Expanding Housing Opportunities & Revitalizing Neighborhoods

Fiscal Years 2018 2019

Philadelphia Housing Trust Fund
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Philadelphia’s Housing Trust Fund (HTF) is a dedicated source of local revenue vital to addressing the city’s diverse housing needs. The HTF provides funding for new affordable homes, the preservation and repair of existing homes, and homelessness prevention. The housing initiatives supported by the HTF are critical to revitalizing Philadelphia’s neighborhoods.

Philadelphia is one of nearly 800 housing trust funds across the country generating over $1.5 billion annually to support critical housing needs.
When the Philadelphia Housing Trust Fund (HTF) started over ten years ago, we set out to assist those households most in need.

The HTF has been a key funding tool for the development of new affordable housing opportunities, for the preservation of existing homes, and for homelessness prevention. It helps Philadelphians pay their utility bills, live more independently in their homes, and make their homes more energy efficient, cost effective, and healthier. Each year the HTF provides funding to:

• Revitalize communities across the city
• Fuel affordable housing development
• Unlock new homeownership opportunities and build wealth.
• Preserve homes and increase accessibility
• Serve vulnerable populations including seniors, the homeless, veterans, and those with special needs.

Recognizing the success of the Trust Fund, Mayor Kenney, working with City Council, identified an additional $100 million in HTF resources for the next five years. These new resources will enable the City to have an even greater impact on Philadelphia’s housing needs.

Whether it’s building and preserving homes, preventing homelessness, increasing mobility, or promoting sustainability, the HTF continues to be a critical resource for Philadelphia’s communities and families.

Anne Fadullon
Director, Planning & Development
Growing Impact of HTF: 2006-19

$160 MILLION
HOUSING TRUST FUND
+ $337 MILLION
LEVERAGED

$6.5 million
IN PROPERTY TAXES GENERATED

2 million sq ft
DEVELOPED

168 units
FOR PERSONS WITH DISABILITIES

47,000 HOUSEHOLDS
ASSISTED

75% New Units

25% Preserved Units

11K+ JOBS
+ an estimated 7,500 jobs in supporting industries

168 units
FOR PERSONS WITH DISABILITIES

337 MILLION
LEVERAGED

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At a Glance: 2018-19

$28 MILLION
HOUSING TRUST FUND

+ $20 MILLION
BOND PROCEEDS
toward clearing backlogs in AMP and EGRP

90% OF INVESTMENTS
in Majority Low-/Moderate-Income Areas

10,000
HOME IMPROVEMENTS

4,500
STABILIZATION SERVICES

300
AFFORDABLE RENTAL UNITS

80
NEW HOME PURCHASES

$3.5 million
Saved In Shelter Costs

14,500 HOUSEHOLDS ASSISTED

INVESTMENTS
90% in Majority Low-/Moderate-Income Areas

Area Median Income

Household Size

One 46%
Two 22%
Three+ 32%

<30% 85%
30-50% 13%
50-120% 2%

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Fueling Affordable Housing Development

The City leverages HTF dollars with private and other funding to assist nonprofit developers in creating and preserving affordable rental and special needs housing throughout the city.

Units are made affordable to households earning less than 80% of AMI, and a minimum of 10% of all units are made accessible to those with mobility or sensory impairments.
Unlocking New Homeownership Opportunities

The HTF helps individuals and families gain access to homeownership, many for the first time.

The Your First Home Program was launched in 2018 to offer settlement cost assistance. JP Morgan Chase provided $175,000 for the program, which the City matched with $100,000 HTF dollars. The Philly First Home Program began in late FY 2019. The City anticipates awarding 1,000 grants to eligible homebuyers through this program in FY 2020.

Urban Affairs Coalition’s Home Buy Now program partners with local employers to help their employees purchase homes near their work.
Preserving Homes and Increasing Accessibility

The HTF preserves affordable housing by providing critical home repairs, adaptive modifications, and legal services to help families remain in their homes.

Home improvement programs administered by the Energy Coordinating Agency and PHDC offer emergency heater repairs; basic system repairs to plumbing, electrical, roofing, and heating systems; and adaptive modifications for persons with disabilities.

Rebuilding Together Philadelphia and Habitat for Humanity also provide home repairs in select target areas.

Improving Homes

Heater Hotline
Basic Systems Repair
Adaptive Modifications
Targeted Housing Preservation

2018-19

$6.9 million
HTF supported

5,590
Heater Repairs

3,917
Basic Systems Repairs

425
Adaptive Modifications

115
Targeted Repairs
Maintaining Housing Stability

The HTF provides utility grants and homelessness prevention services, including short-term financial assistance, to help people avoid homelessness and remain in their homes.

UESF provides emergency utility assistance to low-income families who have fallen behind on their utility bills and are facing utility shut-offs. UESF also offers comprehensive care management to help families prioritize their housing and financial needs.

The Office of Homeless Services offers a range of homelessness prevention services to help people avoid homelessness and avoid the shelter system, including cash assistance for rent and mortgages, security deposits, and utility payments.

Tangled title services provided by Philadelphia VIP help people retain ownership of their homes in cases where their name is missing from the property deed.

Reducing Homelessness

Financial Assistance and Stabilization Services

<table>
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<tr>
<th># Assisted</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
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2018-19

$3.4 million HTF supported

3,563 UESF Utility Grants

839 Homelessness Prevention Services

82 Tangled Title Cases Resolved
2018-19

Oversight Board

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Darrell L. Clarke
District 5

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Women’s Community Revitalization Project

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