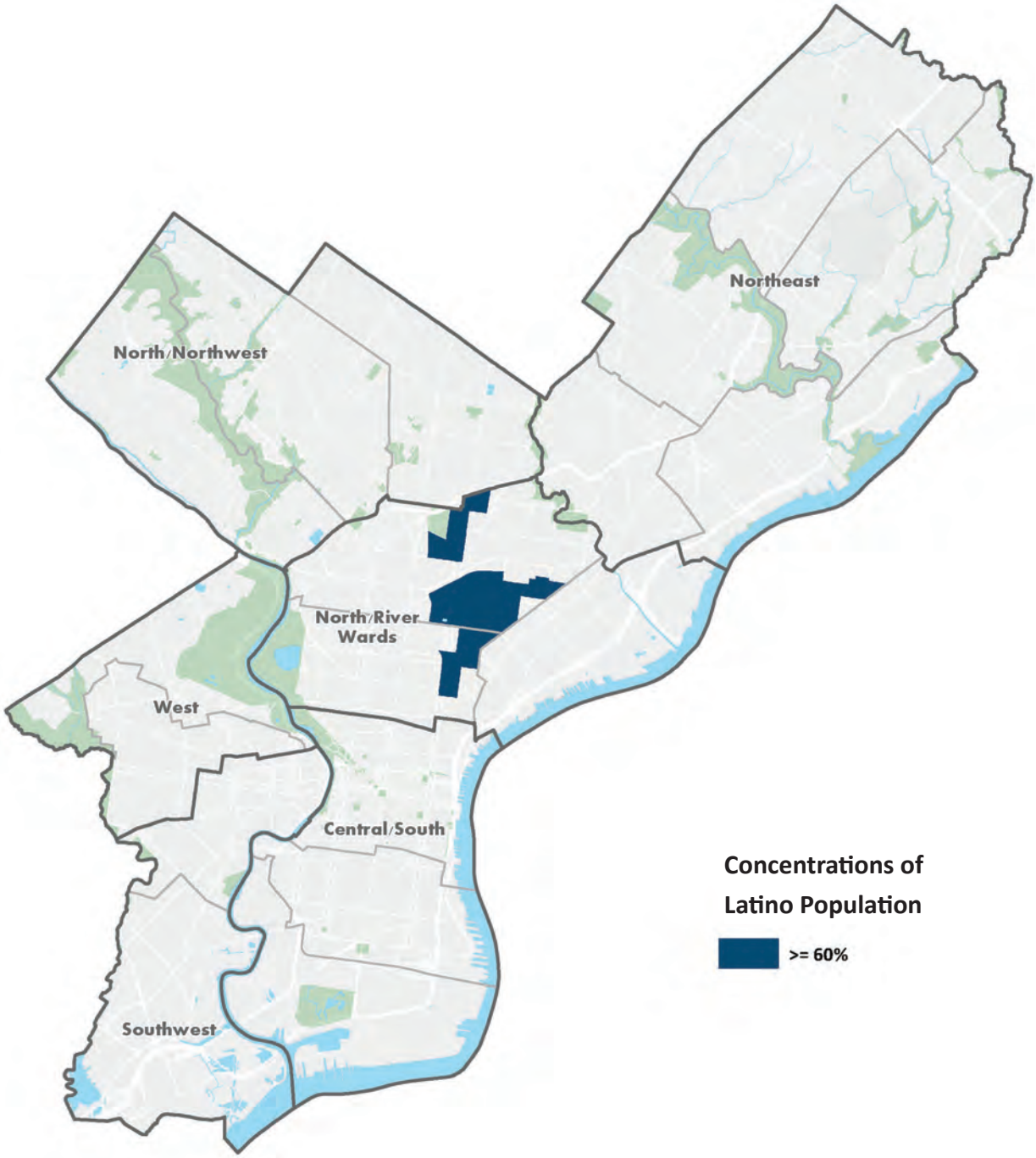
Concentrations of Low- and Moderate-Income Population: 2010 Census Tracts



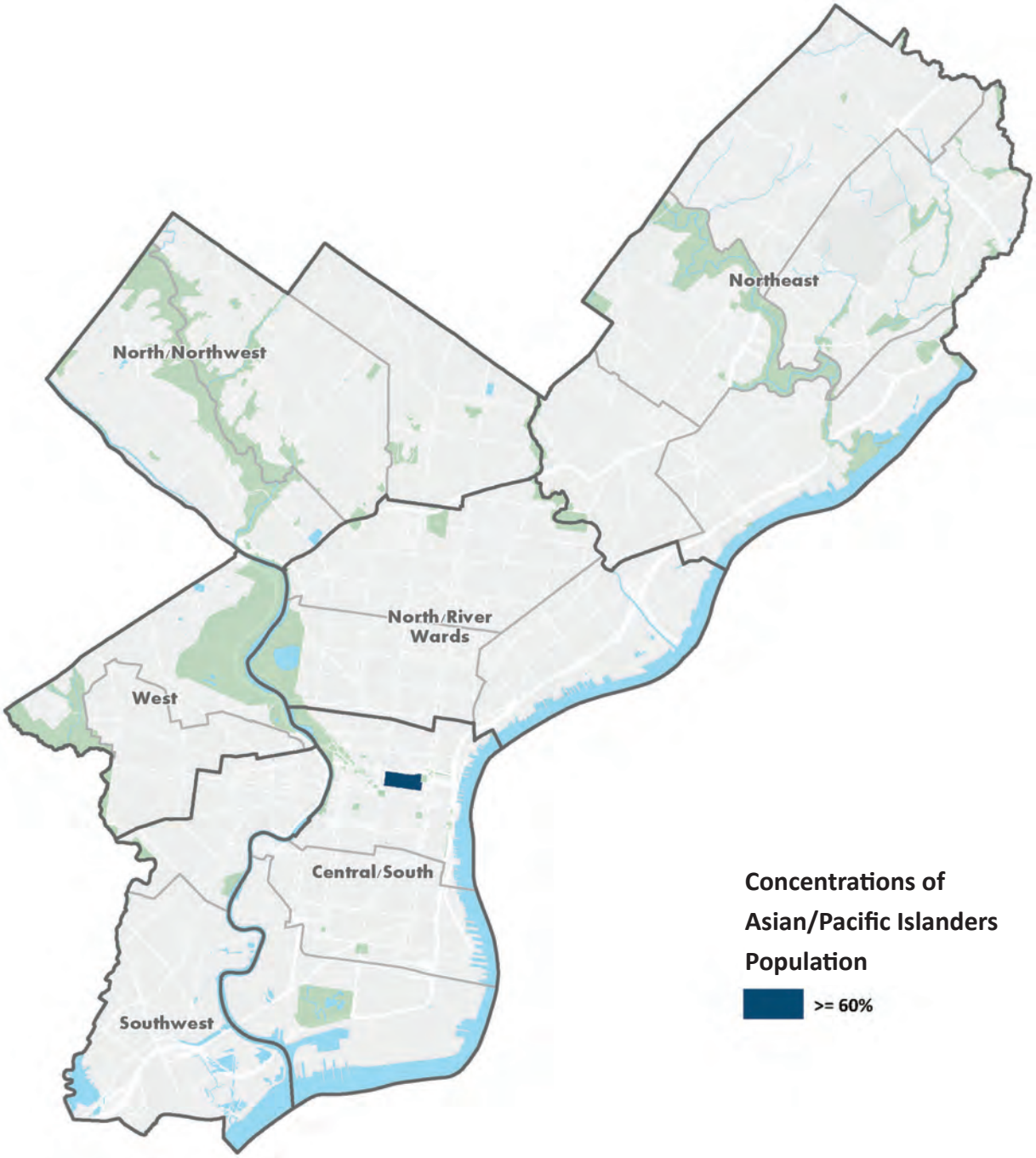
Concentrations of Population by Race and Ethnicity African-Americans: 2010 Census Tracts



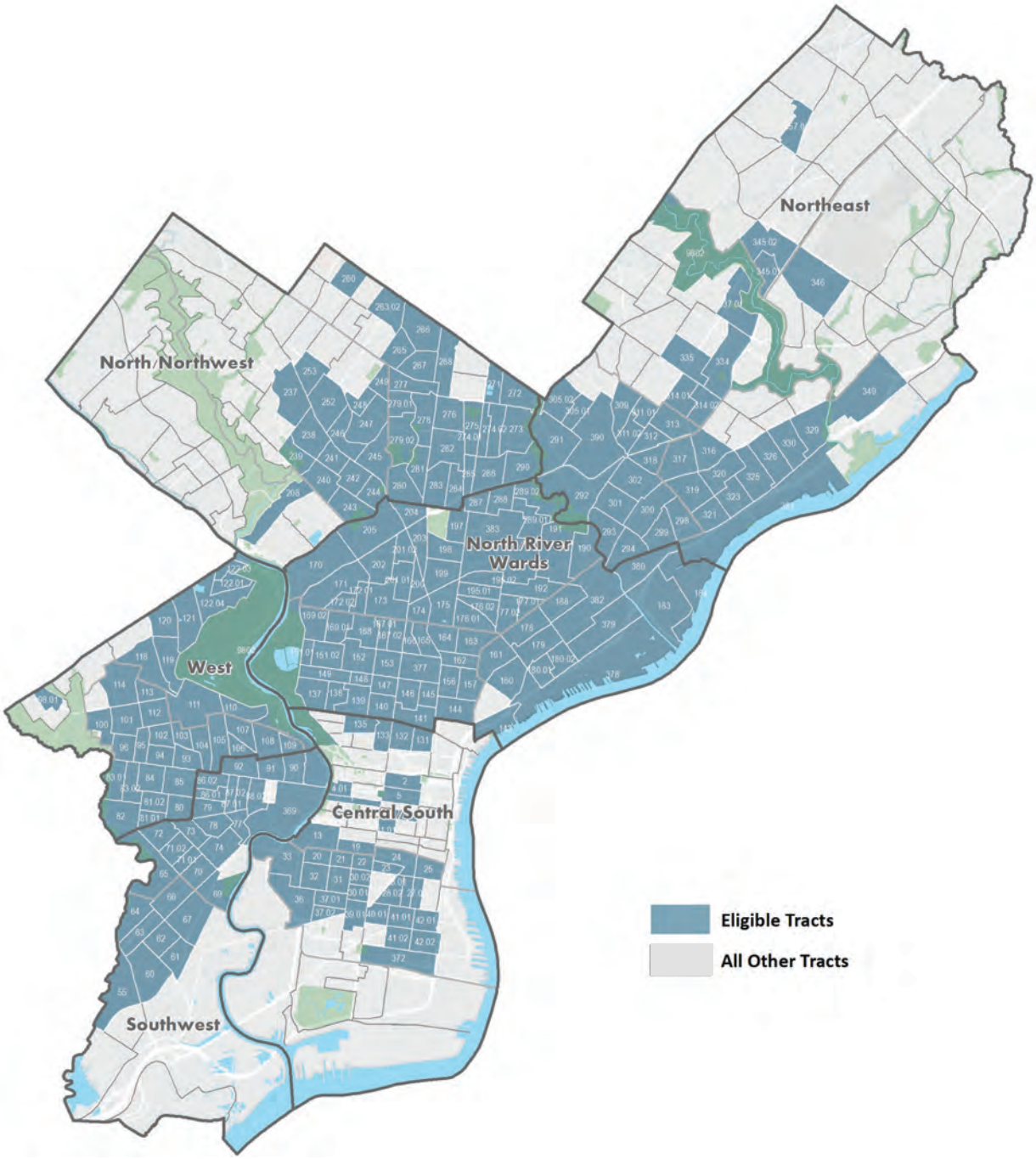
Concentrations of Population by Race and Ethnicity
Latinos: 2010 Census Tracts



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

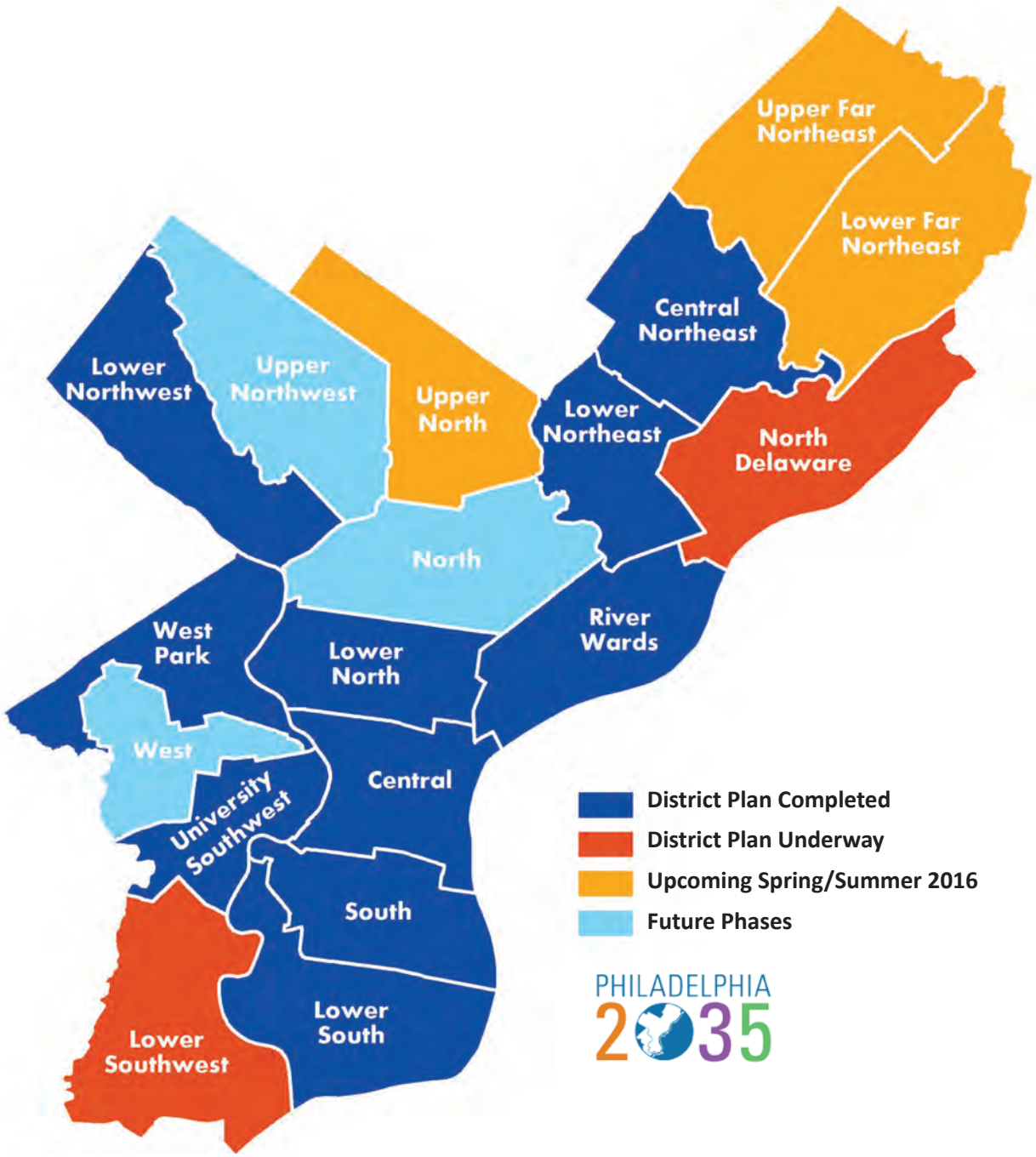


Eligible Census Tracts[2]



2 The census tract map is based on data and census tract boundaries from the 2010 Census.

Philadelphia2035 Planning Districts and District Plan Schedule

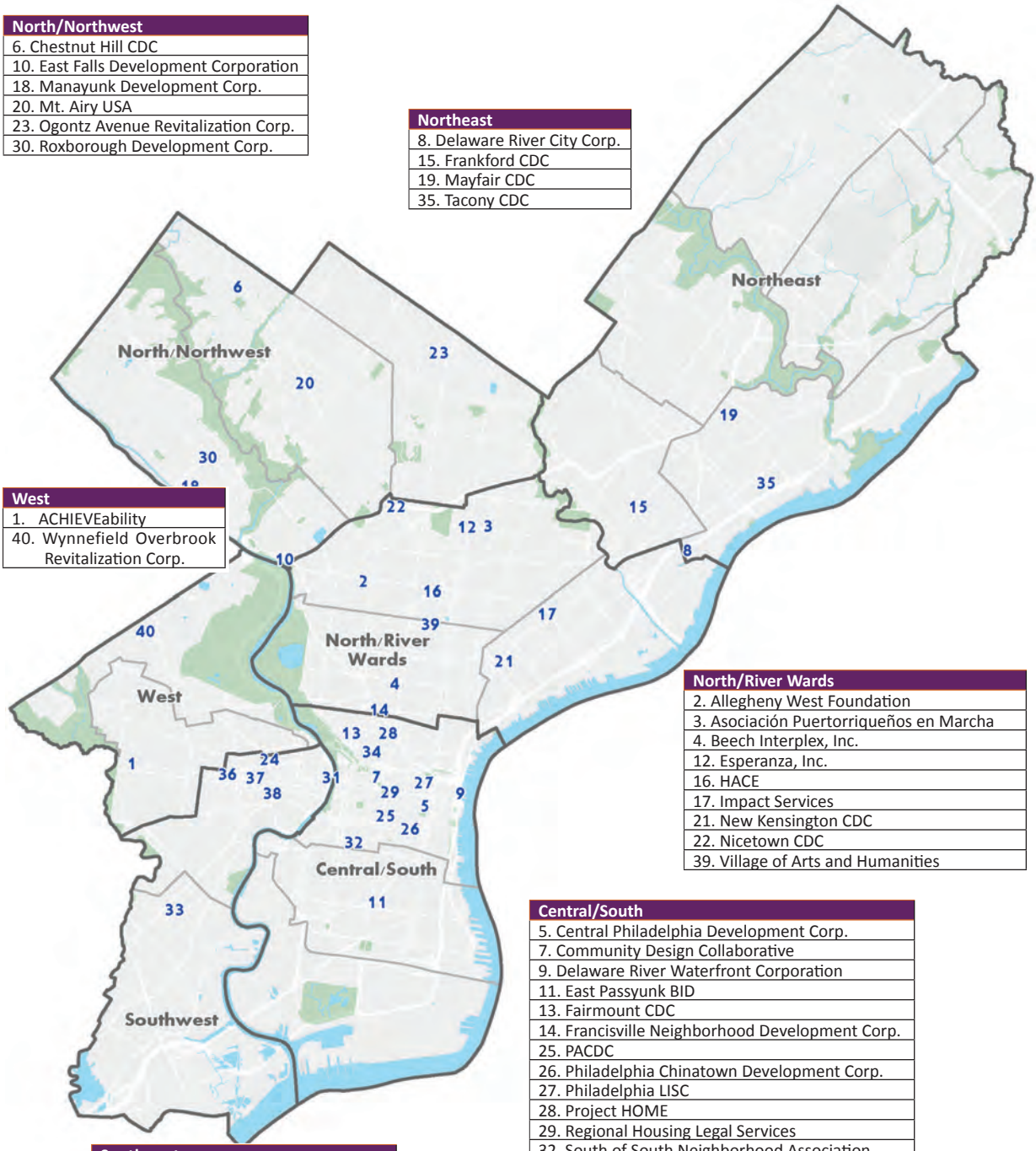


Philadelphia CDC Business Tax Credit Program Recipient Agencies 2016

North/Northwest
6. Chestnut Hill CDC
10. East Falls Development Corporation
18. Manayunk Development Corp.
20. Mt. Airy USA
23. Ogontz Avenue Revitalization Corp.
30. Roxborough Development Corp.

Northeast
8. Delaware River City Corp.
15. Frankford CDC
19. Mayfair CDC
35. Tacony CDC

West
1. ACHIEVEability
40. Wynnefield Overbrook Revitalization Corp.

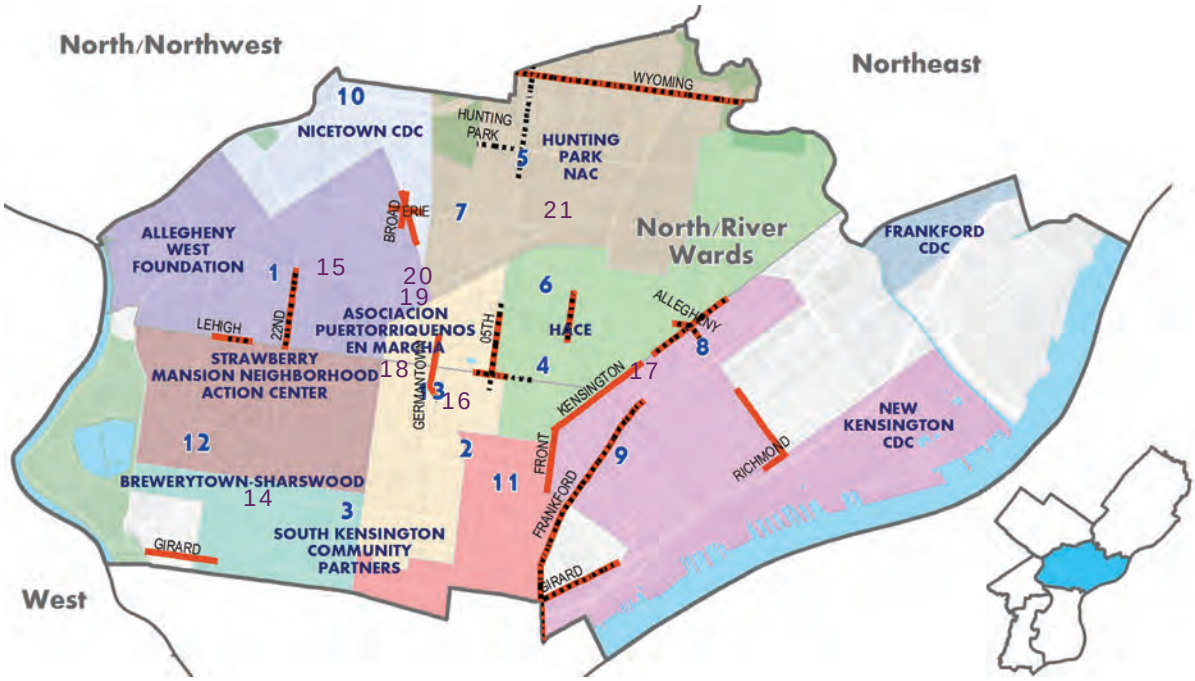


North/River Wards
2. Allegheny West Foundation
3. Asociación Puertorriqueños en Marcha
4. Beech Interplex, Inc.
12. Esperanza, Inc.
16. HACE
17. Impact Services
21. New Kensington CDC
22. Nicetown CDC
39. Village of Arts and Humanities

Central/South
5. Central Philadelphia Development Corp.
7. Community Design Collaborative
9. Delaware River Waterfront Corporation
11. East Passyunk BID
13. Fairmount CDC
14. Francisville Neighborhood Development Corp.
25. PACDC
26. Philadelphia Chinatown Development Corp.
27. Philadelphia LISC
28. Project HOME
29. Regional Housing Legal Services
32. South of South Neighborhood Association
34. Spring Garden CDC

Southwest
24. People's Emergency Center CDC
31. Schuylkill River Development Corp.
33. Southwest CDC
36. The Enterprise Center
37. The Partnership CDC
38. University City District

North/River Wards Activity Map



Neighborhood Advisory Committees: Services Area

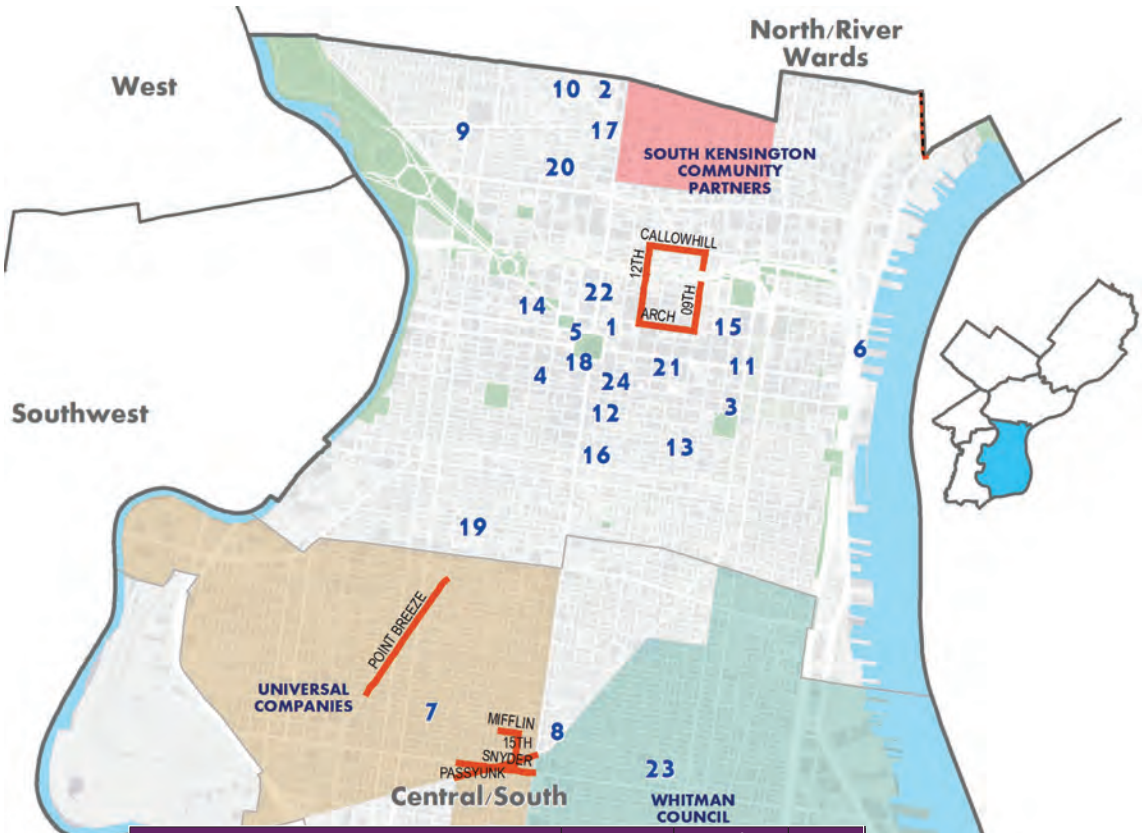
Commercial Management

Public Services

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Allegheny West Foundation	☑	☐	☐
2. Asociación Puertorriqueños en Marcha (APM)	☑	☑	☐
3. Beech Interplex, Inc.	☑	☐	☐
4. Congreso	☐	☑	☑
5. Esperanza.	☑	☑	☐
6. HACE - Central Office	☑	☑	☑
7. Hunting Park NAC	☐	☐	☑
8. Impact Services	☑	☐	☐
9. New Kensington CDC	☑	☑	☑
10. Nicetown CDC	☑	☐	☑
11. Norris Square Community Alliance	☐	☑	☐
12. Strawberry Mansion Neighborhood Action Center, Inc.	☐	☐	☑
13. Village of Arts and Humanities	☑	☐	☐

Under Construction	Units	Type
14. Blumberg Phase 1	57	Rental
15. NewCourtland Apartments at Allegheny Phase 2	45	Rental
16. North Central Choice	89	Rental
17. Orinoka Civic House	51	Rental
18. Susquehanna Square	39	Rental
19. 2415 N. Broad St.	88	Special Needs
20. The Lofts at 2601	56	Special Needs
21. Roberto Clemente Homes	38	Mixed Use

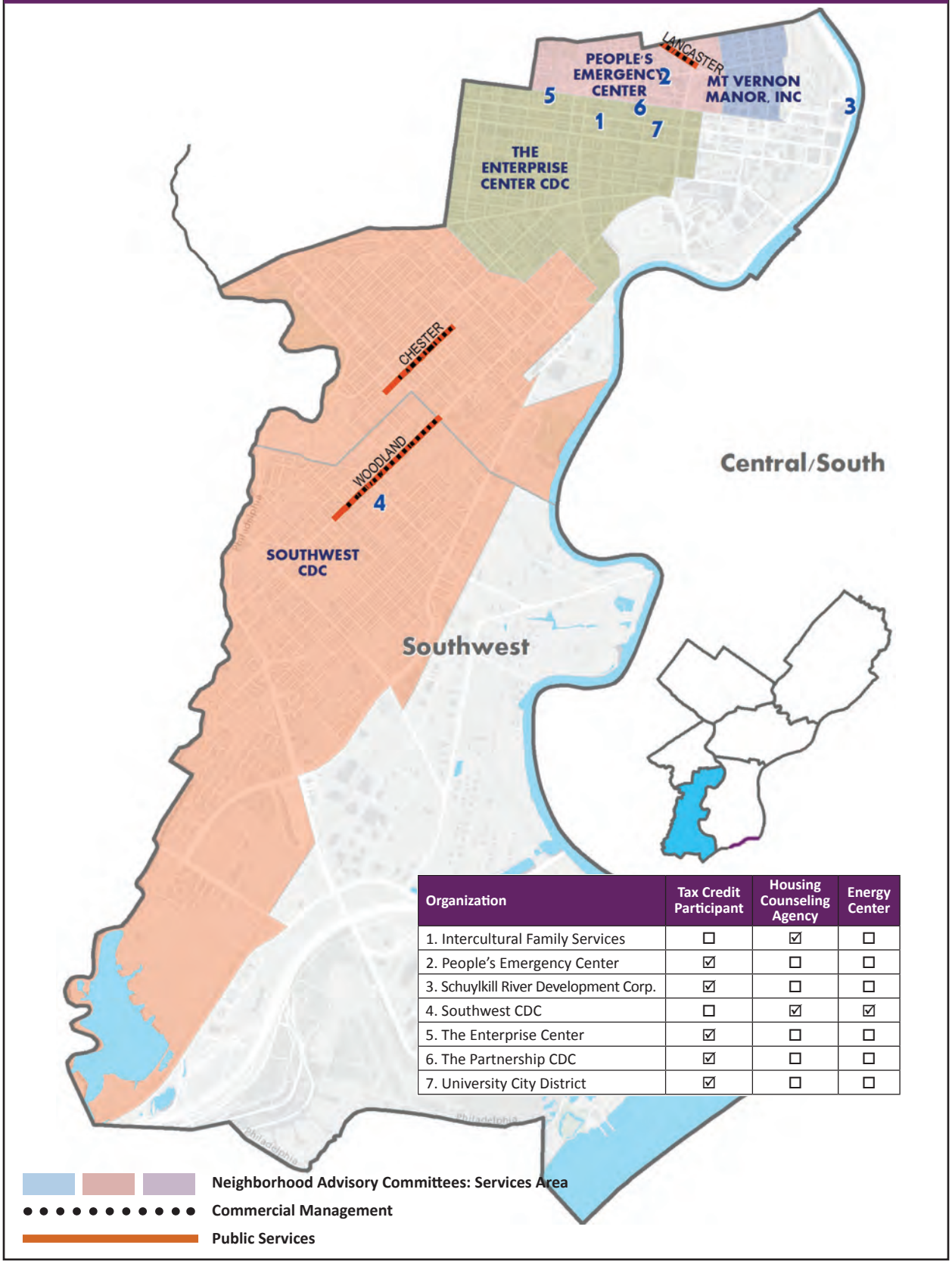
Central/South Activity Map



Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ActionAIDS	☐	☑	☐
2. Affordable Housing Centers of Philadelphia	☐	☑	☐
3. Central Philadelphia Development Corp.	☑	☐	☐
4. Clarifi	☐	☑	☐
5. Community Design Collaborative	☑	☐	☐
6. Delaware River Waterfront Corp.	☑	☐	☐
7. Diversified Community Services (Dixon House)	☐	☑	☑
8. East Passyunk Ave. BID	☑	☐	☐
9. Fairmount Community Development Corp.	☑	☐	☐
10. Francisville Neighborhood Development Corp.	☑	☐	☐
11. Liberty Resources	☐	☑	☐
12. Philadelphia Association of CDCs	☑	☐	☐
13. Philadelphia Chinatown Development Corp.	☑	☐	☐
14. Philadelphia Council for Community Advancement - Center City	☐	☑	☐
15. Philadelphia LISC	☑	☐	☐
16. Philadelphia Senior Center	☐	☑	☐
17. Project HOME	☑	☐	☐
18. Regional Housing Legal Services	☑	☐	☐
19. South of South Neighborhood Association	☑	☐	☐
20. Spring Garden CDC	☑	☐	☐
21. Tenant Union Representative Network	☐	☑	☐
22. Unemployment Information Center	☐	☑	☐
23. United Communities	☐	☑	☑
24. Urban League of Philadelphia	☐	☑	☐

Neighborhood Advisory Committees: Services Area **Public Services**

Southwest Activity Map

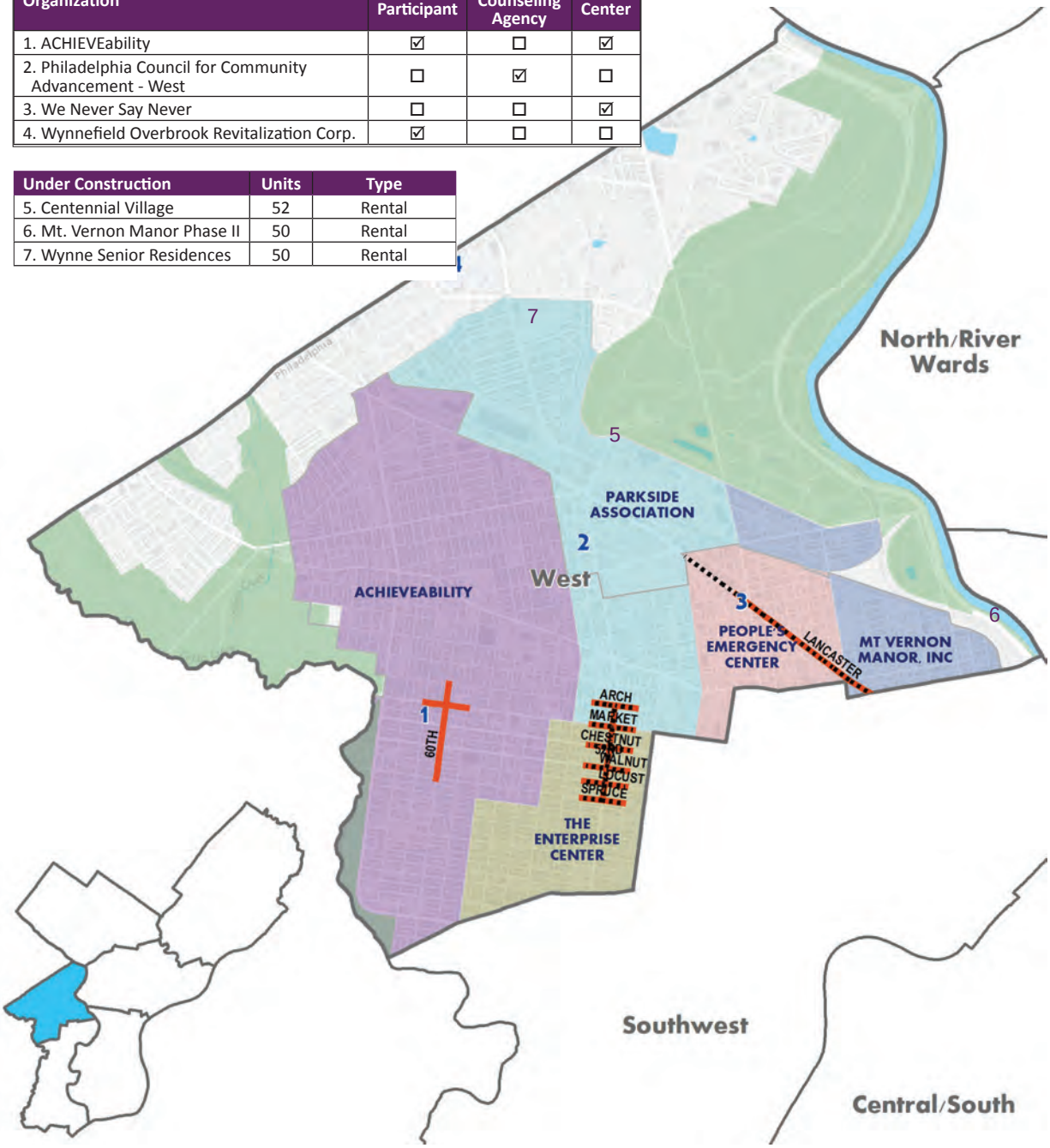


Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Intercultural Family Services	☐	☑	☐
2. People's Emergency Center	☑	☐	☐
3. Schuylkill River Development Corp.	☑	☐	☐
4. Southwest CDC	☐	☑	☑
5. The Enterprise Center	☑	☐	☐
6. The Partnership CDC	☑	☐	☐
7. University City District	☑	☐	☐

West Activity Map

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ACHIEVEability	☑	☐	☑
2. Philadelphia Council for Community Advancement - West	☐	☑	☐
3. We Never Say Never	☐	☐	☑
4. Wynnefield Overbrook Revitalization Corp.	☑	☐	☐

Under Construction	Units	Type
5. Centennial Village	52	Rental
6. Mt. Vernon Manor Phase II	50	Rental
7. Wynne Senior Residences	50	Rental

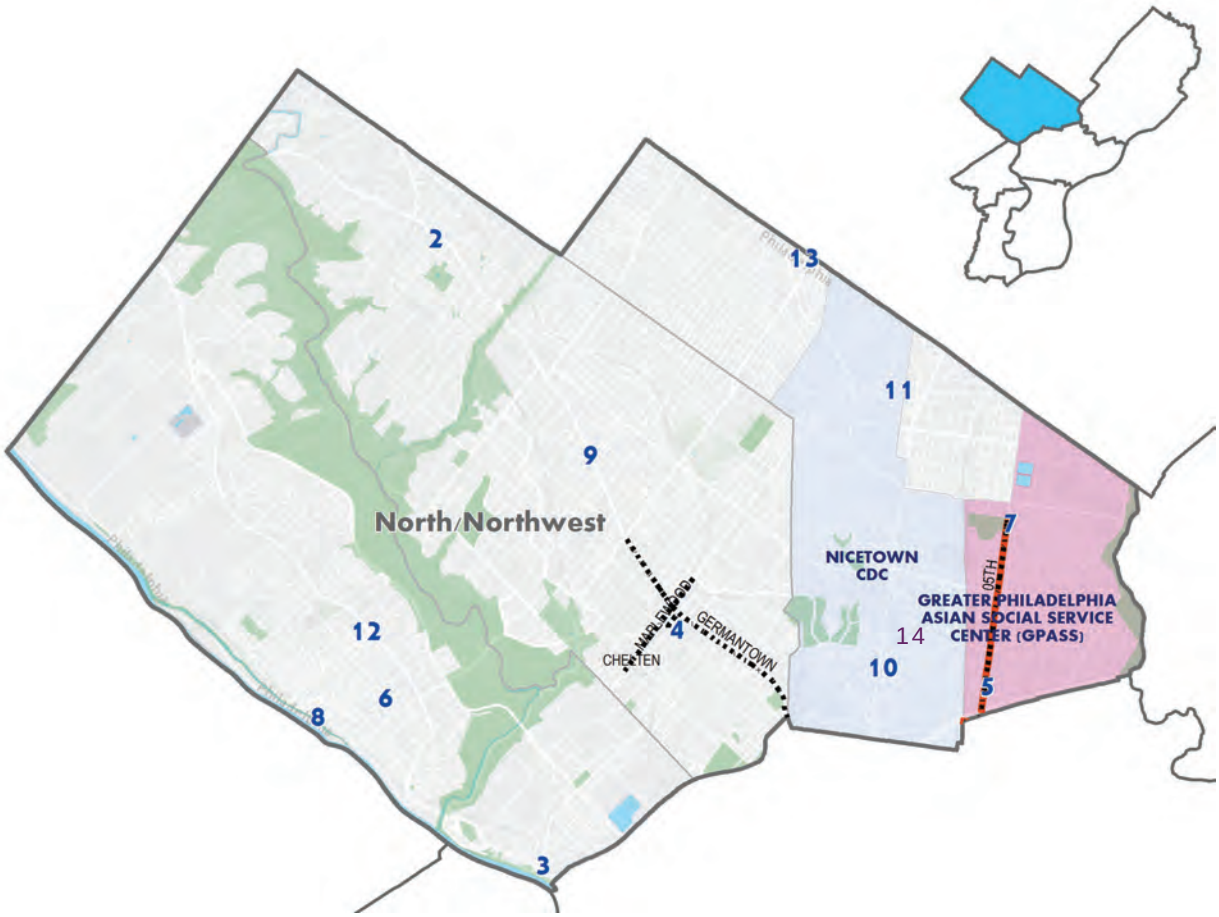


Neighborhood Advisory Committees: Services Area

Commercial Management

Public Services

North/Northwest Activity Map



Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Center in the Park	☐	☑	☑
2. Chestnut Hill CDC	☑	☐	☐
3. East Falls Development Corp.	☑	☐	☐
4. Germantown Ave. Crisis Ministry	☐	☐	☑
5. Greater Philadelphia Asian Social Service Center (GPASS)	☐	☑	☑
6. Intercommunity Action	☐	☑	☐
7. Korean Community Development Services Center	☐	☑	☐
8. Manayunk Development Corp.	☑	☐	☐
9. Mt. Airy USA	☑	☑	☐
10. Northwest Counseling Services	☐	☑	☐
11. Ogontz Avenue Revitalization Corp.	☑	☐	☐
12. Roxborough Development Corp./Penn Distributors	☑	☐	☐
13. West Oak Lane CDC	☐	☑	☐

Under Construction	Units	Type
14. Lindley Court Apartments	48	Rental

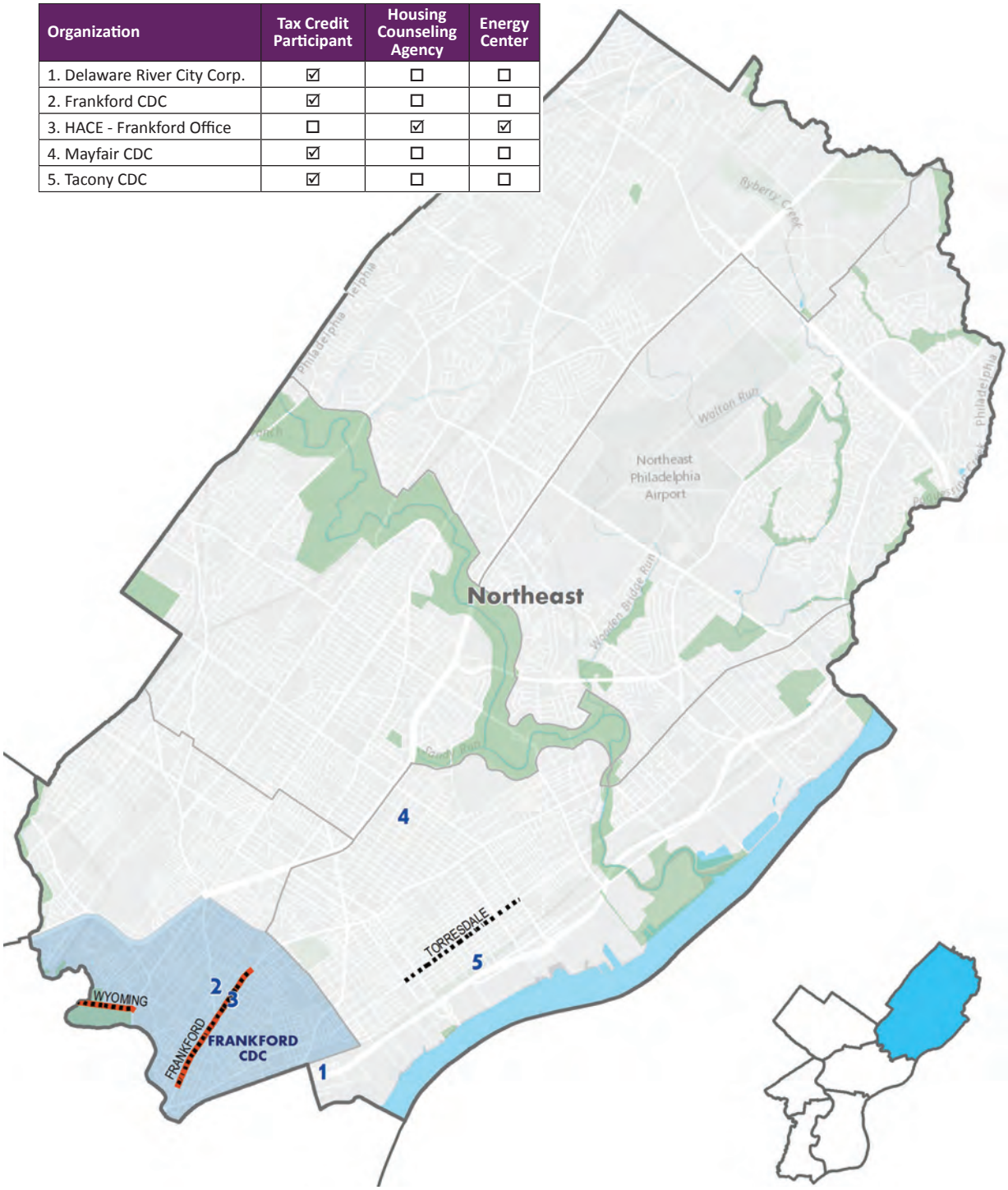
Neighborhood Advisory Committees: Services Area

Commercial Management

Public Services

Northeast Activity Map

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Delaware River City Corp.	☑	☐	☐
2. Frankford CDC	☑	☐	☐
3. HACE - Frankford Office	☐	☑	☑
4. Mayfair CDC	☑	☐	☐
5. Tacony CDC	☑	☐	☐



Neighborhood Advisory Committees: Services Area

Commercial Management

Public Services

AP-55 Affordable Housing

Introduction

The following one year goals are part of the City of Philadelphia's Division of Housing and Community Development's HUD Year 42 *Annual Action Plan*.

Table 9 - One Year Goals for Affordable Housing by Support Requirement

Beneficiaries to be Supported by Affordable Housing	One Year Goal Number of Households
Homeless	3,000
Non-Homeless	2,050
Special-Needs	1,210
Total	**6,260**

Table 10 - One Year Goals for Affordable Housing by Support Type

Beneficiaries to be Supported Through Affordable Housing	One Year Goal Number of Households
Rental Assistance	1,330
Production of New Units	530
Rehab of Existing Units	1,100
Acquisition of Existing Units	0
Total	**2,960**

AP-60 Public Housing

Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority and the biggest landlord in Pennsylvania. PHA houses nearly 80,000 people in Philadelphia and employs 1,400 people to deliver services to its clients.

PHA's approximately $400 million budget comes primarily from the federal government. It also works in partnership with the city and state governments as well as private investors.

PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council.

It is PHA policy to serve customers without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, having AIDS, physical handicap, or disability.

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

The Philadelphia Housing Authority (PHA) is currently implementing its ambitious development program with the goal of developing and/or preserving 6,000 units of housing and helping to strengthen and revitalize Philadelphia's neighborhoods. Working collaboratively with public housing and other neighborhood residents, the City and local nonprofits, PHA is working to transform distressed public housing developments into viable communities. PHA is also collaborating with and/or providing financial support for new housing developments designed to serve veterans, homeless families, seniors and families with disabilities.

As part of PHA's affordable future initiative to develop, acquire and/or preserve affordable housing, PHA plans to add 293 new public housing units to its inventory during the MTW FY 2016 *Plan* year. The planned additions to the public housing inventory are:

Development	Number of Units	Units Accessible
Markoe Street	6	1
Blumberg	57	6
Queen Lane	55	6
Queen Row	24	2
Impact	18	2
NewCourtland	56	5
Saint Francis Villa Senior Housing	40	4
Susquehanna Square Housing	37	11

In the Germantown neighborhood, PHA opened the new Queen Lane Apartments, a $22 million development that replaced an outdated and distressed high-rise development. This incredibly challenging project required PHA to listen carefully and respond to community concerns with sensitivity and creativity—balancing the need to develop affordable housing with respecting and preserving history. The resulting project is one that will be a community asset for generations to come.

PHA also spearheaded a community-wide effort to develop a transformation plan for the blighted and abandoned Sharswood/Blumberg neighborhood. The planning effort was supported by a $500,000 federal Choice Neighborhoods Initiative Planning Grant and resulted in the neighborhood's Transformation Plan for community revitalization. The Transformation Plan calls for the development of more than 1,200 mixed-income rental and homeownership units, new commercial and educational facilities, comprehensive social services, an employment readiness program, neighborhood preservation, and local small business development. PHA is moving forward with the implementation of the Transformation Plan. Financing was secured and construction started on the first phase of 57 rental units.

PHA also continued its collaboration with the City and residents of the North Central Philadelphia neighborhood as part of a comprehensive transformation initiative. The impact of these efforts will be replacement of the remaining portions of the distressed Norris Homes public housing development, construction of 237 new rental and 60 affordable homeownership units, and the completion of an array of neighborhood improvements. Construction is scheduled to begin in 2016, and will be partially funded with a $30 million federal Choice Neighborhoods Implementation Grant.

In the Strawberry Mansion neighborhood, PHA opened two new developments, Oakdale Street and Gordon Apartments. The 33 new rental apartments are part of a larger effort to spur neighborhood revitalization. In 2016, PHA plans to build an additional 55 apartments in this historic area.

With a backlog of more than $1 billion in capital needs at existing sites, PHA is moving to preserve or create more than 3,800 units (including more than 900 new units to replace the many scattered site units that PHA has lost over time as a result of inadequate funding), through participation in the Rental Assistance Demonstration (RAD) program, to generate nearly $100 million in private capital funds.

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

Over the five-year period of the Strategic Directions Plan, PHA will focus on 12 strategic priorities. Taken together, these priorities provide the framework for PHA's major initiatives and resource allocation decisions for 2015 through 2019. Priority 11 of the Strategic Plan supports meaningful engagement with PHA residents by expanding opportunities to solicit feedback, listen to, and have constructive dialogues at the early

stages of planned initiatives in order to improve the flow of information, share ideas, and provide greater opportunity for input before plans are solidified.

Examples of initiatives in which residents held a significant role within the planning process during this FY period are:

- The No Smoking Initiative prohibits smoking at all conventional, Low-Income Housing Tax Credits, and scattered site residential units for all existing and new developments. Procedures for implementation were developed with input from resident leadership and the Board. PHA coordinates the provision of smoking cessation information and/or assistance to all interested residents in conjunction with the Philadelphia Department of Public Health and other partners.
- Choice Neighborhoods Initiative Planning Grant (CNI) Sharswood/Blumberg –The CNI planning process included extensive community engagement for the development of the transformation plan. The Sharswood/Blumberg CNI team organized over 52 community meetings, surveys, focus groups, workshops, and other forums during the planning period. The meetings cover three focus areas of the plan – People, Housing and Neighborhood – that provided entry points for the residents and stakeholders to engage in a transparent and inclusive planning process. Several community partners and public housing residents helped to complete a comprehensive Needs Assessment to collect key data about resident and neighborhood needs. The process is ongoing and iterative with continual outreach and information dissemination.
- Choice Neighborhoods Implementation Grant North Central – Residents have strategized with project partners regarding the content of a project website and a means of keeping residents informed of upcoming educational, employment, community and other opportunities and events. One result will be a community calendar accessible via the website through which partners and community groups may publicize upcoming events. Residents have also provided input into plans to improve the walkability, increase safety and decrease litter along the three SEPTA viaducts that cross through the Choice neighborhood. Based in part on resident feedback, SEPTA has also improved the Norris station, increasing lighting, repairing the platforms and building additional transit shelters.

Initiatives that provide residents with homeownership opportunities are:

- Housing Choice Voucher (HCV) Mobility Pilot Program – PHA will continue implementation of this HUD-funded pilot program in partnership with other Housing Authorities in the region, HUD, Quadel, the First Suburbs Project and other local/regional partners. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Participants are provided with a broad range of supportive services, housing counseling and other efforts to promote the successful transition to higher opportunity areas.
- Homeownership - PHA assists residents who are interested in making the leap from renting to owning a home of their own. As one of the leading housing authorities in the nation for affordable homeownership sales, PHA understands that purchasing a home is a serious investment that requires time and planning. PHA's Homeownership Division sponsors first-time homebuyer workshops where residents can learn more about financial planning, credit review and repair, affordability, mortgage pre-qualification, and identifying real estate agents and home inspection companies. PHA also establishes working partnerships with financial institutions, housing counseling agencies and realtors. PHA's Homeownership division offers three programs:
    1. Housing Choice Homeownership for HCV recipients
    2. Section 5(H) Homeownership for scattered site PHA residents
    3. New construction homes that are for sale and available to the public.

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

N/A

AP-65 Homeless and Other Special Needs Activities

Introduction

The activities described in this section are designed to respond to the Year 42 objective of developing and providing more affordable housing for people experiencing homelessness and other low-income people with specialized housing and service needs. Specific populations targeted include individuals and families who are chronically homeless, families with children, veterans and their families, individuals and families who are experiencing domestic violence, individuals living with HIV/AIDS, and unaccompanied youth 18-24 years old. This section also describes actions planned for Emergency Solutions Grant (ESG) funds.

The City of Philadelphia and its strong nonprofit and public sector partners have a variety of strategies and program models to help persons experiencing homelessness make the transition to permanent housing and independent living. Because of the high percentage of Philadelphians living in poverty, a significant amount of public dollars is used to support the homeless Continuum of Care's 3,600 year-round emergency housing beds, 2,000 transitional housing beds, and more than 5,500 permanent supportive housing beds for persons experiencing homelessness. The Office of Supportive Housing (OSH) operates the Permanent Supportive Housing Clearinghouse, which provides one point of access and entry into the City's portfolio of 1,743 permanent supportive housing units dedicated to individuals and families with both a service and housing need who have a physical and/or behavioral health disability. Funds are also allocated for Outreach teams to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing.

OSH is the public entity charged with planning, coordinating, and implementing strategies to address and end homelessness. OSH conducts centralized intake into the City's emergency housing system; oversees the emergency, transitional and permanent supportive housing inventory; serves as the Collaborative Applicant for the HUD Continuum of Care Program; and is the Homeless Management Information System (HMIS) Lead Agency. OSH is supported in these efforts by the City's housing entities, primarily the Division of Housing and Community Development and the Philadelphia Housing Authority, and by sister social service departments that fall under the leadership of the Deputy Managing Director of the Mayor's Health and Human Services Cabinet, which includes the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Department of Human Services (DHS), the Department of Public Health (DPH), and the Mayor's Office of Community Empowerment and Opportunity (CEO). The City of Philadelphia's overall strategy for meeting homeless needs is guided by the goals outlined in *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*.

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

One Year Goal:

- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located

Philadelphia coordinates street outreach to individuals experiencing homelessness through the Outreach Coordination Center, located at Project HOME, and in collaboration with local nonprofit organizations. The City's street outreach activities are funded and overseen by the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). Quarterly, a Collaborative Outreach Committee brings together all outreach teams (including those for youth) with key stakeholders such as the Center City District and the Philadelphia Police Department to coordinate efforts.

In addition to a quarterly street counts, citywide street outreach efforts include 24-hour, 365-day hotline and dispatch to ensure outreach presence on the streets and walk-in services. Street outreach teams locate and engage individuals and encourage them to accept services, treatment, and housing. Outreach teams regularly coordinate with and link individuals to shelter, mental health crisis systems, the courts, medical care, and the U.S. Department of Veterans Affairs (VA), as needed. Outreach has access to a van that accommodates wheelchairs and the City's "language line" translation system. Teams conduct outreach at designated "hot spots" or high visibility areas in an effort to conduct targeted outreach in a proactive and efficient manner.

The Synergy Project, a Philadelphia Street Outreach Program of Valley Youth House, provides outreach services to runaway, homeless and nomadic youth ages 21 and under. These services include providing supplies to meet immediate needs, access to shelter, informal counseling and connections to other resources in Philadelphia. The goal of the Synergy Project is to engage with 5,200 youth annually and provide immediate-needs services to at least 2,080 youth. The Synergy Project team will also provide after-care after making referrals to shelter and other services. Outreach workers will engage with youth through site-based outreach activities at schools, drop-in centers, and health centers, as well as conducting street-based outreach and operating a 24-hour outreach line at 1-888 HOUSE15.

Addressing the emergency shelter and transitional housing needs of homeless persons

One Year Goals:

- Continue to provide emergency and transitional housing assistance to women and families experiencing domestic violence
- Continue to provide transitional housing assistance to unaccompanied youth experiencing homelessness

In Year 42, the City of Philadelphia will utilize funds from the Emergency Solutions Grant, City General Funds, and the state Homeless Assistance Program to support emergency shelter activities. Transitional housing activities will be supported by State Homeless Assistance Program and Continuum of Care (CoC) Program funds.

The Philadelphia CoC's emergency and transitional housing system is structured to accept all subpopulations of individuals and families that are experiencing homelessness, and there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance abuse, youth aged 18-24, and veteran households. Emergency housing provides short-term accommodation for individuals and families to resolve an immediate housing crisis, assess level of need, and provide case management assistance in obtaining appropriate housing. Transitional housing helps households move toward self-sufficiency by providing supported semi-independent living for a period of 12-24 months.

Philadelphia has emergency and transitional housing programs specifically designated for survivors of domestic violence. Women Against Abuse (WAA) is the only organization that provides emergency housing specifically for survivors of domestic violence and their children. With financial support from the City, a second 100-bed emergency shelter opened in 2014. The establishment of this shelter doubled the number of emergency housing beds dedicated to survivors of domestic violence. Transitional housing services are provided by WAA and 1260 Housing Development Corp. WAA operates Sojourner House, which can house up to 15 families at a time. The project was expanded by three units that became operational in 2013 and was funded by HOME and other sources. Services at 1260 Housing Development Corporation's Sheila Brown project are provided by Lutheran Settlement House's Bilingual Domestic Violence Program and include nine units of transitional housing.

Philadelphia also has emergency and transitional housing programs dedicated to youth experiencing homelessness. These housing services are provided by Carson Valley Children's Aid, Covenant House, PathWays PA, People's Emergency Center, Valley Youth House, and Youth Service, Inc. Gaudenzia operates a transitional housing program dedicated to serving families with female heads of household who are in recovery from substance abuse. Philadelphia provides transitional housing to veteran households through the VA Grant and Per Diem program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living

One Year Goals:

- Move 15 individuals from CoC Program-funded Housing First units to PHA voucher units
- Move 200 individuals from emergency housing to permanent affordable housing
- Move 300 families from emergency and transitional housing to permanent affordable housing
- Move 300 families to permanent housing with assistance from rapid re-housing activities
- Move 150 veterans and their families into permanent housing
- Implement pilot State TANF-supported rapid re-housing program for 25 families

In Year 42, funds from the CoC Program, ESG, Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (HUD-VASH) will assist individuals and families experiencing homelessness transition to permanent housing and independent living. Since May 2008, the Philadelphia Housing Authority (PHA) committed to annually providing 300 conventional units for families experiencing homelessness and 200 Housing Choice vouchers for single men and women experiencing homelessness.

Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Philadelphia has 983 permanent supportive housing (PSH) beds for chronically homeless individuals, of which 450 operate using the Housing First model. Operational responsibility for the Housing First units is shared by Pathways to Housing PA and a partnership between 1260 Housing Development Corp. and Horizon House. The Department of Behavioral Health and Intellectual disAbility Services, through Medicaid reimbursement, plays an essential role in funding the supportive services provided to individuals and families in PSH units.

Philadelphia's primary strategies to assist families with children experiencing homelessness move to permanent housing are rapid re-housing and the Blueprint Families Program (BFP). Rapid re-housing assistance is funded through ESG and the CoC Program. Eligibility for rapid re-housing assistance is outlined in the Written Standards for Providing ESG Assistance (see Appendix pages 30-34). All households receiving rapid re-housing assistance direct 30 percent of income to rent. Through a partnership with PHA, the BFP moves families in emergency and transitional housing to permanent affordable housing. OSH coordinates with families to complete the application process and case management for at least one year to assist families to be successful in their new homes.

Philadelphia is one of 10 communities selected by HUD and the U.S. Interagency Council on Homelessness to take part in the Dedicating Opportunities to End Homelessness Initiative; one of 25 cities selected to take part in the U.S. Department of Veterans Affairs' 25 Cities Initiative; and a signatory to President Obama's Mayors Challenge to End Veterans Homelessness. Through these initiatives, and in accordance with the *Federal Strategic Plan to Prevent and End Homelessness*, Philadelphia effectively

ended veteran homelessness on December 17, 2015. To date, Philadelphia has housed 1,462 veterans and has the resources to provide the 150 veterans currently in Emergency Shelter and Grant and Per Diem (GPD) transitional housing with permanent housing. Philadelphia reached this goal through the collaboration of Philly Vets Home, a network of veteran-serving providers and programs, community stakeholders, and government representatives, working together to end veteran homelessness. In Year 42, efforts will focus on continuing to rapidly re-house veterans who become homeless and preventing homelessness among at-risk veterans.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care and corrections or receiving assistance from public or private agencies

In Year 42, Philadelphia will continue to help low-income individuals and families, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care and corrections or receiving assistance from public or private agencies, avoid homelessness. OSH's Emergency Assistance and Relocation Unit provides eviction prevention through rental or security deposit assistance. Additionally, the Housing Retention Program uses Housing Trust Fund dollars to prevent individuals and families on the verge of homelessness due to mortgage foreclosure from needing to enter shelter.

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 Continuum of Care, 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 42, 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.

In Year 42, 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, youth 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 aged 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 as the Pennsylvania Department of Human Services and the VA. In Year 42, 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.

AP-70 HOPWA Goals

One Year Goals For The Number of Households to be Provided Housing Through The Use of HOPWA For:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	80
Tenant-based rental assistance	647
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	32
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	18
Total	**777**

AP-75 Barriers to Affordable Housing

Introduction

The City completed an *Analysis of Impediments to Fair Housing Choice* in which it delineated barriers to affordable housing in 2011 and updated the document in 2013. Accompanying those identified barriers were goals to overcome them and the actions the City will take to achieve those goals.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing

Barriers

1. Philadelphia has a higher unemployment rate than surrounding counties and a higher poverty rate than most other cities.

Goal

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

Actions

- Support small business development, expansion and retention within low- and moderate-income and minority neighborhoods.
- Continue to promote Minority, Women and Disabled Business Enterprises participation goals of 15 percent, 10 percent and two percent respectively for city-supported contracts and development projects.
- Support groups to assist low-income families to access anti-poverty resources such as the Earned Income Tax Credit.
- Support transit-oriented developments so that lower-income persons have greater access to job opportunities outside their neighborhood.

2. Approximately one in six Philadelphians has a disability while accessible housing makes up approximately one percent of Philadelphia's housing stock.

Goal

Increase the number of accessible homes through new construction and rehabilitation of existing housing.

Actions

- Continue the Adaptive Modifications Program to make residences more accessible to disabled renters and homeowners.
- Increase the amount of accessible housing through new construction of affordable and accessible homes.
- Continue to require all new-construction housing developments to include visitability design features to the extent feasible.

3. Ninety-one percent of Philadelphia homes were built before 1980 and more than half are more than 65 years old. Many are owned by low-income and minority households. More than 4,000 Philadelphia homeowners face foreclosure each year.

Goal

Promote the preservation of homeownership units for low- and moderate-income homeowners.

Actions

- Continue to support basic home improvements for homeowner households through the Basic Systems Repair Program.
- Continue to support the city's nationally-recognized Residential Mortgage Foreclosure Prevention program.

4. Nearly 72 percent of all renter households that are extremely low-, low- or moderate-income are cost burdened. More than 70 percent of cost-burdened renter households have incomes less than 30 percent of Area Median Income.

Goal

Preserve existing rental units and support development of new affordable rental housing inside and outside of impacted neighborhoods.

Actions

- Support and encourage housing counseling agencies to provide tenant counseling to enable low-income households to remain in their rental units.
- 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.
- Support and encourage affordable housing developments in areas outside of areas of minority and low-income concentrations.

5. Minority households in Philadelphia experience higher mortgage denial rates than white households. 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.

Actions

- Continue pre-purchase, equity, title/vesting and foreclosure prevention counseling to prepare households for homeownership.
- Continue anti-predatory lending counseling to help households avoid high cost loans.

AP-85 Other Actions

Introduction

Philadelphia's housing and community economic development needs do not exist in a vacuum. In a city with a 26 percent poverty rate, underserved communities and aging housing stock – much of it still containing lead paint – and with an array of public, nonprofit and private actors seeking to improve these conditions, strategic, coordinated actions are a must.

Actions planned to address obstacles to meeting underserved needs

In the "Housing and Homeless Needs Assessment" and the "Housing Market Analysis" included in Philadelphia's *Year 38 Consolidated Plan*, the City presented data that highlighted the housing and community development challenges facing Philadelphia and its low- and moderate-income residents. Those data included income, unemployment, poverty, cost burden, overcrowding, HIV/AIDS, blight, vacant land and declining federal and state funds.

These obstacles remain. Nearly 400,000 Philadelphians, 26 percent of the city's residents and 37 percent of its children, live below the poverty line. Philadelphia's unemployment rate, while declining, remains higher than in the surrounding counties by 50 percent or more. Nearly 40 percent of households with a mortgage and more than 57 percent of renting households are cost burdened. Tens of thousands of properties are vacant, blighted or both.

To meet these 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. DHCD 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

DHCD 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, DHCD 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. DHCD 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.

Actions planned to 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 Program
- Adaptive Modifications Program
- Weatherization Assistance Program (pending state funding)
- Heater Hotline

DHCD 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 and to take full advantage of the Earned Income Tax Credit. 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, DHCD has long supported housing counseling to prevent foreclosure, to prepare potential low- and moderate-income homeowners for homeownership and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens.

Actions planned to reduce lead-based paint 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 (EBL), the Philadelphia Department of Public Health Lead and Healthy Homes Program (LHHP), previously known as the 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 250 homes in which children with confirmed EBL levels reside. Department of Public Health crews or private abatement contractors retained by the Department of Public Health work in the homes of children to help remediate the lead and home health hazards.

In FY 2016 more than 400 new cases of EBL will be identified and 280 risk-assessment inspections will be conducted. Of these risk-assessment inspections, approximately 10 will be in the homes of children with blood lead levels above 45 (µg/dL), with the remainder in the homes of children with blood lead levels between 10 and 44 (µg/dL).

In 2014, the LHHP received Federal Centers for Disease Control and Prevention funding to work within a targeted neighborhood with the goal of lead poisoning prevention. This program will help improve health and safety and reduce children's risk of exposure to lead and asthma triggers in homes and will educate residents on how to maintain a healthier home to reduce environmental triggers leading to asthma or injury.

Under its contract with the local HUD office, in FY 2015 the Department of Public Health inspected 248 vacant properties that were to be sold by HUD following an FHA mortgage default; 233 required remediation and were made lead-safe.

The Renovation, Repair and Painting Law was enacted in 2008. Since April 2009, this law has 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. LHHP is an EPA-certified training provider and continues to provide this mandatory training.

The City also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children six years old and under. The law went into effect in December of 2012. Last year, the LHHP received more than 300 Certificates of Lead Safe or Lead Free housing units and has responded to more than 200 telephone calls and e-mails requesting further information about the law.

The LHHP has continued to work on an initiative of the 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) and the Philadelphia Health Departments' Ambulatory Health Services, a team made up of a community health educator, environmental risk assessor and a contractor 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 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 program has enrolled, educated and remediated homes of low-income pediatric patients in Philadelphia.

Actions planned to reduce the number of poverty-level families

Philadelphia has the worst poverty rate of the 10 largest U.S. cities, with 26 percent of its residents, nearly 400,000 people, living below the federal poverty level.

The Mayor's Office of Community Empowerment and Opportunity (CEO) leads the City's efforts to lift individuals and communities out of poverty and to increase opportunity for low-income individuals and families. Shared Prosperity Philadelphia, CEO's citywide plan to fight poverty, identifies five strategic areas:

1. Job creation and workforce development
2. Access to public benefits and essential services
3. Educational outcomes for children and youth
4. Housing security and affordability
5. Economic security and asset building

To better integrate Philadelphia's anti-poverty, health and social services efforts and to help leverage and coordinate public resources, Mayor Jim Kenney brought CEO into a new Health and Human Services Cabinet. The Cabinet includes CEO, the Departments of Public Health, Human Services, Behavioral Health and Intellectual disAbility Services, and the Office of Supportive Housing.

In November 2015, a progress report outlined recent accomplishments of CEO and its partners:

- *A Running Start Philadelphia: for Every Child, Birth to 5*, the City's first comprehensive early learning plan, was released in June 2015.
- A BenePhilly Center, the City's seventh, opened in Southwest Philadelphia, and CEO launched the BenePhilly Vehicle, a fully equipped, wi-fi enabled office that travels to underserved areas.
- In partnership with the Job Opportunity Investment Network, CEO supported two workforce development programs.
- The Philadelphia Promise Zone was awarded funding to enable 25 AmeriCorps volunteers to offer college and career guidance to students in four West Philadelphia High Schools.
- The Financial Empowerment Centers (FEC) have provided 16,900 counseling sessions and assisted more than 7,700 consumers make progress toward their financial goals.

In 2017, CEO plans to:

- Improve access to publicly-funded early learning opportunities by streamlining the application process and launching a communications strategy to increase awareness of the benefits of high quality early learning and to help parents and caregivers find high quality programs
- Expand and improve the delivery of financial capability services by building the capacity of nonprofits to integrate financial counseling into their core services
- Open a co-located FEC and BenePhilly Center in Germantown and a new BenePhilly Center in Southwest Philadelphia
- Continue to engage other public agencies, nonprofit organizations, faith communities, community-based organizations, institutions and the business sector and support other City departments where they work to reduce poverty

Housing Goals

Housing is a significant financial burden, and a CEO goal is to maximize low-income Philadelphians' access to programs and services that assure housing security and affordability. CEO will work with DHCD and other City agencies to:

- Analyze the effectiveness of current services and programs to keep people in their homes and outline strategies to improve the success of these efforts
- Develop strategies for increasing the number of affordable housing opportunities for low-income Philadelphians
- Ensure better linkages between housing and homeless strategies and financial security strategies

In addition to the citywide strategies outlined above, DHCD will continue to support efforts to reduce poverty in Philadelphia, including:

- 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

Actions planned to develop institutional structure

In January 2016, Philadelphia Mayor Jim Kenney took action to improve the institutional structures of the agencies that address homelessness and mental health, poverty, housing and development needs.

On his first day in office, Jan. 4, Mayor Kenney signed an executive order creating the Office of Planning and Development (OPD). OPD incorporates the city agencies related to planning and development of affordable and market-rate housing, as well as other community development programs, into one department. Included in this restructuring are DHCD, the City Planning Commission, the Historical Commission, the Philadelphia Land Bank, Philadelphia Housing Development Corp. and the Division of Development Services, which helps developers navigate the zoning and permitting processes. By bringing these agencies under one institutional structure, the process for planning and developing affordable housing will be better coordinated and streamlined.

To better integrate Philadelphia's anti-poverty, health and social services efforts – including combatting homelessness – and to help leverage and coordinate public resources, Mayor Kenney created a new Health and Human Services Cabinet. The Cabinet includes the Office of Supportive Housing, Mayor's Office of Community Empowerment and Opportunity and the Departments of Public Health, Human Services, Behavioral Health and Intellectual disAbilities. Philadelphia's housing, homelessness, poverty and health challenges are intertwined, and the HHS Cabinet will bring a coordinated effort to facing those challenges.

Mayor Kenney has also brought a focus to improving commercial corridors in neighborhoods throughout the city, including allocating City General Funds for the Storefront Improvement Program. While no structural changes have been made, the Mayor's commitment to community economic development will undoubtedly enhance the multi-agency approach to that goal.

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

The Philadelphia agencies – both public and private – that develop, fund and implement the City's *Consolidated Plan* and the housing and community development programs in it have a long history of collaboration.

Within the City the Division of Housing and Community Development, Office of Supportive Housing and the Commerce Department lead the City's efforts, in consultation with and with support from the Mayor's Office of Community Empowerment and Opportunity, the Philadelphia City Planning Commission, the Philadelphia Historical Commission and the Philadelphia Land Bank. Many of the procedural steps necessary to complete a development require coordination between City agencies related to planning and development, and that those agencies are located in one institutional structure will enhance that coordination.

The lead agencies coordinate with state-level agencies – the Department of Community and Economic Development, the Pennsylvania Housing Finance Agency, the Philadelphia Housing Authority, and the

Philadelphia Redevelopment Authority. Working with the lead City agencies in the local nonprofit sector are the Philadelphia Housing Development Corp., community development corporations, neighborhood advisory committees, housing counseling agencies, social service agencies, the Local Initiatives Support Corporation and the Community Design Collaborative. Private developers, banks, architects, engineers, contractors, landlords and others support the provision of affordable housing in Philadelphia.

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

The City leads the processes that result in these collaborative efforts through ongoing structured processes such as the development of the *Consolidated Plan*, the Continuum of Care, the HIV Housing Planning Committee and other standing committees, and through the willingness to explore and pilot new collaborations such as in the home repair and vacant land/returning citizen initiatives.

AP-90 Program Specific Requirements

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table (see page 54).

HOME Investment Partnership Program (HOME)

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

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

Guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities

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

- Option 1.

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

a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50 to 80 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 10 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.

Guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds

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

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds

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

Emergency Solutions Grant (ESG)

Written standards for providing ESG

Emergency Shelter

The Office of Supportive Housing (OSH) requires all contracted emergency housing providers, including those receiving ESG funds, to comply with its Emergency Housing Standards. The Emergency Housing Standards were created to provide City contracted agencies with a clear set of guidelines and requirements for the operation of emergency housing facilities in Philadelphia. The guiding principles of the Emergency Housing Standards ensure individuals and families living in emergency housing

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

The OSH Intake Unit serves as the centralized access point for households experiencing homelessness and in need of emergency housing services. Short-term accommodation is based on an assessment of needs for vulnerable individuals and families to resolve an immediate housing crisis. When possible, households will be diverted to other suitable resources, either within OSH or within the community, for the purpose of exploring housing options other than shelter placement. An OSH social worker will explore housing options and alternatives with the client such as the feasibility of staying with relatives or friends. After assessing the client's situation, a determination is made to refer to either a contracted emergency housing program or other appropriate resources that meet the household's needs.

Rapid Re-housing

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 rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

Based on need, households may receive short- or medium-term rental assistance and financial assistance with security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. Provider agencies use the Self-Sufficiency Assessment and the Financial Assessment in 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.

Complete written standards for providing ESG assistance are located in the Appendix - see pages 30-34.

Continuum of Care Assessment System

The centralized intake system covers all of Philadelphia County and intake sites are accessible 24hours/day, 365 days/year. Information is available via the City's website and 311 and 211 phone systems. The primary purpose of the centralized intake system is to assess immediate housing need, divert when possible, but provide an emergency housing bed if available. Once in emergency housing, case managers perform a fuller assessment and initiate a Clearinghouse application as appropriate: for Rapid re-housing, Transitional Housing, or PHA/Permanent Supportive Housing.

With the development of a new HMIS, the CoC is revisiting existing centralized/coordinated assessment practices with the following goals:

1) Include a small number of targeted questions at emergency housing intake to more quickly and efficiently route vulnerable and/or specialized populations toward an appropriate program application
2) Utilize a common assessment tool to streamline applications to transitional housing and rapid re-housing
3) Develop a universal application for all transitional and permanent supportive housing programs
4) Phase all CoC permanent supportive housing programs into the PSH Clearinghouse
5) Obtain commitment of all agencies to accept referrals from coordinated assessment system
6) Track and monitor results on the basis of reducing length of time homelessness and recidivism

Process for Making Sub-awards and ESG Availability to Private Nonprofit Organizations

In Year 42, DHCD will continue to assign the administration of ESG funds to the City's Office of Supportive Housing (OSH) under a Memorandum of Understanding. To identify ESG funding subrecipients, OSH issues competitive Requests for Proposals to nonprofit housing assistance providers. 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 re-housing activities, subrecipients are required to serve individuals throughout the City.

Outreach to and Consultation with Homeless or Formerly Homeless Individuals in Considering Policies and Funding Decisions Regarding ESG

The Office of Supportive Housing consults with the Philadelphia CoC when considering policies and funding decisions regarding activities funded under ESG including the Philadelphia CoC Board, which is the primary decision-making body of the CoC. The Philadelphia CoC Board consists of 17 members, four of whom are individuals currently or formerly experiencing homelessness. Additionally, contracted homeless assistance providers regularly obtain input from individuals with lived experience through a variety of methods including participant meetings, committees and peer employment.

Performance Standards for Evaluating ESG

To evaluate rapid re-housing activities funded by ESG, the following performance standards will be tracked by OSH on a quarterly basis:

Performance Standard	Performance Indicator	Projected Accomplishment
Recidivism	Percent of households that return to the shelter system after receiving rapid re-housing assistance.	The recidivism rate will be less than 5 percent.
Appropriate amount/ type of assistance provided	Percent of households returning for additional assistance.	The percent of households seeking additional assistance will be less than 5 percent.
Placement into affordable housing	Percent of households who remained in housing and were paying 50 percent or less of their gross income towards rent after rapid re-housing assistance ended.	At least 50 percent of households will have attained and sustained affordable housing after rapid re-housing assistance ended.

Appendix

Income Eligibility Tables

2016 Section 8 Annual Income Eligibility Guidelines

Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	$14,075	$16,900	$28,150	$33,780	$45,000	$64,745	$67,560
2	$16,075	$19,300	$32,150	$38,580	$51,400	$73,945	$77,160
3	$18,075	$21,700	$36,150	$43,380	$57,850	$83,145	$86,760
4	$20,075	$24,300	$40,150	$48,180	$64,250	$92,345	$96,360
5	$21,700	$28,440	$43,400	$52,080	$69,400	$99,820	$104,160
6	$23,300	$32,580	$46,600	$55,920	$74,550	$107,180	$111,840
7	$24,900	$36,730	$49,800	$59,760	$79,700	$114,540	$119,520
8	$26,500	$40,890	$53,000	$63,600	$84,850	$121,900	$127,200
For families/households with more than 8 persons, add for each additional person:							
	$1,625	$4,140	$3,250	$3,900	$5,150	$6,500	$7,800

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 March 28, 2016. 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."

2016 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	$17,820	$1,485
2	$24,030	$2,003
3	$30,240	$2,520
4	$36,450	$3,038
5	$42,660	$3,555
6	$48,870	$4,073
7	$55,095	$4,591
8	$61,335	$5,111
For families/households with more than 8 persons, add for each additional person:		
	$6,240	$520

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 25, 2016.

DHCD 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.

DHCD 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***	

DHCD 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	30	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
		Subtotal	***541***	
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***	

DHCD 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, Inc.	SN	15	1221-25 S. 15th St.
Shelton Court	Gaudenzia	SN	20	6433 N. Broad St.
Belfield Avenue Townhomes	Raise of Hope	SN	3	1700 blk Belfield Ave.
		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.
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	
		Subtotal	***224***	
Projects Completed FY ending 6/30/2014				
Beaumont Accessible Homes	Beaumont Initiative	H	2	5015-19 Beaumont St.
North Philly Complete Blocks - Gratz	Habitat for Humanity	H	1	1815 Gratz St.
North Philly Complete Blocks - Morse	Habitat for Humanity	H	1	1900-02 Morse St.
North Philly Complete Blocks-Wilt	Habitat for Humanity	H	2	1905-13 Wilt St.
Queen and McKean Infill Project	Habitat for Humanity	H	4	5234-38 McKean
Adolfina Villanueva	WCRP	R	54	700 Somerset St.
Anthony Wayne Senior Housing II	Elon/Altman	R	46	1701 S. 28th St.
John C. Anderson Apartments	Pennrose	R	56	249-57 S. 13th St.
Johnnie Tillmon	WCRP	R	23	400 W. Master St.
Lehigh Park I - Preservation	HACE	R	48	2622-46 N. Lawrence St.
Mt. Vernon Manor	Mt. Vernon Manor	R	75	3313-17 Haverford Ave.
Nicetown Court II	Nicetown CDC	R	50	4400 Germantown Ave.
Nugent Senior Apartments	Nolen Properties	R	57	101 W. Johnson St.
Paseo Verde	APM with Jonathan Rose	R	67	900 N. 9th St.
Sartain Apartments	New Courtland Elder Services	R	35	3017 W. Oxford
Walnut Park Plaza	MCAP	R	224	6250 Walnut St.
Fattah Homes II	PEC	SN	6	3811-13 Haverford Ave.
Hope Haven Preservation	Project HOME	SN	76	1515 Fairmount Ave.
JBJ Soul Homes	Project HOME	SN	55	1415 Fairmount Ave.
Kairos House Preservation	Project HOME	SN	36	1440 North Broad
Liberty at Disston	Liberty Housing Development Corp.	SN	2	4800-04 Disston St.
Liberty at Welsh Road	Liberty Housing Development Corp.	SN	2	2628 Welsh Rd.
Merrick Hall	Northern Children Services	SN	4	5301 Ridge Ave.
		Subtotal	***926***	

DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2015				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action	R	40	6761-63 Ridge Ave.
HELP Philadelphia IV	HELP USA	R	60	7200 Grovers Ave.
Wynnefield Place	Presby Inspired Life	R	48	1717-25 N. 54th St.
Bigham Leatherberry Wise Place	PEC CDC	SN	11	4226-30 Powelton Ave.
		Subtotal	***175***	
Projects Completed FY ending 6/30/2016				
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Wingohocking Street Development	Nicetown CDC	H	2	2006-2008 Wingohocking St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	R	3	6513, 6514-24 Germantown Ave.
NewCourtland Apartments at Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed Residences	Arab American CDC	R	45	252-266 W. Oxford St.
St. Raymond's House	Depaul USA, Philadelphia	SN	27	7901 Forrest Ave.
		Subtotal	***208***	
Grand Total Projects Completed FY 2001-FY 2016			**9,072**	
Projects Under Construction in FY 2017				
Blumberg Phase 1	Philadelphia Housing Authority	R	57	2400 Jefferson St.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave,
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
Mt. Vernon Manor Phase II	Mt. Vernon Manor II, LP	R	50	3202 Mantua Ave., 620 N. 34th St.
NewCourtland Apartments at Allegheny Phase 2	NewCourtland Elder Services	R	45	1900 W. Allegheny Ave.
North Central Choice	Philadelphia Housing Authority	R	89	Berks to Diamond, Marshall to 9th
Orinoka Civic House	New Kensington CDC	R	51	2771-77 Ruth St.
Susquehanna Square	Community Ventures	R	39	1500 Diamond St.
Wynne Senior Residences	Pennrose Development, LLC	R	50	2001-11 N. 54th St.
2415 N. Broad St.	Project HOME	SN	88	2413-29 N. Broad St.
The Lofts at 2601	Volunteers of America Delaware Valley, Inc.	SN	56	2601 N. Broad St.
Roberto Clemente Homes	Nueva Esperanza, Inc.	MU	38	3921-3961 N. 5th St.
Total for FY 2017			**663**	

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

Year 42 Targeted Neighborhood Commercial Areas (TNCAs)

Corridor	Designated Blocks
22nd Street & Allegheny Avenue	2700-3100 N. 22nd, 1900-2300 Allegheny
29th Street	2300 N. 29th
34th Street	N. 34th, Powelton to Mantua
40th Street & Girard Avenue	3800-4100 Girard, 1100 N. 40th & 41st
40th Street & Market Street	100 N.-200 S. 40th, 4000 Market
45th Street & Walnut Street	4400-4600 Walnut, 100-300 S. 45th
48th & Spruce Street	4700-4800 Spruce, 300 S. 48th
52nd & Market Street	100 N.-300 S. 52nd
52nd Street	600-1700 N. 52nd
54th Street	1800-2000 N. 54th
5th Street &	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th, 400-500 W. Lehigh
5th Street	5300-5700 N. 5th
5th Street	4800-5200 N. 5th
60th Street	100 N.-300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Streets	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th, 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore, 1400-1600 N. Broad
Broad Street & Germantown Avenue	3400-4000 Germantown, 3600-3800 N. Broad
Broad Street, Olney Avenue & Old York Road	5500-5900 N. Broad, 1300 Olney, 5700-5900 Old York Road
Broad Street, Ridge Avenue & Fairmount Avenue	700-800 N. Broad, 1400-1800 Ridge, 1400-1900 Fairmount
Broad Street, Snyder Avenue & W. Passyunk Avenue	1900-2100 S. Broad, 600-1700 Snyder, 1200-1700 W. Passyunk
Broad Street & Susquehanna Avenue	2200 N. Broad, 1400-1500 Susquehanna
Castor Avenue	5900-7200 Castor
Chester Avenue	5400-5800 Chester
Chew & Chelten Avenues	5600-5700 Chew, 700-800 East Chelten
Chew Avenue	6300-6800 Chew
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue	1200-3100 Frankford
Frankford Avenue	4000-5300 Frankford
Frankford Avenue	6200-7200 Frankford

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

Active Interim Construction Assistance Loans

Consolidated Plan Year Loan Made	Project	Loan Amount
Year 35	Sheridan Street Green Building Initiative	$1,980,000
	Strawberry Mansion Homeownersip	$3,275,000
Year 40	Ingersoll Commons	$1,100,000

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 Division of Housing and Community Development (DHCD) 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, DHCD 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. DHCD reserves the right to select the source of funds for each homeownership project. DHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U. S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) guidelines, regulations and policy. At a minimum, DHCD 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 DHCD 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 DHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by DHCD.
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 Section 234 condominium housing mortgage limits for the Philadelphia area.

   The 120 percent of Section 234 condominium housing mortgage limit is:

Unit Type	Non-Elevator/Elevator
Efficiency	$185,438
1 bedroom	$212,580
2 bedrooms	$258,494
3 bedrooms	$334,407
4+ bedrooms	$367,076

   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 DHCD 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 homeownership projects vary widely depending on the nature of the project. Project variables that will affect the scope of the architect's and engineer's work include: the extent and nature of site improvements; type of structure (new construction or rehabilitation); type of construction (site-built or factory-built); use of pre-designed modular units; number of units or building types included and extent of unit design required (interior, exterior or both). It is expected that the architectural and engineering fees for many homeownership projects will be substantially less than the stated maximums.
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 DHCD. DHCD may approve or deny the waiver request.

C. Cost Efficiency

Projects that leverage a larger percentage of private and non-DHCD 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 DHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. DHCD/PRA may deny funding to a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies). DHCD/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. DHCD/PRA will consider community support in evaluating projects.
5. Projects in conformance with an DHCD-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 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 Division of Housing and Community Development (DHCD) believes that the creation and maintenance of viable residential neighborhoods involve a combination of homeownership, rental and special-needs units. Accordingly, DHCD supports the production of affordable rental units.

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. DHCD reserves the right to select the source of funds for each rental project. DHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations and policy. At a minimum, DHCD will review and, if needed, revise the criteria annually.

A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
   - Facilitating economic growth by encouraging 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 DHCD 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 DHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by DHCD.
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 Section 234 condominium housing mortgage limits for the Philadelphia area.

   The 120 percent of Section 234 condominium housing mortgage limits is:

Unit Type	Non-Elevator/Elevator
Efficiency	$185,438
1 bedroom	$212,580
2 bedrooms	$258,494
3 bedrooms	$334,407
4+ bedrooms	$367,076

The above maximum mortgage limits are subject to change.

5. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by DHCD and 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 with more than 20 units 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.
9. Some developments successfully receive LIHTCs from PHFA without a commitment of financial support from the City. Those developments are not eligible for funding provided through City RFPs.

B. 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. Architect, engineering and legal fees shall be governed by the cost limits for those items included in the Pennsylvania Housing Finance Agency 2015 Underwriting Application Cost Limits (available as of the writing of the *Consolidated Plan* at http://www.phfa.org/forms/multifamily_application_guidelines/application/dv_2015_07_app_devlpmnt_cst_lmts.pdf).
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. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to DHCD. DHCD may approve or deny the waiver request.
9. For rental developments with commitments of HUD 202 or HUD 811 financing, the DHCD 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-DHCD 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. DHCD/PRA will examine the developer's past performance in completing DHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. DHCD/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. DHCD/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. DHCD/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 DHCD-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 DHCD 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 staff and approval by the PRA Board of Directors.

1. DHCD will describe those projects that are being proposed to receive financing from DHCD resources in the *Consolidated Plan*. Once City Council approves the Plan, developers will be notified of DHCD's intent to finance their project. In its Letter of Intent, DHCD 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 DHCD 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, DHCD will require any project that does not achieve settlement within six months of DHCD's reservation of funding to be subject to a PRA staff review. Following PRA review, DHCD 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, telephone numbers and experience;
- 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 DHCD/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);
- Capital needs assessment (for rehabilitation projects of 26 units or more);
- 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 20 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 DHCD.

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 DHCD, may decide to recapture the funding or have PHDC, PRA or another organization perform the development.

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

A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
   - Facilitating economic growth by encouraging 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 DHCD. 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 DHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by DHCD.
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 Section 234 Condominium Housing mortgage limits for the Philadelphia area.

The 120 percent of Section 234 condominium housing mortgage limits is:

Unit Type	Non-Elevator/Elevator
Efficiency	$185,438
1 bedroom	$212,580
2 bedrooms	$258,494
3 bedrooms	$334,407
4+ bedrooms	$367,076

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 DHCD 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. All affordable rental housing projects must meet the following Set-Aside Requirements:
   - Ten percent (10%) Physical disability
   - Four percent (4%) Hearing and Vision Disability

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

B. 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. Architect, engineering and legal fees shall be governed by the cost limits for those items included in the Pennsylvania Housing Finance Agency 2015 Underwriting Application Cost Limits (available as of the writing of the *Consolidated Plan* at http://www.phfa.org/forms/multifamily_application_guidelines/application/dv_2015_07_app_devlpmnt_cst_lmts.pdf).
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. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to DHCD. DHCD may approve or deny the waiver request.
9. For rental developments with commitments of HUD 202 or HUD 811 financing, the DHCD 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-DHCD 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. DHCD/PRA will examine the developer's past performance in completing DHCD-funded projects, general capability and capacity levels and current tax and financial status of partners involved in the project. DHCD/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. DHCD/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 DHCD-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 DHCD 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 staff and approval by the PRA Board of Directors.

1. DHCD will describe those projects that are being proposed to receive financing from DHCD resources in the *Consolidated Plan*. Once City Council approves the Plan, developers will be notified of DHCD's intent to finance their project. In its Letter of Intent, DHCD 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 DHCD 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, DHCD will require any project that does not achieve settlement within six months of DHCD's reservation of funding to be subject to a PRA staff review. Following PRA review, DHCD 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 DHCD/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 DHCD.

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 DHCD, may decide to recapture the funding or have PHDC, PRA or another organization perform the development.

Written Standards for Providing ESG Assistance

Emergency Shelter

The Office of Supportive Housing (OSH) requires all contracted emergency housing providers, including those receiving ESG funds, to comply with its Emergency Housing Standards. The Emergency Housing Standards were created to provide City contracted agencies with a clear set of guidelines and requirements for the operation of emergency housing facilities in Philadelphia. The guiding principles of the Emergency Housing Standards ensure individuals and families living in emergency housing

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

The OSH Intake Unit serves as the centralized access point for households experiencing homelessness and in need of emergency housing services. When possible, households will be diverted to other suitable resources, either within OSH or within the community, for the purpose of exploring housing options other than shelter placement. An OSH social worker will explore housing options and alternatives with the client such as the feasibility of staying with other relatives or friends. After assessing the client's situation, a determination is made to refer to either a contracted emergency housing program or other appropriate resources that meet the household's needs.

Households must meet the following eligibility requirements for placement into emergency housing:

1. Head of household is 18 years of age or older
2. Meets HUD's definition of homelessness
3. Agrees to terms outlined in the OSH Service Agreement

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

- Temporary shelter
- Ongoing case management services
- Assistance with obtaining transitional and/or permanent housing
- Supportive services for special populations
- A savings program that allows households save a percentage of income for future housing expenses

Once the household is able to move into transitional or permanent housing, the social worker/case manager assists with the transition to independent housing through biweekly meetings. During these biweekly meetings, the social worker/case manager performs the following:

- Assist with securing furniture and other housing equipment
- Discuss budgeting responsibilities
- Make referrals to appropriate after-care services
- Conduct a closing interview where the household's new address is recorded and the after-care plan is reviewed

Households may be evicted from emergency housing for the following inappropriate behaviors:

- Physical violence or threats of violence
- Terroristic threats
- Destruction of property
- Possession, sale, or distribution of drugs or alcohol
- Persistent verbal abuse
- Refusing reasonable mandatory searches conducted by contracted facilities' security services

If inappropriate behavior stems from substance abuse or mental health problems, clients are referred to appropriate services. Continued emergency housing is provided to clients who are willing to receive such services and who demonstrate efforts to improve his/her behavior.

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

Rapid Re-Housing

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 rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

Based on need, households may receive short- or medium-term rental assistance and financial assistance with security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. Provider agencies use the Self-Sufficiency

Assessment and the Financial Assessment in 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.

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
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 for Rapid Re-Housing can be used for the following activities:

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

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

1. Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) or 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:
    a. Mortgage assistance
    b. Food
    c. Transportation
    d. Furniture
    e. Other consumer debt

Coordinated Assessment System

The centralized intake system covers all of Philadelphia County and intake sites are accessible 24hours/day, 365 days/year. Information is available via the City's website and 311 and 211 phone systems. The primary purpose of the centralized intake system is to assess immediate housing need, divert when possible, but provide an emergency housing bed if available. Once in emergency housing, case managers perform a fuller assessment and initiate a Clearinghouse application as appropriate: for Rapid Re-Housing, Transitional Housing, or PHA/Permanent Supportive Housing. With the development of a new HMIS, the CoC is revisiting existing centralized/coordinated assessment practices with the following goals:

1. include a small number of targeted questions at emergency housing intake to more quickly and efficiently route vulnerable and/or specialized populations toward an appropriate program application;
2. utilize a common assessment tool to streamline applications to transitional housing and rapid re-housing;
3. develop a universal application for all transitional and permanent supportive housing programs;
4. phase all CoC permanent supportive housing programs into the PSH Clearinghouse;
5. obtain commitment of all agencies to accept referrals from coordinated assessment system;
6. track and monitor results on the basis of reducing length of time homeless & recidivism.

Sub-Award and Allocation Process

In Year 41, DHCD will continue to assign the administration of ESG funds to the City's Office of Supportive Housing (OSH) under a Memorandum of Understanding. To identify ESG funding sub-recipients, OSH issues competitive Requests for Proposals to nonprofit housing assistance providers. 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 re-housing activities, subrecipients are required to serve individuals throughout the City.

Homeless Participation Requirement

The Office of Supportive Housing consults with the Philadelphia CoC when considering policies and funding decisions regarding activities funded under ESG, including the Philadelphia CoC Board, which is the primary decision making body of the CoC. The Philadelphia CoC Board consists of 17 members, four of whom are individuals currently or formerly experiencing homelessness. Additionally, contracted homeless assistance providers regularly obtain input from individuals with lived experience through a variety of methods including participant meetings, committees, and peer employment.

Performance Standards for Evaluating ESG

To evaluate rapid re-housing activities funded by ESG, the following performance standards will be tracked by OSH on a quarterly basis:

1. Recidivism: Percent of households that return to the shelter system after receiving rapid re-housing assistance.
   - Projected accomplishment – The recidivism rate will be less than 5 percent.
2. Appropriate amount/type of assistance provided: Percent of households returning for additional assistance.
   - Projected accomplishment – The percent of households seeking additional assistance will be less than 5 percent.
3. Placement into affordable housing: Percent of households who remained in housing and were paying 50 percent or less of their gross income towards rent after rapid re-housing assistance ended.
   - Projected accomplishment – At least 50 percent of households will have attained and sustained affordable housing after rapid re-housing assistance

Monitoring

At the beginning of each funding year, the director of the Monitoring Division of DHCD develops an overall monitoring review strategy and plan by carefully examining programs and subrecipients listed in the *Consolidated Plan*. The director performs 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 DHCD staff members.

The monitoring review strategy is formulated into a monitoring plan and implemented through a formal review process that includes the following steps:

- Notification Letter
- Entrance Conference and Site Review
- Documentation and Data Acquisition and Analysis
- Exit Conference
- Preliminary or Final Monitoring Report
- Follow-up Letter

The standards and procedures used for administering CDBG-, HOME- and HOPWA-funded contracts are detailed in DHCD's Uniform Program Management System (UPMS), which was revised in 2015. Upon request, the UPMS is distributed to subrecipients and Major Delegate Agencies.

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.

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, DHCD'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. DHCD 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*. As reported in the most recent HUD annual program review, for the year ending June 30, 2015, the City is meeting HUD program requirements, including the timeliness of expenditures.

Fiscal Management

Each agency, nonprofit corporation or other group that receives funds through DHCD must be certified for sound fiscal management and record keeping under DHCD's Uniform Program Management System (UPMS). Certification under the UPMS is required prior to contracting with any organization.

Citizen Participation Plan

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

Encouragement of Citizen Participation

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

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

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

To encourage citizen participation, DHCD funds a network of Neighborhood Advisory Committees (NACs) to serve residents of low- and moderate- income areas by coordinating City services, conducting block surveys, promoting CDBG-funded programs, preparing neighborhood plans, and commenting on proposed housing

and community development projects. NAC service areas by and large track those areas with minority concentration and low- and moderate-income concentration. Similarly, the Commerce Department funds neighborhood-based business associations located in key target areas for investment.

DHCD further promotes citizen involvement in its program by producing 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 May 2016 had approximately 1,250 persons on it. In addition, public hearings are held as described on page Appendix 43 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 DHCD website and social media.

Language Access Needs

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

Development of Assessment of Fair Housing

As soon as is feasible after the start of the public participation process, DHCD makes HUD-provided data and any other supplemental information DHCD plans to incorporate into its AFH available to residents, public agencies and other interested parties. This data, or links to other websites containing this data, will be on the DHCD website.

To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, at least one public hearing will be held before the proposed AFH is published for comment.

DHCD will publish a Proposed AFH for review and comment by residents, public agencies and other interested parties. The contents of the Proposed AFH will be briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies of the Proposed AFH will be made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the Proposed AFH will be publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media.

DHCD provides a period for public comment of not less than 30 calendar days following the publication of the Preliminary Plan. During this period DHCD will hold a public hearing to obtain citizen input into the consolidated planning process. Two weeks notice will be given before holding the public hearing on the Preliminary Plan. Comments offered at this hearing are incorporated into the AFH.

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

Revising an Accepted AFH

Under federal regulations, the Citizen Participation Plan must specify the criteria the City will use for determining when to revise an accepted AFH.

Guidelines for Revising an Accepted AFH

In compliance with federal requirements, the criteria for revisions to an accepted AFH are when:

- a material change[1] occurs;
- upon written notification from HUD specifying a material change that requires the revision.

[1] A material change is a change in circumstances in the city that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances.

When a revision due to a material change is required, it will be submitted to HUD within 12 months of the onset of the material change, unless HUD specifies a later deadline. When HUD has provided written notification specifying a material change that requires a revision, HUD will specify a date by which the revision must be submitted.

Whenever a revision to an accepted AFH is proposed, the City will follow the notice and comment process applicable to *Consolidated Plan* substantial amendments. 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 calendar 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 revision without further notification. The notice will also state that the public may receive a copy of the revision upon request.

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

Development of *Consolidated Plan*

DHCD 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

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

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

DHCD provides a period for public comment of not less than 30 calendar days following the publication of the *Preliminary Plan*. During this period DHCD 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 Consolidated 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 Consolidated Plan*, DHCD 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 Consolidated 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 Consolidated 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 DHCD's website and in selected public libraries, and a reasonable number of copies are available for free at DHCD. The public may comment on the *Proposed Consolidated 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*.

Final Consolidated Plan

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

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

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

[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.

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 DHCD'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

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

Public Hearings

DHCD holds at least two public hearings a year[1], each at a different stage of the program year, to obtain residents' views and to respond to proposals and questions. At least one hearing is held prior to publishing the *Preliminary Consolidated Plan* to obtain the views of residents on housing and community development needs and actions for affirmatively furthering fair housing consistent with the AFH and to review past program performance. At least one hearing to consider the development of proposed activities and proposed strategies 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.

To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, the City will hold at least one public hearing before the proposed AFH is published for comment.

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 DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. Hearings are held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, DHCD provides translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Access to Local Meetings

DHCD 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.

1 These hearings do not include any hearings related to the AFH, which is produced on a different, five-year schedule.

Availability to the Public and Access to Information

DHCD is committed to providing citizens, community organizations, public agencies and other interested parties with the opportunity to review information and records relating to the *Consolidated Plan* and DHCD's use of assistance under the programs. Copies of the *Consolidated Plan* as adopted, the HUD-accepted AFH 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 revisions to the AFH and *Consolidated Plan* substantial amendments are available from DHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

Access to Records

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

Technical Assistance

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

Citizen Complaints

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

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:

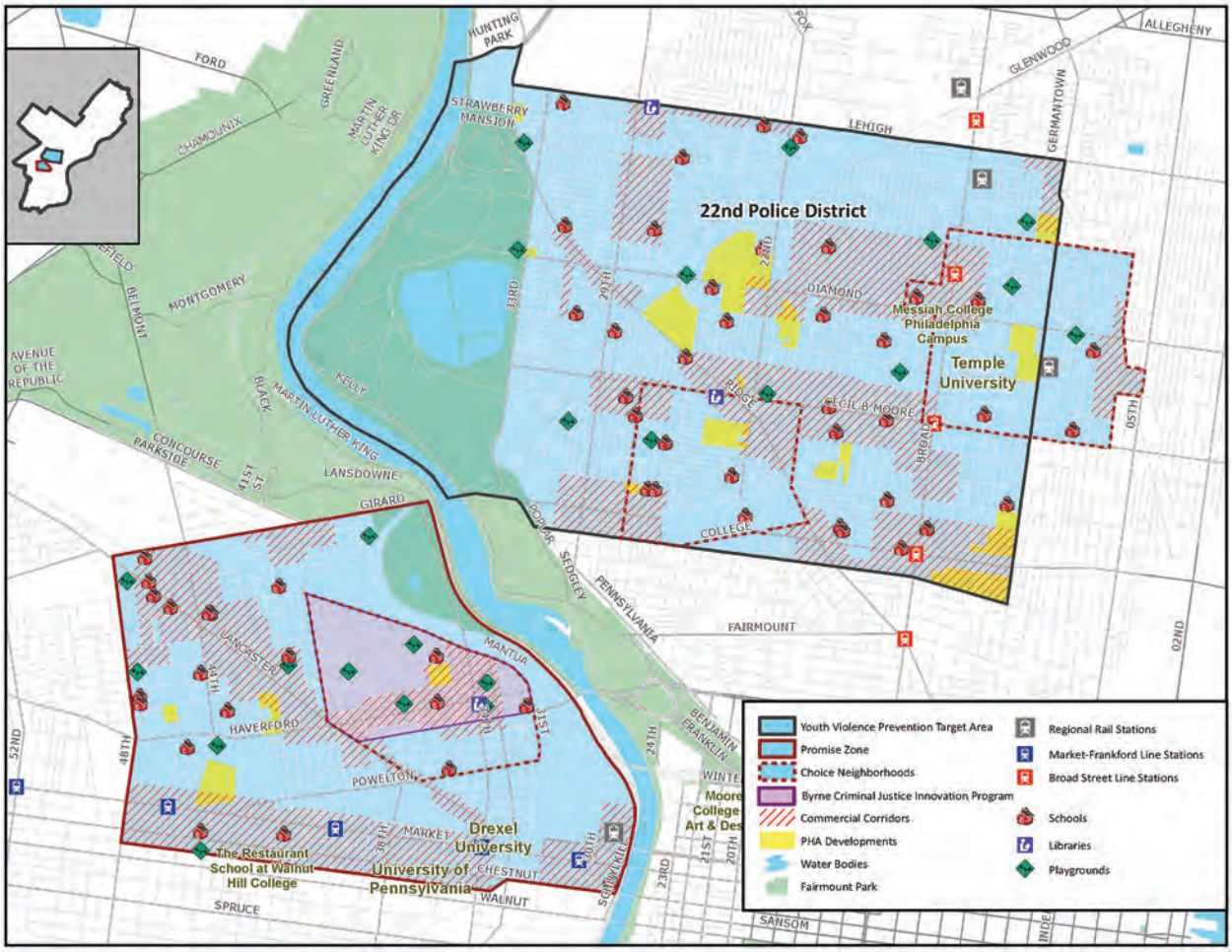
- Philadelphia Division of Housing and Community Development
- Philadelphia Housing Authority
- Philadelphia Housing Development Corporation
- Philadelphia Industrial Development Corporation
- Small Business Administration
- Philadelphia Department of Commerce

Philadelphia's Place-Based Strategies

While Philadelphia is in many places a city bustling with renewed energy and promise, it also faces a crisis that could prevent it from realizing its full potential: persistent and intergenerational poverty. At 26.3 percent (and 36 percent for children) Philadelphia has the highest poverty rate of all of America's 10 largest cities. Accordingly, along with its broad areas of investment the City is implementing place-based strategies to transform particularly distressed communities. The goals of this effort are to alleviate poverty's most immediate effects, provide pathways to self sufficiency and prevent the intergenerational transfer of poverty.

Philadelphia's place-based strategies focus on two areas of the city: West Philadelphia and North Philadelphia's 22nd Police District.

Philadelphia's Place-Based Strategies



West Philadelphia

In West Philadelphia's two square mile federally designated Promise Zone the poverty rate is a staggering 51 percent, including one census tract with an astounding 80 percent poverty rate. Other challenges include:

- Adult unemployment rate is 13.6 percent
- Twenty percent of adults in seven of the Zone's eight census tracts do not have a high school degree, and less than 10 percent of the adult population has a bachelor's degree
- The rates of serious crimes are significantly higher than the city as a whole, in some cases double the citywide rate
- Fourteen percent of the Promise Zone's housing stock is long-term vacant, more than double the citywide rate

22nd Police District, North Philadelphia

In North Philadelphia's 22nd Police District, more than 40 percent of residents live below the federal poverty line. This community faces similar challenges as West Philadelphia, including:

- Less than 44 percent of the working-age population participates in the labor force
- The highest incidence of shooting victims between the ages of 14-24 years old – nearly 14 percent of all youth shootings in the City – take place in the 22nd Police District
- The rate of child abuse and neglect, 29.3 incidents per 1,000 households in 2012, is about 2½ times the city average
- Nearly 20 percent of the district's properties are vacant, nearly twice the citywide rate
- More than one-third of the homicides in Philadelphia Housing Authority housing takes place in the 22nd Police District
- More than one-quarter of students in 22nd Police District are truant

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