



# Proposed Annual Action Plan



2020-2021



Department of Planning and Development  
Housing and Community Development  
CITY OF PHILADELPHIA



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# 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 file applications to participate in the HOME Investment Partnership program and the Emergency Solutions Grant program; and to apply 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.

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## 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 \$44,635,066 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.

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2020, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XLIV to Program Year XLV. Further, any questioned cost items from Program Year XLIV which are determined by HUD to be ineligible costs shall be transferred to Program Year XLV, 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 XLV transfers.

#### SECTION 4.

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 \$12,058,281 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 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 \$8,083,628 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 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 \$3,763,206 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 7.

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 *Annual Action Plan 2020-2021* (“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 8.

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 *Annual Action Plan 2020-2021* 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 9.**

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 10.**

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 11.**

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 12.**

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 13.**

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.



# Annual Action Plan





# AP-05 Executive Summary

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## Introduction

The *2020-2021 Annual Action 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 *Annual Action 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 \$113.8 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 *Annual Action Plan* is prepared by and administered by the Division of Housing and Community Development (DHCD-formerly the Office of Housing and Community Development).

The City of Philadelphia in its *Annual Action Plan* takes a holistic approach to its goals of improving housing options, increasing access to opportunity and creating strong neighborhoods.

The City of Philadelphia's *Consolidated Plan CFY 2018-2022* detailed a five-year analysis that included:

- Housing and Homeless Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Annual Action Plan

In late 2016, the City of Philadelphia also completed the Assessment of Fair Housing. The City partnered with the Philadelphia Housing Authority (PHA) and a diverse set of stakeholders. Together 52 strategies were identified, and ways to achieve those strategies.

In October 2018 the City issued *“Housing for Equity: An Action Plan for Philadelphia.”* The Action Plan addresses homelessness and eviction, production and preservation, affordable, workforce and market rate housing. It offers strategies to support Philadelphia’s continued growth in both jobs and population through the provision of housing that meets the needs of all its residents.

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## **The Annual Action Plan identifies seven core goals.**

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### **Create affordable homeowner and rental housing opportunities**

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Approximately 140,500 Philadelphia renters and 90,000 homeowners are cost burdened. To increase rental and homeownership housing options affordable to low-, moderate- and middle-income residents, the City and its partners will

- Undertake neighborhood-based initiatives to produce affordable rental and special-needs housing
- Assist income-eligible first-time homebuyers with closing costs
- Support a program in which local employers match city grants to enable low-, moderate- and middle-income households to purchase homes near their jobs

Strategies outside the *Annual Action Plan* include increasing homeownership opportunities for Philadelphia Housing Authority (PHA) tenants, promoting private sector development through density bonuses for affordable units, identifying additional incentives for affordable housing developed through the private sector, and streamlining the process for conveying publicly owned land for development of affordable housing.

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### **Preserve affordable homeowner and rental housing**

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Philadelphia’s supply of affordable rental and homeowner housing is threatened by several factors. Philadelphia has very old housing stock and many low-income homeowners. As a result, many homeowners do not have the resources to maintain their homes. This threatens the housing supply with the potential loss of a unit and the homeowner with loss of a place to live.

To prevent the loss of housing due to deferred maintenance, the City will support

- The Basic Systems Repair Program (BSRP) to provide free repairs to the electrical, plumbing and heating systems in owner-occupied homes

- The Weatherization Assistance Program (WAP) to provide free weatherization and energy efficiency improvements in owner- or renter-occupied homes
- The Heater Hotline to provide emergency heater repairs
- Neighborhood Energy Centers to help income-eligible households lower their utility bills through education and completion of utility assistance applications

In addition to the Community Development Block Grant funds directed to BSRP, the City raised its transfer tax by one-tenth of one percent to support bonds dedicated to home repair programs. We are in the third year of this \$60 million initiative which has largely eliminated backlogs as long as five years in the Basic Systems, Weatherization and Adaptive Modifications Programs (see below). The bond funding is for three years total.

All Low Income Housing Tax Credit (LIHTC)-financed rental developments currently have a 30-year affordability period. However, many of those developments have reached a 15-year mark at which capital improvements are necessary for operations to continue. Others will begin reaching the 30-year limit in 2021. To preserve these rental housing opportunities

- DHCD will implement a neighborhood-based initiative to provide funding to keep units in existing tax credit developments affordable

While Philadelphia is not facing the foreclosure crisis of nearly a decade ago, homeowners continue to face mortgage and, more recently, tax and reverse mortgage foreclosures. Residents in homes passed to them by a family member frequently do not have a clean title. This means that they cannot obtain home repair loans needed to maintain the property or qualify for property tax relief programs. Renters may be at a disadvantage in an eviction process in which the landlord frequently has legal representation while the tenant does not.

To address these issues DHCD will

- Continue to fund housing counseling services to homeowners and tenants
- Continue to fund legal assistance to homeowners facing tangled title issues
- Fund legal representation for homeowners facing foreclosure and tenants facing eviction

Preservation strategies beyond the scope of the *Annual Action Plan* include ensuring compliance with HUD regulations for Rental Assistance Demonstration conversions and exploring means to minimize displacement in appreciating markets.

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## Reduce homelessness and expand special needs housing opportunities

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The January 23, 2019 Point-In-Time count identified 4,762 homeless persons in shelters and 973 unsheltered homeless persons. The street homeless population has grown since 2015, spiking with a 32 percent increase in 2017. Since then, the growth rate has slowed down, from a 10 percent increase in 2018, to a five percent increase in 2019. This increase, mainly fueled by the opioid epidemic, has waned due to the creation of several emergency shelter projects dedicated to those experiencing opioid-driven homelessness.

More than 250,000 Philadelphians age five or older identify as disabled. Disabled Philadelphians face the dual challenge of finding housing that is both accessible and affordable.

To address the housing needs of the homeless and special needs populations, DHCD will

- Provide rental assistance to households facing homelessness and special needs households through a rapid re-housing program
- Provide rental assistance to people with HIV/AIDS using Housing Opportunities for Persons With Aids (HOPWA) funding
- Use Emergency Solutions Grant funding matched by City General Funds to provide emergency shelter, homelessness prevention services and rental assistance to households facing homelessness
- Continue to allocate Philadelphia Housing Trust Fund resources to the Adaptive Modifications Program (AMP), which makes accessibility improvements to enable people with disabilities to live more independently

The bond-supported \$60 million Home Improvement Program has largely eliminated the waiting list for AMP. The City will continue its requirement that developments include units for people with disabilities, and that all new construction units be visitable if possible.

In addition to *Annual Action Plan* activities, the City will continue to address the needs of homeless and special- needs persons through expanded efforts such as Rapid Re-housing placements and strengthened transition planning for youth.

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## Foster open access to all housing and community resources and programs

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The City-funded housing programs outlined in the *Annual Action Plan* are effective only if residents are aware of them and access them. Accordingly, the City supports a variety of efforts to ensure that Philadelphians are not only aware of these programs but take advantage of them. These include

- Neighborhood Advisory Committees help connect residents to housing and community development programs
- Housing counseling agencies that offer guidance regarding the specific needs of homeowners, tenants, senior citizens and people with disabilities

- Neighborhood Energy Centers that help residents reduce their utility bills and access utility assistance programs
- Capacity-building assistance (through the Philadelphia Association of CDCs) and technical assistance (through the Community Design Collaborative) to organizations working to improve low- and moderate-income communities

Outside of *Annual Action Plan* activities the City and PHA will work to implement language access strategies to ensure that limited English proficiency is not a barrier to participation in housing programs. This will include providing guidance to City-funded private organizations that provide housing programs and services. In addition, PHA will review best practices and options for admissions and wait list administration to promote diversity consistent with fair housing statutes and regulations.

Fair housing outreach, education and enforcement are critical elements of ensuring access to housing resources and programs. City-funded housing counseling agencies are a critical element of that strategy by providing anti-predatory lending, prepurchase and financial literacy counseling.

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## Address economic, education and income needs of people and communities

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In addition to addressing affordability, quality and access to housing, the City recognizes the impact that economic opportunity, education and financial resources have on Philadelphians' ability to access decent, affordable housing.

To promote increased economic opportunity, the City will

- Use CDBG funds to support a variety of programs aimed at small businesses in neighborhood commercial corridors, including technical assistance to micro businesses, small business loans, business attraction and expansion activities and organizational capacity building
- Support job training and education for youth who have dropped out of high school
- Provide support to organizations that help eligible residents apply for the Earned Income Tax Credit
- Support returning citizens seeking to reintegrate into society by funding a Pennsylvania Horticultural Society (PHS) program that employs them to maintain vacant properties

In addition to *Annual Action Plan* activities, both the City and PHA will work to ensure that language barriers do not prevent access to programs that will increase economic opportunities for Philadelphians. PHA will serve residents through its Community Partners and economic self-sufficiency programs.



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## Strengthen community assets and manage vacant land

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There are approximately 40,000 publicly or privately-owned vacant lots in Philadelphia. Vacant lots blight neighborhoods, driving down property values. In contrast, studies show that maintained lots increase property values, improve resident health and reduce crime.

To bring these benefits to low- and moderate-income neighborhoods, the City

- Will fund PHS to clean, green and maintain approximately 12,000 vacant lots using small contractors, neighborhood nonprofits and the local residents that they each hire

Outside of *Annual Action Plan* activities the City will focus on leveraging public and private investment to build upon existing assets – the people, amenities and services in neighborhoods across the city. This community development implementation strategy will seek to extend the economic activity in and around Center City to outlying neighborhoods.

The City will also implement Community Schools in and around high poverty areas, expand access to Pre-K and support job-training programs for youth. The City proposes to invest in parks, libraries and recreation centers to create amenity-rich neighborhoods that meet resident needs.

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## Promote fair housing and access to opportunities

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Fair housing and access to opportunity remain challenging, particularly for racial and ethnic minorities, those with limited English proficiency, families with children, people with special needs and other populations. To promote fair housing and access to opportunities, the City proposes to

- Assist the Philadelphia Human Relations Commission (PHRC) to secure Substantial Equivalency to be eligible for HUD funding to increase fair housing enforcement efforts

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## HUD objectives and outcomes identified in the plan

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The City's seven core goals identified in the *Annual Action Plan* seek to achieve the following HUD- defined 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

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## Evaluation of past performance

In CDBG Year 45, the City substantially met or exceeded many annual goals and objectives. That several programs did not reach their targets did not lead the City to conclude that the goals should be changed, as funding was often the reason that the goal was not achieved.

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## 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 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 *Annual Action Plan*.

DHCD prepares a *Proposed Annual Action Plan* and submits that *Plan* to City Council for consideration. Council holds a hearing on the *Proposed Annual Action Plan*, which is followed by a Council committee meeting to consider the *Plan* and make any amendments the committee deems appropriate. DHCD provides a period for public comment of not less than five calendar days for the *Annual Action Plan* and not less than 30 days for subsequent *Annual Action Plans* following the publication of the *Proposed Plan(s)*. Comments offered during the comment period and at this hearing are incorporated into the *Final Annual Action Plan*. All of these opportunities for citizen participation are publicized on the DHCD website, through a mailing to DHCD's electronic mailing list, and through social media.

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## Summary of public comments

DHCD receives public comments at two stages in the development of the *2020-21 Annual Action Plan*.

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### CAPER and Needs Hearing on February 20, 2020

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Those testifying recognized limited resources, while emphasizing existing and increasing needs. Many speakers thanked DHCD for past support and outlined achievements that had been made possible with DHCD funding.

Those testifying called for DHCD to:

- Support the Basic Systems Repair Program (BSRP) at current funding levels with HTF dollars
- Use HTF sub-fund to provide home repairs for homeowners earning 50-100% AMI and who do not qualify for the Restore, Repair, Renew Program
- Support home repairs in “middle neighborhoods”, neighborhoods comprised of middle-income households earning 80-120% AMI
- For BSRP, create a list of home standards that qualify a home as safe, healthy and energy efficient and evaluate homes based on these standards
- For BSRP, increase the hours that homeowners can seek repairs during after-work hours and at neighborhood locations; develop an application process coordinated by one agency
- Continue to support and provide additional funding for housing counseling for first-time homebuyers and foreclosure prevention
- Increase housing counseling focus on Northeast Philadelphia, a diverse area with poverty
- Hire housing counselors fluent in Mandarin to service a growing Chinese community in the Oxford Circle and Mayfair sections of the Northeast
- Fund a training institute to help train entry-level, HUD housing counselors and assist with the new HUD housing counseling certification (required 8/1/20)
- Maintain funding for Tangled Title Fund and related legal assistance, mortgage and tax foreclosure prevention activities
- Continue use of CDBG and City General Funding for homeownership, mortgage foreclosure diversion and Tangled Title to decrease blight and assist all Philadelphians fighting to keep their families in their homes
- Continue supporting independent living facilities, foreclosure prevention and homeless services, and helping residents transfer out of nursing homes into independent living facilities
- Provide funding and support to assist residents with debt histories and/or criminal records to access both housing and utility assistance

- Provide additional funding and support to provide the extensive modifications needed to make housing truly accessible
- Provide additional funding to hire more housing counseling staff
- Make available HOME and HTF funding for persons living with AIDS (the HOPWA waiting list is over 200 and these persons are at increased risk of illness and eviction)
- Address barriers to accessing emergency housing/shelter faced by homeless persons with AIDS (current OHS guidelines require client to disclose HIV status; if they do not, they are not able to be receive housing assistance or shelter)
- Provide additional HTF funding to increase the number of utility grants and to fund case workers that assist families applying for utility assistance (an additional 2,000 families could benefit from utility assistance if more funding were available and will help families retain their utilities throughout the year)
- Make a \$20 million transfer of General Funds to the Housing Trust Fund to expand the shallow rent subsidy program and to keep Philly First Home down-payment assistance program running
- Make additional HTF funding available to boost the housing counseling program to better serve both homeowners and renters
- Continue major investments in critical home repair programs like BSRP, Weatherization Assistance Program and Adaptive Modification Program after waiting lists are eliminated and bond funding is spent down in late 2020
- Develop innovative approaches to creating new affordable rental and for-sale housing
- Continue funding the PHL-TCB program to increase neighborhood commercial corridor cleaning by five-fold and to ensure that the FY 21 budget has adequate funds to keep this program going through the entire fiscal year
- Boost Commerce funding by an additional \$2 million to expand corridor management
- Create a basic systems repair program for small businesses and address vacancy
- Provide additional funds to support a coordinated, multi-pronged vacancy strategy to improve corridor retail recruitment, crack down on speculators and absentee property owners, develop commercial spaces on vacant lots and boost local ownership in ways that can re-activate vacant storefronts
- Continue supporting community design capacity building in the form of design grant assistance
- Develop more affordable housing to help address the Public Housing Authority waiting list
- Identify a potential Neighborhood Advisory Center on the North Broad Street Corridor
- Increase funding for housing counseling, utility assistance and other social services
- Increase funding for home repairs and tree trimming
- Increase funding for the employer assisted housing program (Home.Buy.Now)
- Provide additional funding to expand the preservation and production of affordable housing and support for commercial corridors

- Support the City’s “Housing for Equity: An Action Plan for Philadelphia” and continue commitment to ensuring equitable growth while meeting the housing needs of all Philadelphians’ across all income levels
- Increase support for commercial corridor cleaning and businesses and building owners along corridors
- Advocate for additional resources that can build capacity of CDCs and corridor managers and for neighborhood investments tied to increasing opportunities for residents who live near corridors
- Continue support of four strategic objectives in the City’s Annual Action Plan: Prevent homelessness by keeping people in their homes; increase affordable housing options; strengthen communities, eliminate blight and support neighborhood planning; and create jobs and attract and retain businesses
- Continue production and preservation of affordable rental housing, especially Low Income Housing Tax Credit (LIHTC) properties and HUD assisted rental properties in poor condition
- Support the preservation of non-subsidized or naturally occurring affordable housing (NOAH)
- Improve the housing condition and health of homeowners and tenants
- Maintain the City’s Mortgage Foreclosure Diversion Program, Tax Diversion Program and the Save Your Home Philly Hotline
- Increase funding for housing counseling services, with additional funding to support housing counseling home visits to homeowners who are homebound
- Maintain a full-time attorney who is available weekly in the Mortgage Foreclosure Diversion Program as a resource for housing counselors and the courts
- Maintain staff to focus on tangled title issues
- Provide training and support to housing counselors assisting homeowners in the foreclosure diversion process to identify opportunities to modify delinquent mortgage loans to save homes
- Preserve the intergenerational Philadelphia family home, which is one way to protect low-income families against rising property values in some parts of the City and avoid involuntary displacement
- Ensure widespread and equitable access to the City’s property tax anti-displacement initiatives so that no low-income Philadelphia loses their home to a tax foreclosure if they agree to pay their fair share of property taxes
- Support well-designed residential rent-to-own agreements
- Address predatory equity stripping schemes of investors seeking to purchase low-income homes in appreciating neighborhoods

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## CAPER and Needs Hearing Participants, February 20, 2020

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- Stephanie Seldin, Rebuilding Together Philadelphia
- Ken Bigos, Affordable Housing Centers of Pennsylvania
- Mike Jones, Philadelphia VIP
- Gail Nedd, Liberty Resources
- Shakira O'Neil, Action Wellness, Inc.
- Keysha Abad, UESF
- Beth McConnell, PACDC
- Jen Richards, Community Design Collaborative
- Linda Waters Richardson and Jaqueline Wiggins, Uptown Entertainment and Development Corporation
- Jojy Varghese, Urban Affairs Coalition

The following submitted written testimony

- Andrew Frishkoff, Local Initiatives Support Corporation (LISC)
- Kathryn Mc Clenaghan, Liberty Resources, Inc.
- Michael R. Froelich, Esq., Community Legal Services

## PR-05 Lead and Responsible Agencies

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Agency/entity responsible for preparing/administering the *Annual Action 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

### ■ *Annual Action Plan* Public Contact Information

City of Philadelphia

Division of Housing and Community Development

Communications Department

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# AP-10 Consultation

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## 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.

DHCD expanded its consultation process as it developed its Assessment of Fair Housing (AFH). In addition to obtaining resident input through a survey, multiple community focus groups, public housing resident roundtables and public hearings, DHCD and the Philadelphia Housing Authority convened a group of stakeholders representing nearly 40 local and regional organizations. These organizations included for-profit and nonprofit developers, fair housing and legal services providers, community-based organizations, foundations, lenders, health care and other service providers, educational institutions, advocacy groups, research organizations and a range of government agencies.

Working with the data provided by HUD and developed locally, and following up on the resident input, these stakeholders identified a series of goals and strategies for inclusion in the AFH. Those goals and strategies informed projects and other steps outlined in the *Action Plan*."

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## 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 *Annual Action 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, 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.

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## **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 Homeless Services (OHS) is the public agency charged with the policy, planning, and coordination of the City's efforts to make homelessness rare, brief, and non-recurring. OHS provides support, leadership, funding, coordination and administration to the impressive network of homeless services, legal, housing, physical and behavioral health providers, and governmental entities, that comprise the CoC. OHS provides staff support to the CoC governing body, committees, and work groups, acts as the CoC HMIS lead, and serves as the Collaborative Applicant for CoC Program funds, responsible for ensuring the CoC fulfills all of the duties set forth in 24 CFR Part 578.

Participation in the Philadelphia CoC is open to all stakeholders interested in its mission to make homelessness rare, brief, and nonrecurring, including nonprofit homeless assistance providers, victim service providers, faith-based organizations, government, businesses, advocates, public housing agencies, school district, supportive service providers, hospitals, universities, affordable housing developers, law enforcement and individuals currently or formerly experiencing homelessness. In compliance with the CoC Program interim rule, the 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. Four members of the CoC Board formerly experienced homelessness.

In July 2017, OHS embarked on the creation of a new 5-year plan for Philadelphia's homeless assistance system. The goal of the new plan is to amplify the impact of our collective work by focusing on a shared set of measurable strategies that together reduce the number of people who experience homelessness, make the experience shorter and less traumatic for those who do, and reduce the number who cycle back into homelessness. The plan builds on past success, guided by the Housing First approach, and is driven by both qualitative and quantitative data, including significant community input.

OHS conducted 21 focus groups with 245 people to gather input from stakeholders who would not be attending a gathering of more than 110 representatives of 55 organizations on December 19th, 2017, to frame the strategic plan. Through this gathering, more than 350 stakeholders shared their perspectives on what they think currently works well in Philadelphia's homeless assistance system and have identified opportunities to improve and deepen community-wide commitment to supporting each other in responding to our shared responsibility to make Philadelphia a city for all.

OHS launched the new strategic plan, Roadmap to Homes, in September 2018 and is currently in process of implementation, which involves the restructuring of CoC Governance. In January 2018, a new Roadmap to Homes Board was elected through a combination of OHS appointment and a community election process. Following the creation of the Board, five committees were established in order to accomplish the

action steps identified. Three of the committees, the Service Provider Commission, Young Adult Leadership Committee and Lived Experience Commission help provide a forum for the community to provide feedback and recommendations for system improvement. The other committees, HUD Alignment Committee and CEA-BHRS Evaluation Committee, ensures that the homeless assistance system adheres to the performance standards and regulations established by HUD and the local community.

We envision a Philadelphia in which we are all invested in and committed to doing everything in our power to ensure that every person at risk of or experiencing homelessness has access to a holistic and coordinated system of housing and services delivered by caring, well-trained, and well-informed professionals to make homelessness rare, brief, and non-recurring in our great city.

With the rollout of coordinated entry (CEA-BHRS) in 2018, the system is prioritizing those experiencing chronic homelessness for permanent housing solutions, also providing a coordinated and fair way for all subpopulations to receive needed services based upon vulnerability.

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### **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**

Through a MOU, DHCD assigns the administration of ESG funds to OHS, which prepares an annual plan to expend ESG funds in accordance with the City's larger strategy. This proposed plan, along with related narratives, is presented to the CoC Advisory Committee and CoC Board to ensure stakeholder agreement with and support for the proposed funding priorities, including by current ESG recipients. The Board votes on approving the plan.

As Collaborative Applicant for CoC Program funding, OHS is responsible for ensuring that the Philadelphia CoC fulfills the duties of a continuum of care as set forth in 24 CFR Part 578, and as HMIS Lead, ensures that the CoC complies with HUD requirements for HMIS. In January 2018, the CoC Board approved the Policies & Procedures to launch implementation of our local Coordinated Entry & Assessment-Based Housing Referral System. In August 2018, the CoC Board approved the HMIS Policies and Procedures that align with HUD's new data standards and approved formal local standards for providing assistance under the CoC and ESG programs. Homeless Services also implemented, in July 2018, new Emergency Housing Standards for City-contracted shelter providers, which includes all ESG-funded shelters. All of these new policies and standards were created in consultation with CoC stakeholders, primarily through ad-hoc committees or workgroups. The standing HMIS Subcommittee was also revived to provide further ongoing feedback on HMIS policy decisions.

ESG and CoC resources and activities had previously been coordinated due to location within Homeless Services, which uses PIT data, HMIS, and unmet need estimates to direct resources and services to homelessness response in the City. These new policies help to formalize that coordination.

OHS monitors performance of ESG subrecipients through defined contract scopes of services, now aligned with the Written Standards, as well as with HUD System Performance Measures. Forthcoming, the NOFA Subcommittee will work with OHS to evaluate and ensure alignment with policies and procedures.

**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	<b>Agency/Group/Organization</b>	<b>ACHIEVEability</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Affordable Housing Centers of Pennsylvania</b>
	Agency/Group/Organization Type	Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>1260 Housing Development Corp.</b>
	Agency/Group/Organization Type	Housing Services Homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>AIDS Activities Coordinating Office</b>
	Agency/Group/Organization Type	Services - Persons with HIV/AIDS Services - Health Service - Fair Housing Other Government - County Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>CEIBA, Inc</b>
	Agency/Group/Organization Type	Services - Housing Business Leaders Civic Leaders First-time Homeownership and Foreclosure Prevention: Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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. In addition to Community-Based and Regionally-Based Organization That Represents Protected Class Members, CEIBA, Inc. also provides First-Time Homeownership and Foreclosure Prevention as well.
6	<b>Agency/Group/Organization</b>	<b>Center in the Park</b>
	Agency/Group/Organization Type	Services - Housing Services - Elderly Persons Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Community Design Collaborative</b>
	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
8	<b>Agency/Group/Organization</b>	<b>Community Legal Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Service - Fair Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Philadelphia VIP</b>
	Agency/Group/Organization Type	Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Utility Emergency Services Fund</b>
	Agency/Group/Organization Type	Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>SeniorLAW Center</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Philadelphia Legal Assistance</b>
	Agency/Group/Organization Type	Housing Services - Housing Service - Fair Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	Agency/Group/Organization Type	Housing Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Philadelphia Association of CDCs (PACDC)</b>
	Agency/Group/Organization Type	Housing Services - Housing Service - 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	<b>Agency/Group/Organization</b>	<b>Liberty Resources, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Service - Fair Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>People's Emergency Center CDC</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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
17	<b>Agency/Group/Organization</b>	<b>New Kensington CDC</b>
	Agency/Group/Organization Type	Housing Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Nueva Esperanza, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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
19	<b>Agency/Group/Organization</b>	<b>Hispanic Association Of Contractors and Enterprises (HACE)</b>
	Agency/Group/Organization Type	Housing Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Uptown Entertainment Development Corporation</b>
	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

21	<b>Agency/Group/Organization</b>	<b>Dignity Housing</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Homeless Services - Health Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	Annual Action Plan
22	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
	<b>Agency/Group/Organization</b>	<b>Diversified Community Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
23	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 also is a Housing Counseling Provider.
	<b>Agency/Group/Organization</b>	<b>Energy Coordinating Agency</b>
23	Agency/Group/Organization Type	Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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. Agency also provides Utility and Energy Assistance.

24	<b>Agency/Group/Organization</b>	<b>Friends Rehabilitation Program, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Impact Services Corporation</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Employment Planning Organization Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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
26	<b>Agency/Group/Organization</b>	<b>Northwest Counseling Services</b>
	Agency/Group/Organization Type	Planning organization Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Pathways to Housing PA</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Philadelphia Corporation for Aging</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Philadelphia Council for Community Advancement (PCCA)</b>
	Agency/Group/Organization Type	Housing Services - Housing Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also provides Housing Counseling and Foreclosure Prevention.
30	<b>Agency/Group/Organization</b>	<b>Philadelphia Department of Licenses and Inspections</b>
	Agency/Group/Organization Type	Housing PHA Services - Housing Other Government - State 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

31	<b>Agency/Group/Organization</b>	<b>Philadelphia Housing Authority</b>
	Agency/Group/Organization Type	Housing PHA Services - Housing Other Government - State Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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. PHA also operates in the Jurisdiction on Strategies for Affirmatively Furthering Fair Housing, and on Proposed Action to Affirmatively Further Fair Housing in the Consolidated and Annual Action Plans.
32	<b>Agency/Group/Organization</b>	<b>Philadelphia Housing Development Corporation</b>
	Agency/Group/Organization Type	Housing Services - Housing Other Government - County Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Philadelphia Redevelopment Authority (dba PRA)</b>
	Agency/Group/Organization Type	Housing Services - Housing Other Government - State Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Unemployment Information Center</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Employment Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also provides Housing Counseling and Foreclosure Prevention.
35	<b>Agency/Group/Organization</b>	<b>Urban Affairs Coalition</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Employment Business and Civic Leaders Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also provides Tax Preparation and Anti-Predatory Loans
36	<b>Agency/Group/Organization</b>	<b>Urban League of Philadelphia</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Education Services - Employment Business and Civic Leaders Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Women's Community Revitalization Project</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Victims of Domestic Violence Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 . Agency also provides Affordable Housing Development and Supportive Services.
38	<b>Agency/Group/Organization</b>	<b>Asociación Puertorriqueños en Marcha (APM)</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also provides Housing Counseling and Foreclosure Prevention.
39	<b>Agency/Group/Organization</b>	<b>ActionAIDS /d/b/a/ Action Wellness</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with HIV/AIDS Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Calcutta House, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Persons with HIV/AIDS Services - Health Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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
41	<b>Agency/Group/Organization</b>	<b>CATCH, Inc.</b>
	Agency/Group/Organization Type	Services - Persons with Disabilities Services - Health Community Mental Health Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Catholic Social Services</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Depaul USA, Philadelphia</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - homeless Services - Education Services - Employment Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Office of Homeless Services</b>
	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 Publicly Funded Institution/System of Care Other government - County Other government - Local Planning organization Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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

45	<b>Agency/Group/Organization</b>	<b>Homeless Assistance Fund, Inc.</b>
	Agency/Group/Organization Type	Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	Annual Action Plan
46	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 also operates a Grant Program for Providers of Homeless Services.
	<b>Agency/Group/Organization</b>	<b>Gaudenzia, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Community-Based and Regionally-Based Organization That Represents Protected Class Members
47	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 also provides Substance Abuse Treatment, Transitional and Permanent Housing.
	<b>Agency/Group/Organization</b>	<b>HELP Philadelphia</b>
47	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - homeless Services - Health Community-Based and Regionally-Based Organization That Represents Protected Class Members Community Development Financial Institution
	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 . Agency also provides Daycare and Intensive Case Management.

48	<b>Agency/Group/Organization</b>	<b>Lutheran Settlement House</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - homeless Services - Health Services - Education Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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
49	<b>Agency/Group/Organization</b>	<b>Philadelphia Interfaith Hospitality Network</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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
50	<b>Agency/Group/Organization</b>	<b>Project HOME</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - homeless Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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

51	<b>Agency/Group/Organization</b>	<b>Public Health Management Corp.</b>
	Agency/Group/Organization Type	Services - Housing Services - Persons with Disabilities Services - Persons with HIV/AIDS Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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	<b>Agency/Group/Organization</b>	<b>Sunday Breakfast Mission</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - homeless Services - Education Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also provides Supportive Services and a Meal Program.
53	<b>Agency/Group/Organization</b>	<b>Whosoever Gospel</b>
	Agency/Group/Organization Type	Housing Services - Housing Services - homeless Services - Education Services - Employment Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also provides Counseling and Rehabilitation Services.

54	<b>Agency/Group/Organization</b>	<b>Department of Health</b>
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	Lead-based Paint 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
55	<b>Agency/Group/Organization</b>	<b>Department of Human Services</b>
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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



56	<b>Agency/Group/Organization</b>	<b>Commission on Human Relations</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	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 also works with Organizations That Enforce Fair Housing Laws, Such as Fair Housing Enforcement Agencies.

### 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 Homeless Services	Philadelphia CoC works to coordinate and implement a system that prevents and eradicates homelessness throughout Philadelphia, Pennsylvania. It is a broad-based coalition of mostly nonprofit homeless housing and service providers, consumers, advocates, city, state and federal governmental representatives, and community stakeholders, who all work collaboratively to shape citywide planning and decision-making. With the support of the Office of Homeless Services, efforts to provide leadership, coordination, planning and mobilization of resources to make homelessness rare, brief and non-recurring for the City of Philadelphia, the CoC is working to align with HUD priorities of having a systemic response to homelessness that uses a Housing First approach. This approach, based on the assessment of individual housing needs and the lightest touch intervention, overlaps with the <i>Annual Action Plan</i> goal of preventing homelessness by keeping people housed.
Assessment of Fair Housing	City of Philadelphia, DHCD and Philadelphia Housing Authority	Many of the AFH goals and strategies informed the <i>Year 45 Annual Action Plan</i>
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 other issues related to Housing Opportunities for Persons With AIDS (HOPWA).
Housing for Equity: An Action Plan for Philadelphia	City of Philadelphia, Department of Planning and Development	The Action Plan addresses homelessness and eviction, production and preservation, affordable, workforce and market-rate housing.

# AP-15 Expected Resources

## Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during 2020-21, including potential 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 a Choice Neighborhoods Implementation Grant.

In the spring of 2020, the country was severely impacted by the COVID-19 pandemic. Relief measures were provided through the passing of the CARES Act, through the allocation of additional ESG, HOPWA, and CDBG funding. A substantial amendment will be filed for the City's FY 2020 Annual Action Plan outlining the proposed use of these funds. Additionally, a HOME Program Waiver request was submitted in April 2020 seeking flexibility regarding income documentation, inspections and other requirements.

**Table 4: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year Two				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	44,635,066	7,095,000	2,104,934	52,028,109	40,000,000	CDBG funds support affordable rental/special-needs housing production and preservation projects/programs. CDBG also supports neighborhood economic development, education, and community improvement projects and programs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	12,058,281	0	0	12,058,281	10,000,000	HOME funds support affordable rental/special needs housing production; and tenant-based rental assistance to prevent homelessness
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	8,083,934	0	268,066	8,352,000	7,000,000	The HOPWA program will fund programs and services specifically for persons with HIV/AIDS, including Tenant-Based Rental Assistance, housing counseling and supportive services
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services Transitional housing	3,763,206	0	0	3,763,206	3,500,000	ESG funding will support Rapid Re-Housing, Emergency Shelters Data/HMIS Systems, and a range of other Homeless Prevention programs.
Housing Trust Fund	public - local	Homeowner rehab Multifamily rental new construction Multifamily rental rehab Homeless Prevention	10,000,000	0	0	10,000,000	8,000,000	Housing Trust Fund earnings will be used to support affordable rental production and preservation projects; homeowner preservation and homeless prevention activities
Other	public - local	Other Foreclosure Prevention Vacant land management ESG Match	6,573,000	0	0	6,573,000	6,500,000	Local funds are used to support foreclosure prevention, vacant land management through PHS and ESG match funding

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

DHCD anticipates using federal funds to leverage additional resources for housing activities from a variety of sources including:

- Pennsylvania Housing Finance Agency's (PHFA) Low Income Housing Tax Credits program;
- 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.

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

The City will continue work with the Philadelphia Land Bank to make vacant property available for affordable housing, economic development and open space uses.

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.

The amount of available funding through the *Annual Action Plan* and all the additional leveraged resources are not adequate to meet the overwhelming housing and community developments needs in Philadelphia. The City and its partners will continue to leverage all other available resources and will work to identify new resources to meet these needs.

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## Anticipated Budgetary Resources

DHCD anticipates receiving federal, state and program income budgetary resources during 2020-21, including potential 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, private foundations and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program and a Choice Neighborhoods Implementation Grant.

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## 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 *Annual Action 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/Women/Disabled Business Enterprise (MBE/WBE/DSBE) and Section 3 requirements.

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## 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 is an important housing assistance and supportive services program for people with HIV/AIDS. The City of Philadelphia is the grantee for Philadelphia and Delaware counties, and under a separate agreement with HUD, is now grantee for the Bensalem Township for HOPWA which includes Bucks, Chester and Montgomery counties. In these regions, HOPWA funds are used to assist people or families experiencing homelessness or instability in their housing. In Philadelphia the referral of new clients into the rental assistance program is managed by the City's Coordinated Entry for the homeless, and in Delaware County, Bucks, Chester and Montgomery counties, this process is managed through other local entities. The priority for housing assistance is to serve homeless clients disabled with HIV/AIDS in Philadelphia, and in the other counties, to serve people with HIV/AIDS with housing insecurity.

HOPWA funding shall primarily be used to support tenant-based rental assistance, but shall also be used to support two programs that provide leased units to people disabled with HIV/AIDS. Finally, supportive services associated with housing, and Short Term Rental Assistance, Utility and Mortgage Assistance (STRMU) shall also be funded in 2020-21. AP-70 indicates the HOPWA Goals for the year.

## Federal Emergency Solutions Grant Funds

Emergency Solutions Grant funds have long supported 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.

In 2020-21, funding will continue to support emergency shelter operations, rapid re-housing activities, and the HMIS, but will also support homelessness prevention.

Rapid Re-Housing	\$1,301,836
Prevention	\$290,450
Emergency Housing	\$1,737,877
HMIS	\$259,566
Administration	\$173,477
Total	\$3,763,206

HUD requires that the City apply for ESG funds through the Annual Action Plan. In 2020-21, DHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

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. Homeless Services serves as the local applicant for those funds.

## ■ ESG Matching Requirements

Matching funds are provided by City General Fund dollars.

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## Federal McKinney Continuum of Care Grant

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Beginning in 1998, federal McKinney Continuum of Care (CoC) Funds have been awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Collaborative Applicant for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. In 2020-21, Philadelphia will receive approximately \$33.7 million in CoC Program renewal 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 Continuum of Care renewal process includes a local competitive ranking process that ensures thorough, non-biased review of all projects requesting renewal funding to ensure that they continue to meet a need and to measure performance against national & local standards for: utilization rates, housing stability/ exiting participants to permanent housing, residence prior to entry/participant eligibility, increased participant income, participants connected to mainstream benefits, grant expenditures, and unresolved HUD monitoring issues. Renewal projects must describe their plans to improve performance if not meeting standards. Project ranking for the CoC Consolidated Application is based largely on performance criteria.

Both the City and nonprofit organizations are awarded funding and execute grant agreements directly with HUD for CoC Program-funded projects in renewal status. The City is the direct recipient of CoC Program grant funds for the operating costs and supportive services of Permanent Supportive Housing, HMIS, and CoC Planning. Using those funds, Homeless Services oversees rental assistance projects through contracts with nonprofit sponsors; conducts HQS inspections through an Inspections Unit housed at Homeless Services; and monitors programs.

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## City Bond Financing

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City Bond Financing supports business loan programs and other activities.

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## Philadelphia Housing Trust Fund

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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 at least half of its funds producing new or substantially rehabilitated homes and the rest 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 *Annual Action Plan*.

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## Commonwealth of Pennsylvania Funds

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Philadelphia will apply for funding in 2020-21 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 2020-21 funding amounts will not be known until a budget for the state fiscal year beginning July 1, 2020, is passed.

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## PHFA Financing, Low Income Housing Tax Credits

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The Pennsylvania Housing Finance Agency (PHFA) finances the creation of affordable rental housing. PHFA allocates federal Low Income Housing Tax Credits (LIHTC) to generate private investment equity for rental ventures. Applications for LIHTC are competitive.

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.



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## Section 108 Loan Program

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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 2020-21 no Section 108 loans will be sought for housing development activities. The 2020-21 Section 108 loan for economic development may support a loan pool to make loans available for commercial and industrial lending throughout the city. The loans would 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.

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, or PIDC. 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.

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## PHA Housing Choice Voucher Program

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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. PHA's MTW status has been extended until 2028.

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## City of Philadelphia General Funds

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Historically, DHCD has received very limited resources from the City's General Fund, which is local tax dollars that support city services. In 2020-21 DHCD expects to use General Funds in support of vacant land management, foreclosure prevention, Tangled Title Fund and the Storefront Improvement Program. Homeless Services expects to receive approximately \$39.6 million in General Funds to support its homeless programs and activities in 2020-21.

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## Annual Operating Costs

The *2020-21 Annual Action Plan* shows budget amounts for Annual Operating Costs of approximately \$24.9 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 46 Economic Development Activities (In Thousands)

### CDBG Year 46 Fiscal Year 2021

	CDBG	State	Other	Total
<b>Business Assistance</b>				
Business Loan Programs	2,000		15,650	17,650
Section 108 Loan Program (PIDC)			20,000	20,000
Technical Assistance to Small Businesses	1,000			1,000
Storefront Improvement Program & Targeted Block Façades			350	350
Business Attraction & Expansion	500			500
<i>Subtotal: Business Assistance</i>	<i>3,500</i>		<i>36,000</i>	<i>39,500</i>
<b>Community-Based Organization Assistance</b>				
PIDC Neighborhood Development Fund	2,000			2,000
Neighborhood Development Grants	1,000			1,000
Targeted Corridor Revitalization Management Program	1445			1445
Keystone Communities Program/Main Street		175		175
Capacity-Building Assistance	100			100
CDC Tax Credit Program			3,550	3,550
<i>Subtotal: Community-Based Organization Assistance</i>	<i>4,545</i>	<i>175</i>	<i>3,550</i>	<i>8,270</i>
<b>Employment Services &amp; Training</b>				
YouthBuild Philadelphia	300			300
<i>Subtotal: Employment Services &amp; Training</i>	<i>300</i>			<i>300</i>
<b>Annual Operating Costs</b>				
Commerce/Program Delivery	726			726
PIDC/Program Delivery	339			339
Commerce/General Administration	1,927			1,927
<i>Subtotal: Annual Operating Costs</i>	<i>2,992</i>			<i>2,992</i>
<b>Grand Total: Economic Development</b>	<b>11,337</b>	<b>175</b>	<b>39,550</b>	<b>51,062</b>

## Schedule B: Year 46 State Resources

(In Thousands)

**CDBG Year 46  
Fiscal Year 2021**

	<b>State-DCED</b>
<b>Homeless &amp; Special-Needs Housing</b>	
Adaptive Modifications Program	300
<b>Community Economic Development</b>	
<b>Community-Based Organization Assistance</b>	
Keystone Communities Program/Main Street	175
<b>Community Planning &amp; Capacity Building</b>	
Keystone Communities Program (Neighborhood Development)	300
<b>Grand Total: State Resources</b>	<b>775</b>

## Schedule C: Year 46 Other Resources

(In Thousands)

### CDBG Year 46 Fiscal Year 2021

	General Fund	Other Private	Section 108	Total
<b>Housing Preservation</b>				
<b>Housing Counseling</b>				
Housing Counseling and Foreclosure/Eviction Prevention	470			470
<b>Homeless &amp; Special-Needs Housing</b>				
Emergency Solutions Grant	3,763			3,763
<b>Vacant Land Management &amp; Community Improvement</b>				
Vacant Land Management	1,990			1,990
<b>Community Economic Development</b>				
<b>A. Business Assistance</b>				
1. Business Loan Programs		15,650		15,650
2. Section 108 Loan Program (PIDC)			20,000	20,000
3. Storefront Improvement Program & Targeted Block Façades	350			350
<b>B. Community-Economic Development by CDCs</b>				
2. CDC Tax Credit Program		3,550		3,550
<b>Annual Operating Costs</b>				
PHDC Program Delivery				1,000
<b>Grand Total: Other Resources</b>	<b>6,573</b>	<b>19,200</b>	<b>20,000</b>	<b>45,773</b>

## Schedule D: Year 46 Housing Trust Fund Resources (In Thousands)

**CDBG Year 46  
Fiscal Year 2021**

	HTF Total
<b>Affordable Housing Production and Preservation</b>	
<b>A. Affordable Rental Housing</b>	
1. Neighborhood-Based Rental Production	1,000
2. Neighborhood-Based Rental Preservation	1,000
<b>B. Home Repair and Weatherization Programs</b>	
1. Heater Hotline - PCA/ECA	1,000
2. Basic Systems Repair Program	551
<b>Tenant and Homeowner Assistance</b>	
<b>A. Housing Counseling</b>	
3. Vacancy Prevention and Tangled Title Program	100
4. Urban Affairs Coalition	60
<b>B. Rent Assistance Program</b>	2,659
<b>Homeless &amp; Special-Needs Housing</b>	
<b>A. Adaptive Modifications Program</b>	1,355
<b>B. Homelessness Prevention Program</b>	750
<b>Community Planning and Capacity Building</b>	
<b>A. Capacity Building Assistance</b>	
1. Philadelphia Association of CDCs	25
<b>Annual Operating Costs</b>	
<b>A. Program Delivery</b>	
1. PHDC	1,125
<b>B. General Administration</b>	
1. DHCD	375
<b>Grand Total: HTF Resources</b>	<b>10,000</b>

## Schedule E: CDBG Year 46 Administrative Cost Limitation (In Thousands)

### CDBG Year 46 Fiscal Year 2021

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	44,635	
Projected Program Income	7,095	
<b>Total: Resource Base</b>	<b>51,730</b>	
<b>B. Administrative Limitation (20%)</b>		<b>10,346</b>
<b>C. Administrative Budget</b>		
<b>Housing Agencies</b>		
DHCD	4,805	
PHDC	2,272	
Support Services & Project Planning	85	
<b>Economic Development</b>		
Commerce	1,927	
Nonprofit Subrecipients	100	
<b>General Service Departments</b>		
Law	332	
City Planning	243	
<b>Total: Administrative Budget</b>		<b>9,764</b>
<b>D. Administrative Allowance (B-C)</b>		<b>582</b>

**Schedule F: CDBG Year 46 Community Economic Development by CDCs**  
**(Pursuant to Council Bill #000716)**  
**(In Thousands)**

**CDBG Year 46**  
**Fiscal Year 2021**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	44,635	
Projected Program Income	7,095	
<b>Total: Resource Base</b>	<b>51,730</b>	
<b>B. CDC Economic Development Requirement (5%)</b>		<b>2,587</b>
<b>C. CDC Economic Development Budget</b>		
<b>Community-Based Organization Assistance</b>		
PIDC Neighborhood Development Fund	2,000	
Neighborhood Development Grants	1,000	
Targeted Corridor Revitalization Management Program	1445	
Capacity-Building Assistance for CDCs	100	
<i>Subtotal: Community-Based Organization Assistance</i>	<i>4,545</i>	
<b>Total: CDC Community Economic Development</b>		<b>4,545</b>
<b>D. Amount In Excess of Requirement (C-B)</b>		<b>1,959</b>



**Schedule G: CDBG Year 46 Public Service Cap**  
(In Thousands)

**CDBG Year 46  
Fiscal Year 2021**

	CDBG	
<b>A. Resource Base</b>		
CDBG Entitlement	44,635	
Projected Year 45 Program Income	7,995	
<b>Total: Resource Base</b>	<b>52,630</b>	
<b>B. Public Service Cap (15%)</b>		<b>7,895</b>
<b>C. Public Service</b>		
Housing Counseling and Foreclosure/Eviction Prevention	5,244	
Vacancy Prevention Activities	100	
Earned Income Tax Credit	48	
Energy Coordinating Agency (ECA)	522	
YouthBuild Philadelphia	300	
<i>Subtotal: Public Service</i>	<i>6,214</i>	
<b>Total: Public Service</b>		<b>6,214</b>
<b>D. Public Service Allowance (B-C)</b>		<b>1,681</b>

## Schedule H: ESG Year 46 Street Outreach & Emergency Shelter Cap (In Thousands)

### ESG Year 46 Fiscal Year 2021

	ESG	
<b>A. Resource Base</b>		
ESG Entitlement	3,763	
<b>Total: Resource Base</b>	<b>3,763</b>	
<b>B. Street Outreach &amp; Emergency Shelter Cap (60%)</b>		<b>2,258</b>
<b>C. Street Outreach &amp; Emergency Shelter</b>		
Street Outreach	0	
Emergency Shelter	1,700	
<i>Subtotal: Street Outreach and Emergency Shelter</i>	<i>1,700</i>	
<b>Total: Street Outreach &amp; Emergency Shelter</b>		<b>1,700</b>
<b>D. Street Outreach &amp; Emergency Shelter Allowance (B-C)</b>		<b>558</b>

## Resource Comparison (In Thousands)\*

	CDBG Year 45 City FY 2020		CDBG Year 46 City FY 2021		Increase (Decrease)	
Resources Part I a						
A. CDBG						
1. Entitlement	42,828		44,635		1,807	
2. Prior Years’ Reprogrammed Funds	905		905		0	
3. Reprogrammed - Economic Development	300		1,200		900	
4. Program Income						
DHCD	250		250		0	
PHDC	660		5,845		5,185	
PIDC	7,085		1,000		(6,085)	
Subtotal: CDBG	52,028		53,835		1,807	
B. HOME						
1. Federal - Direct Allocation	10,372		12,058		1,666	
2. HOME - Prior Years’ Reprogrammed Funds	0		0		0	
Subtotal: HOME	10,372		12,058		(1,666)	
C. Other Federal						
1. Emergency Solutions Grant	3,612		3,763		151	
2. Housing Opportunities for Persons With AIDS (HOPWA)	7,343		7,278		(65)	
3. HOPWA Bensalem Township	0		806		806	
4. HOPWA Prior Year’s Reprogrammed Funds	203		268		65	
Subtotal: Other Federal	11,158		12,115		957	
D. Commonwealth of Pennsylvania						
1. Keystone Communities Program						
(a) Neighborhood Development	300		300		0	
(b) Economic Development	175		175		0	
(c) Elm Street Program	100				(100)	
(d) Accessible Housing Program	300		300		0	
Subtotal: Commonwealth of PA	875		775		(100)	
Subtotal: Resources Part I	74,433		78,783		4,350	
Resources Part II a						
E. Other Resources						
1. Bond Proceeds (BSRP)	20,000		0		(20,000)	
2. City General Funds	8,422		6,573		(1,849)	
3. Small Business Loan Guarantee Pool (PIDC)	15,650		15,650		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)						
(a) HTF	12,000		8,000		(4,000)	
(b) HTF-New	2,795		2,000		(795)	
(c) HTF-Reprogrammed	18,285				(18,285)	
Subtotal: Resources Part II	100,702		55,773		(44,929)	
Grand Total Resources	175,135		134,556		(40,579)	

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 46.

# Budget Detail CDBG Year 45 City FY 20 and CDBG Year 46 City FY 21

(in Thousands)			CDBG Year 45 City Fiscal Year 2020							CDBG Year 46 City Fiscal Year 2021										
			CDBG	HOME	HOPWA	State	HTF	HTF- New	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	HTF- New	ESG	Other	Total
Affordable Housing Production																				
A. Affordable Rental Housing																				
1. Neighborhood-Based Rental Production			2,584	3,845			4,160				10,589	2,559	3,845			1,000			7,404	
2. Development Financing for Homeless & Special-Needs Housing				1,500							1,500		1,500						1,500	
3. Neighborhood-Based Rental Preservation			2,500	2,190			800				5,490	2,525	1,526			1,000			5,051	
4. Affordable Housing Production & Preservation								5,570			5,570								0	
5. Special Loan Funds										0									0	
Subtotal: Affordable Rental Housing			5,084	7,535	0	0	4,960	5,570	0	0	23,149	5,084	6,871	0	0	2,000	0	0	13,955	
B. Home Repair & Weatherization Programs																				
1. Heater Hotline - PHDC/ECA							1,000				1,000								1,000	
2. Weatherization & Basic Systems Repair Programs - BSRP			8,385				551			16,000	24,936	10,122							10,673	
- Targeted Preservation							559				559				551				0	
4. Energy Coordinating Agency			522								522	522							522	
Subtotal: Home Repairs & Weatherization			8,907	0	0	0	2,110	0	0	16,000	27,017	10,644	0	0	1,551	0	0	0	12,195	
Total: Affordable Housing Production & Preservation			13,991	7,535	0	0	7,070	5,570	0	16,000	51,381	15,728	6,871	0	0	3,551	0	0	26,150	
Tenant & Homeowner Assistance																				
A. Housing Counseling																				
1. Downpayment/Closing Cost Assistance								5,715											0	
2. Housing Counseling & Foreclosure/Eviction Prevention			5,244					500		470	6,214	5,244						470	5,714	
3. Vacancy Prevention & Tangled Title			100				100	500			700	100			100				200	
4. UAC-Employer Assisted Housing							60				60				60				60	
5. Earned Income Tax Credit (EITC)			48								48	48							48	
Subtotal: Housing Counseling			5,392	0	0	0	160	6,715	0	470	12,737	5,392	0	0	160	0	0	470	6,022	
B. Direct Assistance																				
1. Mortgage																			0	
2. Rent							2,000	2,000			4,000		2,000		2,659				4,659	
3. Utility Emergency Services Fund							1,070				1,070								0	
Total: Tenant & Homeowner Assistance			5,392	0	0	0	3,230	8,715	0	470	17,807	5,392	2,000	0	0	2,819	0	0	470	10,681

# Budget Detail CDBG Year 45 City FY 20 and CDBG Year 46 City FY 21

(in Thousands)		CDBG Year 45 City Fiscal Year 2020									CDBG Year 46 City Fiscal Year 2021								
		CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	Other	Total
Homeless & Special Needs Housing																			
A. Emergency Solutions Grant								3,612	3,612	7,224							3,763	3,763	7,526
B. Rental Assistance		108	2,033							2,141	108	2,033							2,141
C. HOPWA (including Rental Assistance)				7,333						7,333			8,139						8,139
D. Adaptive Modifications Program					300	1,355			3,000	4,655				300	1,355				1,655
E. Homelessness Prevention Program						1,345	2,000			3,345					750				750
Total: Homeless & Special-Needs Housing		108	2,033	7,333	300	2,700	2,000	3,612	6,612	24,698	108	2,033	8,139	300	2,105	0	3,763	3,763	20,211
Vacant Land Management																			
A. Vacant Land Management		727	0	0	0	0	0	0	2,390	3,117	727	0	0	0	0	0	0	1,990	2,717
Total: Vacant Land Management		727	0	0	0	0	0	0	2,390	3,117	727	0	0	0	0	0	0	1,990	2,717
Community Economic Development																			
A. Business Assistance																			
1. Business Loan Programs		2,000							15,650	17,650	2,000						15,650	17,650	
2. Section 108 Loan Program (PIDC)									20,000	20,000							20,000	20,000	
3. Technical Assistance to Micro Businesses		1,000								1,000	1,000							1,000	
4. Storefront Improvement Program & Targeted Block Façades									600	600							350	350	
5. Business Attraction and Expansion		500							300	800	500							500	
Subtotal: Business Assistance		3,500	0	0	0	0	0	0	36,550	40,050	3,500	0	0	0	0	0	0	36,000	39,500
B. Community-Based Organization Assistance																			
1. PIDC Neighborhood Development Fund		2,000								2,000	2,000							2,000	
2. Neighborhood Development Grants		1,000								1,000	1,000							1,000	
3. Targeted Corridor Revitalization Mgt. Program		1,445							150	1,595	1,445							1,445	
4. Keystone Communities Program/Main Street					175					175				175				175	
5. Public Services for Commercial Corridors									900	900								0	
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		4,545	0	0	175	0	0	0	4,600	9,320	4,545	0	0	175	0	0	0	3,550	8,270
C. Employment Services & Training																			
1. YouthBuild Philadelphia		300								300	300								300
Subtotal: Employment Services & Training		300	0	0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	300
Total: Community Economic Development		8,345	0	0	175	0	0	0	41,150	49,670	8,345	0	0	175	0	0	0	39,550	48,070

# Budget Detail CDBG Year 45 City FY 20 and CDBG Year 46 City FY 21

(in Thousands)		CDBG Year 45 City Fiscal Year 2020								CDBG Year 46 City Fiscal Year 2021									
		CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	Other	Total	CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	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						45				45				25				25	
C. Keystone Communities Program/Elm Street					100					100									0
D. Keystone Communities Program (Neighborhood Development)					300					300			300						300
Total: Community Planning & Capacity Building		1,490	0	0	400	45	0	0	0	1,935	1,490	0	0	300	25	0	0	0	1815
Annual Operating Costs																			
A. Program Delivery																			
1. DHCD		246								246	246								246
2. PHDC		9,928				1,227			1,000	12,155	9,928			1,125					11,053
3. Commerce		726								726	726								726
4. PIDC		339								339	339								339
5. L&I		834								834	834								834
6. City Planning		253								253	393								393
Subtotal: Program Delivery		12,326	0	0	0	1,227	0	0	1,000	14,553	12,466	0	0	0	1,125	0	0	0	13,591
B. General Administration																			
1. DHCD		4,805	244	213		375				5,637	4,805	244	213		375				5,637
2. PHDC		2,272	560			148				2,980	2,272	910			0				3,182
3. Commerce		1,927								1,927	1,927								1,927
4. Law		332								332	332								332
5. City Planning		313								313	243								243
6. Unallocated							2,000			2,000									0
Subtotal: General Administration		9,649	804	213	0	523	2,000	0	0	13,189	9,579	1,154	213	0	375	0	0	0	11,321
Annual Operating Costs		21,975	804	213	0	1,750	2,000	0	1,000	27,742	22,045	1,154	213	0	1,500	0	0	0	24,912
Grand Total Program Activities		52,028	10,372	7,546	875	14,795	18,285	3,612	67,622	175,135	53,835	12,058	8,352	775	10,000	0	3,763	45,773	134,556
Resource Allocation		52,028	10,372	7,546	875	14,795	18,285	3,612	67,622	175,135	53,835	12,058	8,352	775	10,000	0	3,763	45,773	134,556

# AP-20 Annual Goals and Objectives

## Table 5: Goal Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b> <b>AFH: Develop Affordable Rental Housing (13, 14)</b>	2020	2021	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia	AFH Factor: Lack of Affordable Housing Options Shortage of Homeless and Special Needs Housing AFH Factor: Location/Type of Affordable Housing AFH Factor: Displacement Due to Economic Pressures	CDBG: \$5,993,286 HOME: \$5,881,333 Local Housing Trust Fund: \$1,334,821	Rental units constructed: 420 Household Housing Unit Housing for Homeless added: 110 Household Housing Unit
	<b>Description</b> The City will provide gap financing for affordable rental and special-needs projects with tax credit financing. The City will identify high opportunity and rapidly appreciating areas (using tools such as market value and displacement risk analysis) and give priority points to projects that fall within these target areas, as well as racially/ethnically-concentrated areas of poverty. These activities support AFH Goals 13 and 14: (13) Encourage mixed-income/mixed-use developments in low opportunity & R/ECAP areas The City will give priority points in City/PHA RFPs for 4% and 9% and mixed-use tax-credit projects. (14) Promote affordable housing development in high opportunity or rapidly appreciating market areas <b>Outcomes:</b> • Rental Projects - 420 units • Homeless/Special Needs Rental - 110 units						
<b>2</b> <b>AFH: Preserve Affordable Homeowner Housing (15-17, 33)</b>	2020	2021	Affordable Housing Non-Homeless Special Needs	Philadelphia	AFH Factor: Age/Condition Housing Stock AFH Factor: Lack Access to Housing & Services AFH Factor: Location/Type of Affordable Housing AFH Factor: Displacement Due to Economic Pressures AFH Factor: Lack of Income AFH Factor: Public and/or Private Discrimination AFH Factor: Lending Disparities	CDBG: \$19,219,786 Local Housing Trust Fund: \$985,821 Other Local Funds: \$470,000	Public service activities for Low/Moderate Income Housing Benefit: 11,125 Households Assisted Homeowner Housing Rehabilitated: 2,400 Household Housing Unit
	<b>Description</b> The City will provide funding to make repairs to owner-occupied housing and provide housing counseling to homeowners to help them remain in their homes. These activities support AFH Goals 15, 16, 17, and 33: (15) Create new funding opportunities to expand affordable homeowner preservation programs and include to cover improvements to make homes healthy (16) Provide Foreclosure Prevention Counseling and outreach activities (17) Provide Pre-purchase counseling and tangled-title services (33) Support outreach and housing counseling to help residents avoid predatory loans and to counsel clients with credit, repairs, and budgeting <b>Outcomes:</b> • Housing Counseling Services - 11,000 households • Tangled Title Services - 125 households • BSRP Home Repairs - 2,400 households						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>3 Homeless &amp; Special Needs Housing and Services (23)</b>	2020	2021	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia	AFH Factor: Lack of Affordable Housing Options Shortage of Homeless and Special Needs Housing	CDBG: \$492,286 HOME: \$2,114,333 HOPWA: \$8,351,859 ESG: \$3,763,000 Local Housing Trust Fund: \$803,571 Other Local Funds: \$3,763,000	Tenant-based rental assistance/Rapid Re-housing: 900 Households Assisted Homelessness Prevention: 3,344 Persons Assisted
	<b>Description</b> The City will reduce homelessness by expanding homeless and special needs housing opportunities, including housing services supporting persons affected by HIV/AIDS. These activities support AFH Goal 23: (23) Promote opportunities to move homeless into stable permanent housing for survivors of domestic violence, stalking, and sexual assault <b>Outcomes:</b> <ul style="list-style-type: none"> <li>• TBRA/Rapid Re-Housing - 900 households</li> <li>• Homeless Prevention - 3,344 households</li> </ul>						
<b>4 AFH: Expand Education, Economic, &amp; Self-Sufficiency (43, 44)</b>	2020	2021	Affordable Housing Homeless Non-Homeless Community Development	Philadelphia	AFH Factor: Lack of Access to Opportunity AFH Factor: Lack of Income	CDBG: \$11,769,286 Other Local Funds: \$36,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 800,000 Persons Assisted Jobs created/retained: 330 Jobs Businesses assisted: 115 Businesses Assisted Other: 5 Other
	<b>Description</b> The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies and programs including: <ul style="list-style-type: none"> <li>• Increasing comprehensive connections between programs and services to alleviate poverty among low-income households, e.g. EITC, by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible;</li> <li>• promoting technical assistance and training to small businesses to create and retain jobs</li> <li>• coordinating/aligning with other investments, such as housing and commercial corridor activities to promote increased access to opportunity;</li> <li>• ensuring youth (16-24 years old) graduate high school and/or are job ready</li> </ul> These activities support AFH Goals 43 and 44: (43) Encourage comprehensive connections between programs and services to alleviate poverty among low-income households, such as EITC (44) Promote technical assistance and training to create and retain jobs, coordinate and align with other investments, such as housing and commercial corridor activities to promote increased access to opportunity <b>Outcomes:</b> <ul style="list-style-type: none"> <li>• EITC - 1,000 households</li> <li>• Business Loan Program - 30 jobs</li> <li>• Section 108 Loan Program - 300 jobs</li> <li>• TA to Micro Businesses - 100 businesses</li> <li>• Targeted Neighborhood Business Attraction - 15 businesses</li> <li>• Storefront Improvement Program and Target Block Facades - 200,000 persons</li> <li>• PIDC Neighborhood Development Fund - 100,000 persons</li> <li>• Neighborhood Development Grants - 50,000 persons</li> <li>• Targeted Corridor Revitalization Management Program - 550,000 persons</li> <li>• Capacity Building for CDCs - 5 businesses</li> <li>• YouthBuild Job Training - 75 persons (75/yr)</li> </ul>						



Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>5 AFH: Expand Affordable Homeowner Housing (17)</b>	2020	2021	Affordable Housing	Philadelphia	AFH Factor: Location/Type of Affordable Housing AFH Factor: Displacement Due to Economic Pressures AFH Factor: Lack of Income AFH Factor: Lending Disparities	CDBG: \$3,753,786 Local Housing Trust Fund: \$394,821	Direct Financial Assistance to Homebuyers: 200 Households Assisted
	<b>Description</b> The City will support homeownership by providing assistance to first-time homebuyers. This activity supports AFH Goal 17: (17) Provide Downpayment/closing cost assistance and housing counseling to increase the number of homeowners. Outcomes: • Philly First Home Program - 200 households • UAC Employer Assisted Housing Program - 25 households						
<b>6 AFH: Preserve Affordable Rental Units (4)</b>	2020	2021	Affordable Housing	Philadelphia	AFH Factor: Age/Condition Housing Stock AFH Factor: Location/Type of Affordable Housing AFH Factor: Displacement Due to Economic Pressures	CDBG: \$5,959,286 HOME: \$4,062,333 Local Housing Trust Fund: \$3,993,821	Rental units rehabilitated: 100 Household Housing Unit Rental assistance: 1,800 Households Assisted
	<b>Description</b> The City will solicit and select preservation projects to preserve subsidized/affordable rental units. The City, in partnership with PHA, will issue a preservation RFP and select projects to preserve 100 units per year. This activity supports AFH Goal 4 (4) Support the preservation of existing subsidized rental projects nearing 15-30 year compliance period and projects requiring capital investment to preserve affordable units The City will also provide rental assistance to help persons or households remain in their homes, including those who have experienced housing instability due to loss of income or economic hardship due to COVID 19. Outcome: • Rehabilitated rental units - 100 units • Rental assistance — 1,800 households						
<b>7 AFH: Expand Fair Housing Outreach/ Enforcement (31, 32)</b>	2020	2021	Affordable Housing	Philadelphia	AFH Factor: Displacement Due to Economic Pressures AFH Factor: Public and/or Private Discrimination	CDBG: \$384,286	Public service activities for Low/ Moderate Income Housing Benefit: 1,200 Households Assisted
	<b>Description</b> The City will support tenant rights and representation to prevent evictions. The City will fund workshops led by tenant rights providers and housing counseling agencies (including LEP counselors) and leverage resources to support tenant representation and other strategies to prevent evictions. These activities support AFH Goals 31 and 32: (31) Support Tenant Rights Workshops to educate low-income renters about Fair Housing rights (32) Support increased representation for low-income tenants in landlord-tenant court (current representation is less than 10%) Outcome: 1,200 households served						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>8 Foster Open Access to All Housing &amp; Community Resources</b>	2020	2021	Affordable Housing Non-Housing Community Development	Philadelphia	AFH Factor: Lack Access to Housing & Services	CDBG: \$2,396,286 Local Housing Trust Fund: \$1,078,571	Public service activities for Low/Moderate Income Housing Benefit: 558,000 Households Assisted Businesses assisted: 20 Businesses Assisted
	<b>Description</b> The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources. Outcomes: • PACDC and Community Design Collaborative - 20 groups (10 each) • NAC Program - 550,000 persons • NEC Program - 8,000 households						
<b>9 Strengthen Community Assets &amp; Manage Vacant Land</b>	2020	2021	Non-Housing Community Development	Philadelphia	Lack of Amenities & Neighborhood Instability	CDBG: \$1,945,286 Other Local Funds: \$1,990,000	Public service activities for Low/Moderate Income Housing Benefit: 170,000 Households Assisted
	<b>Description</b> Funding will be provided to support preservation and creation of new public facilities and to clean/green and maintain vacant lots. Outcomes: • PHS LandCare - 120,000 households • PHS Improved/Sustainable public spaces - 50,000 households						
<b>10 AFH: Expand Housing for Persons with Disabilities (20, 21)</b>	2020	2021	Affordable Housing Non-Homeless Special Needs	Philadelphia	AFH Factor: Lack of Accessible Housing	CDBG: \$384,286 Local Housing Trust Fund: \$1,408,571	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
	<b>Description</b> The City will continue the 10% requirement for accessible units and 4% requirement for visitable units for City-supported projects. The City will increase the number of accessible units and secure new funding to expand the Adaptive Modifications Program (AMP) for renters and homeowners. These activities support AFH Goals 20 and 21: (20) Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners (21) DHCD will continue 10% requirement for accessible units and visitable units for City-supported projects, exceeding HUD requirements Outcomes: • Accessible/visitable housing units — 371 units • Adaptive Modifications - 400 households						
<b>11 AFH: Preserve Affordable Rental Housing (9)</b>	2020	2021	Affordable Housing	Philadelphia	AFH Factor: Age/Condition Housing Stock AFH Factor: Location/Type of Affordable Housing	CDBG: \$384,286	Other
	<b>Description</b> The City will work with landlords to improve the quality, health, and safety of housing. Partners will develop a pilot program for landlords to make homes healthy, e.g. lead safe and mold free. This activity supports AFH Goal 9: (9) Promote healthy living conditions for tenants Outcome: 1 pilot complete						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>12 AFH: Develop Affordable Rental Housing (12)</b>	2020	2021	Affordable Housing	Philadelphia	AFH Factor: Location/Type of Affordable Housing AFH Factor: Displacement Due to Economic Pressures	CDBG: \$384,286	Other
	<b>Description</b> The City will implement policy changes that incentivize private sector investment in mixed-income and affordable rental housing in high opportunity areas. The City will review the zoning code and best practices for further incentives to promote mixed-income and affordable housing, i.e. inclusion. Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs, etc. These activities support AFH Goal 12: (12) Promote new rental units in high opportunity areas through private sector investment Outcome: 1 change implemented						
<b>13 AFH: Expand Fair Housing Outreach/ Enforcement (38)</b>	2020	2021	Affordable Housing	Philadelphia	AFH Factor: Lack of Affordable Housing Options AFH Factor: Public and/or Private Discrimination	CDBG: \$384,286	Other
	<b>Description</b> The City will pursue feasible long-term affordability best practices in support of fair housing efforts. The City will review best practices for long-term affordability options, such as tenant's right of first refusal and extended compliance periods, and explore the feasibility of implementation in Philadelphia. This activity support AFH Goal 38: (38) Explore best practices and policies to promote long-term affordability options Outcome: • Implement feasible measures						
<b>14 AFH: Promote Investment in Areas of Need (40)</b>	2020	2021	Affordable Housing Non-Housing Community Development Fair Housing	Place-based Strategies: Choice, Promise Zone and 22nd Police District	AFH Factor: Lack of Access to Opportunity	CDBG: \$384,286	Other
	<b>Description</b> The City will support public-private investment in housing and community improvements in areas of needs. The City/PHA will carry out place-based projects (e.g. 257 new housing units (Norris), 4-5 neighborhood improvement projects, Sharswood housing units, PHA headquarters, supermarket) and submit a Choice Implementation Grant application to HUD. This activity supports AFH Goal 40: (40) Continue to support existing Placed-based strategies Outcomes: • 257 new housing units completed • 4-5 community improvement projects completed • PHA Implementation Grant completed						

**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)**

## AP-35 Projects

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### Introduction

The City of Philadelphia uses its Community Development Block Grant (CDGB) and other available federal, state, and local funds to develop and preserve affordable rental and homeownership housing, expand housing opportunities for those facing homelessness or with special needs, ensure the availability of housing services and programs, and address the educational, economic, and income needs of its residents.

Initiatives working to achieve these goals are targeted in majority (>51%) low- and moderate-income areas per CDBG eligibility guidelines (see Eligible Block Groups map in AP-50). Neighborhood Advisory Committees, for instance, provide Neighborhood Services—information and referral services, citizen participation, and neighborhood planning—to majority low- and moderate-income communities.

Other activities benefit income-eligible individuals rather than entire areas. For example, neighborhood-based rental units and PHDC's home improvement programs are available to any household within the program's income guidelines. As shown in the Home Improvements map in AP-50, these programs benefit income-eligible households in every area of the city.

The City's housing and community development programs are designed to complement one another. Foreclosure prevention, vacant land management, and commercial corridor improvements all serve to combat blight, while Neighborhood Advisory Committees alert residents to their potential eligibility for home repair and other programs.

Taken together, the City's projects, though listed here individually, are in fact a holistic response to the needs of residents and their neighborhoods.

**Table 6: Projects**

#	Project Name
1	Neighborhood-Based Rental Production
2	Homeless and Special Needs Housing Production
3	Homeowner Settlement Assistance
4	Housing Counseling and Foreclosure/Eviction Prevention
5	Tenant Landlord Counseling and Eviction Prevention
6	Vacancy Prevention Activities
7	Basic Systems Repair Program /Targeted (BSRP)
8	Neighborhood-Based Rental Housing Preservation
9	Emergency Solutions Grant (ESG)
10	Rental Assistance/Homeless
11	Homeless Prevention Program
12	Adaptive Modifications Program (AMP)
13	Energy Coordinating Agency
14	Neighborhood Services
15	Community Design Collaborative
16	Philadelphia Association of CDCs (PACDC)
17	Earned Income Tax Credit
18	Business Loan Program
19	Section 108 Loan Program (PIDC)
20	Technical Assistance to Micro Businesses
21	Storefront Improvement Program and Target Block Façades
22	Targeted Neighborhood Business Attraction
23	PIDC Neighborhood Development Fund
24	Neighborhood Development Grants
25	Targeted Corridor Revitalization Management Program (TCMP)
26	Capacity Building for CDCs
27	YouthBuild Philadelphia
28	Pennsylvania Horticultural Society (PHS)
29	Pennsylvania Horticultural Society (PHS)
30	Rental Assistance COVID-19
31	ActionAIDS
32	ActionAIDS/Pathways
33	Catholic Social Services

34	Congreso de Latinos Unidos
35	Delaware County Department of Human Services
36	Gaudenzia, Inc.
37	Mazzoni Center
38	PCRC/TURN
39	PHMC DEFA
40	2020-2023 Bensalem Township HOPWA Program PAH20F001
41	Commerce Administration
42	Program Delivery for Commerce and PIDC
43	General Administration for DHCD
44	Program Delivery for DHCD
45	General Administration for PHDC
46	Program Delivery for PHDC
47	2020-2023 DHCD Grantee Administration
48	Program Delivery for the Department of Licenses and Inspections

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City made CFY 2021 allocations based on priorities set forth in the 2016 *Assessment of Fair Housing (AFH)*, the *Five Year Consolidated Plan* (PY 2017-21), the Continuum of Care, and ongoing resident and stakeholder engagement.

As noted throughout the Consolidated Plan's Needs Assessment, Market Analysis, and Strategic Plan, the growing gap between household income and housing cost has created an overwhelming need for affordable housing units. As a result, tens of thousands of low-income residents have been waiting for subsidized housing for more than a decade. Creating new and preserving existing affordable housing for low-income, homeless, and special needs residents is therefore high priority for the City. Additional allocations were made to advance the 2016 AFH and *Consolidated Plan* priority goals.

A lack of resources remains one of the most significant obstacles to addressing priority needs. The City, however, is committed to working with its partners to leverage all available resources and to identify new resources for housing and community development projects and programs. Over the next five years, the City will continue to engage residents and stakeholders to ensure that future allocations are aligned to meet priority needs.

# AP-38 Projects Summary

## Table 7: Project Summary Information

1	<b>Project Name</b>	<b>Neighborhood-Based Rental Production</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Develop Affordable Rental Housing (13, 14)
	Needs Addressed	AFH Factor: Lack of Affordable Housing Options AFH Factor: Age/Condition of Housing Stock
	Funding	CDBG: \$2,559,000 HOME: \$3,845,000 Local Housing Trust Fund: \$1,000,000
	Description	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.
	Target Date	6/30/2021
	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.
2	<b>Project Name</b>	<b>Homeless and Special-Needs Housing Production</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Develop Affordable Rental Housing (13, 14)
	Needs Addressed	AFH Factor: Lack of Affordable Housing Options Shortage of Homeless and Special-Needs Housing
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	110 Low/Moderate Income Families
	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	<b>Project Name</b>	<b>Homeowner Settlement Assistance</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Affordable Homeowner Housing (17)
	Needs Addressed	AFH Factor: Lack of Affordable Housing Options
	Funding	Local Housing Trust Fund: \$60,000
	Description	UAC will manage Employer Assisted Housing Program to enable 25 households to purchase homes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 Households
	Location Description	Citywide
	Planned Activities	UAC will manage Employer Assisted Housing Program to enable 25 households to purchase homes.
4	<b>Project Name</b>	<b>Housing Counseling and Foreclosure/Eviction Prevention</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Homeowner Housing (15-17, 33)
	Needs Addressed	AFH Factor: Lack of Access to Housing and Services
	Funding	CDBG: \$4,866,000 City General Funds: \$470,000
	Description	The City will fund housing counseling and legal services 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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10,000 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund housing counseling and legal services 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).



5	<b>Project Name</b>	<b>Tenant Landlord Counseling and Eviction Prevention</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Fair Housing Outreach/Enforcement (31, 32)
	Needs Addressed	AFH Factor: Displacement Due to Economic Pressures AFH Factor: Public and/or Private Discrimination
	Funding	CDBG: \$378,000
	Description	The City will fund PCRC/TURN for \$278,000 and Community Legal Services (CLS) for \$100,000 to support tenant landlord counseling, Tenant's Rights Education and Eviction Prevention. 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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,200 Families/Households.
	Location Description	Citywide
	Planned Activities	The City will fund PCRC/TURN for \$278,000 and Community Legal Services (CLS) for \$100,000 to support tenant landlord counseling, Tenant's Rights Education and Eviction Prevention. 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	<b>Project Name</b>	<b>Vacancy Prevention Activities</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Homeowner Housing (15-17, 33)
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$100,000 Local Housing Trust Fund: \$100,000
	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).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	125 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).

7	<b>Project Name</b>	<b>Basic Systems Repair Program/Targeted (BSRP)</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Homeowner Housing (15-17, 33)
	Needs Addressed	AFH Factor: Age/Condition Housing Stock
	Funding	CDBG: \$10,122,000 Local Housing Trust Fund: \$551,000
	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. The average cost of repairs is \$10,000.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,400 Housing Units occupied by very low-, and low-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. The average cost of repairs is \$10,000.
8	<b>Project Name</b>	<b>Neighborhood-Based Rental Housing Preservation</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Rental Units (4)
	Needs Addressed	AFH Factor: Age/Condition Housing Stock
	Funding	CDBG: \$2,525,000 HOME: \$1,526,000 Local Housing Trust Fund: \$1,000,000
	Description	Many rental tax projects approaching their 15-year compliance period require funding to complete capital improvements required to remain in operation and preserve much-needed affordable units.
	Target Date	6/30/2021
	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 and PHA will Issue a rental preservation RFP and will select developers to reserve funding to make capital improvements to existing affordable rental projects

9	<b>Project Name</b>	<b>Emergency Solutions Grant (ESG)</b>
	Target Area	Philadelphia
	Goals Supported	Homeless and Special-Needs Housing and Services (23)
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	ESG: \$3,763,206 City General Funds: \$3,763,000
	Description	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for both homelessness prevention and Rapid Re-housing purposes, and HMIS data collection. The "Other" funding is the required match (to be provided with Local Funds).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,260 very low-to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for both homelessness prevention and Rapid Re-housing purposes, and HMIS data collection. The "Other" funding is the required match, to be provided with Local Funds.
10	<b>Project Name</b>	<b>Rental Assistance/Homeless</b>
	Target Area	Philadelphia
	Goals Supported	Homeless and Special-Needs Housing and Services (23)
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	CDBG: \$108,000 HOME: \$2,033,000
	Description	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly re-house households experiencing homelessness.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 250 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly re-house households experiencing homelessness.

11	<b>Project Name</b>	<b>Homeless Prevention Program</b>
	Target Area	Philadelphia
	Goals Supported	Homeless and Special-Needs Housing and Services (23)
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	Local Housing Trust Fund: \$750,000
	Description	Homeless Services will provide Housing Retention (homelessness prevention) services to individuals and families to help them maintain or move into stable, permanent housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Homeless Services will provide Housing Retention (homelessness prevention) services to individuals and families to help them maintain or move into stable, permanent housing. These services will include rental assistance and utility assistance.
12	<b>Project Name</b>	<b>Adaptive Modifications Program (AMP)</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Housing for Person with Disabilities (20, 21)
	Needs Addressed	AFH Factor: Lack of Accessible Housing
	Funding	Local Housing Trust Fund: \$1,355,000 State Funds: \$300,000
	Description	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities. The average cost of repairs is \$14,000.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	400 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. The average cost of repairs is \$14,000.

13	<b>Project Name</b>	<b>Energy Coordinating Agency</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$522,000 Local Housing Trust Fund: \$1,000,000
	Description	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and heater hotline services, and 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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	8,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
14	<b>Project Name</b>	<b>Neighborhood Services</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
	Target Date	6/30/2021
	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
	<b>Project Name</b>	<b>Neighborhood Services</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
	Target Date	6/30/2021
	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
	<b>Project Name</b>	<b>Neighborhood Services</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
	Target Date	6/30/2021
	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
	<b>Project Name</b>	<b>Neighborhood Services</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
	Target Date	6/30/2021
	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

15	<b>Project Name</b>	<b>Community Design Collaborative</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 neighborhood-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.
16	<b>Project Name</b>	<b>Philadelphia Association of CDCs (PACDC)</b>
	Target Area	Philadelphia
	Goals Supported	Foster Open Access to All Housing and Community Resources
	Needs Addressed	AFH Factor: Lack Access to Housing and Services
	Funding	CDBG: \$25,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 community 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.

17	<b>Project Name</b>	<b>Earned Income Tax Credit Program</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack Access to Housing and Services AFH Factor: Lack of Income
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,000 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).

18	<b>Project Name</b>	<b>Business Loan Program</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$2,000,000 Other Private Funds: \$15,650,000
	Description	PIDC and other Philadelphia CDFIs 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, 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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 jobs will be created and 100,000 persons living in very low-, low- and moderate-income areas will benefit
	Location Description	Citywide
	Planned Activities	PIDC and other Philadelphia CDFIs 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, 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.



19	<b>Project Name</b>	<b>Section 108 Loan Program (PIDC)</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	Section 108 Funds: \$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 and other services in the neighborhoods.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 jobs will be created and 200,000 persons living in very low-, low- and moderate-income areas will benefit.
	Location Description	Citywide
20	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 and other services in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.
	<b>Project Name</b>	<b>Technical Assistance to Micro Businesses</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$1,000,000
	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.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses that provide goods and/or services in low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	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.

21	<b>Project Name</b>	<b>Storefront Improvement Program and Target Block Façades</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	City General Funds: \$350,000
	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	6/30/2021
	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
	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.

22	<b>Project Name</b>	<b>Targeted Neighborhood Business Attraction and Expansion</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic & Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$500,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	15 businesses that 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.
23	<b>Project Name</b>	<b>PIDC Neighborhood Development Fund</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic & Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$2,000,000
	Description	The City, through PIDC and other CDFI's, 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 and public facilities that help stabilize and foster economic growth, provide services in distressed areas of the City.
	Target Date	6/30/2021
	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.

24	<b>Project Name</b>	<b>Neighborhood Development Grants</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	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. Planning and 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 \$300,000-\$500,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDCs Neighborhood Development Fund
	Target Date	6/30/2021
	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. Planning and 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 \$300,000-\$500,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund.

25	<b>Project Name</b>	<b>Targeted Corridor Revitalization Management Program (TCMP)</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$1,445,000
	Description	The City will undertake TCMP activities. The range of activities under TCMP will include, but not be limited to: 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	6/30/2021
	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 support CBDOS that are engaged in outcomes-based community economic development, business assistance and business association support activities.
26	<b>Project Name</b>	<b>Capacity Building for CDCs</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 organizations working in neighborhoods serving very low-, 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, training to enhance the corridor managers capacity, and board and organizational development.

27	<b>Project Name</b>	<b>YouthBuild Philadelphia</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic and Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	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	6/30/2021
	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
28	<b>Project Name</b>	<b>Pennsylvania Horticultural Society (PHS)</b>
	Target Area	Philadelphia
	Goals Supported	Strengthen Community Assets and Manage Vacant Land
	Needs Addressed	Lack of Amenities and Neighborhood Instability
	Funding	CDBG: \$580,275 City General Funds: \$2,390,000
	Description	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Garden Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low- to moderate-income residents.
	Target Date	6/30/2021
	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 plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Garden Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low- to moderate-income residents.

29	<b>Project Name</b>	<b>Pennsylvania Horticultural Society (PHS)</b>
	Target Area	Philadelphia
	Goals Supported	Strengthen Community Assets and Manage Vacant Land
	Needs Addressed	Lack of Amenities and Neighborhood instability
	Funding	CDBG: \$146,725
	Description	PHS shall provide nonprofit capacity building services to selected nonprofits to support community-led projects that create sustainable public spaces in low- and moderate-income areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
30	<b>Project Name</b>	<b>Rental Assistance COVID-19</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Rental Units (4)
	Needs Addressed	AFH Factor: Displacement Due to Economic Pressures
	Funding	HOME: \$2,000,000 Local Housing Trust Fund: \$2,659,000
	Description	Rental assistance will be provided to help persons or households remain in their homes, including those who have experienced housing instability due to loss of income or economic hardship due to COVID-19. COVID-19 HOME waiver(s) regarding income documentation, Housing Quality Standards, and other applicable waivers shall be included in program guidelines for these funds where applicable. Also, COVID-19 protections against evictions will cover participants who receive assistance with these funds.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 1,800 very low- and low-income households will benefit.
	Location Description	Citywide
	Planned Activities	Rental assistance will be provided to help persons or households remain in their homes, including those who have experienced housing instability due to loss of income or economic hardship due to COVID-19. COVID-19 HOME waiver(s) regarding income documentation, Housing Quality Standards, and other applicable waivers shall be included in program guidelines for these funds where applicable. Also, COVID-19 protections against evictions will cover participants who receive assistance with these funds.

31	<b>Project Name</b>	<b>ActionAIDS</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$301,200
	Description	This HOPWA funded Project will provide for tenant-based rental assistance, permanent housing placement services, and administration to very low- to moderate-income persons and families living with AIDS.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	At least 27 persons and/or families who are very-low to moderate income and living with AIDS will receive TBRA, supportive services case management, permanent housing placement services and administration.
	Location Description	Citywide
	Planned Activities	This HOPWA funded Project will be provide for tenant based rental assistance, supportive services case management, permanent housing placement services and administration to very low- to moderate-income persons and families living with AIDS.
32	<b>Project Name</b>	<b>ActionAIDS/Pathways</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$264,465
	Description	This HOPWA funded Project will provide rental assistance and supportive services and administration to very low- to moderate-income persons who were homeless and living with substance and mental health issues.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 very low- to moderate-income individuals living with AIDS will receive permanent housing facilities .
	Location Description	Citywide
	Planned Activities	This HOPWA funded Project will provide rental assistance and supportive services and administration to very low- to moderate-income persons who were homeless and living with substance and mental health issues.



33	<b>Project Name</b>	<b>Catholic Social Services</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$288,000
	Description	This project will provide supportive services to two shelter programs providing housing to 18 homeless individuals living with AIDS.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	18 homeless low- to moderate-income persons living with AIDS will benefit from this project.
	Location Description	Citywide
	Planned Activities	This project will provide supportive services to two shelter programs providing housing to 18 homeless individuals living with AIDS.
34	<b>Project Name</b>	<b>Congreso de Latinos Unidos</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$837,000
	Description	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to 85 very low- to moderate-income persons or families with a member living with AIDS.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	85 very low- to moderate-income persons or families with a member living with AIDS will benefit from this project.
	Location Description	Citywide
	Planned Activities	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to 85 very low- to moderate-income persons or families with a member living with AIDS.

35	<b>Project Name</b>	<b>Delaware County Department of Human Services</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$651,250
	Description	This project will provide TBRA, Housing Information, Permanent Housing Placement, and administration costs for individuals and families with a member living with AIDS.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	65 very low- to moderate-income families with a member living with TBRA will benefit from this project and at least 60 households will receive supportive services housing information and referral.
	Location Description	Citywide
	Planned Activities	This project will provide TBRA, Housing Information, Permanent Housing Placement, and administration costs for and individuals and families with a member living with AIDS.
36	<b>Project Name</b>	<b>Gaudenzia, Inc.</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$107,000
	Description	This project will provide permanent housing facilities funding and administration to 13 individuals living with AIDS and substance use issues.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	13 very low- to moderate-income individuals living with AIDS
	Location Description	Citywide.
	Planned Activities	This project will provide permanent housing facilities funding and administration to 13 individuals living with AIDS and substance use issues.

37	<b>Project Name</b>	<b>Mazzoni Center</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$1,587,520
	Description	This project will provide tenant-based rental assistance, housing information, permanent housing placement and administration for 170 individuals and/or families with a member living with AIDS.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	170 very low- to moderate-income individuals or families with a member living with AIDS will benefit from this project.
	Location Description	Citywide
38	<b>Project Name</b>	<b>PCRC/TURN</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$3,227,730
	Description	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to persons and/or families with a member living with AIDS.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	270 very low- to moderate-income individuals and/or families with a member living with AIDS will benefit.
	Location Description	Citywide.
39	<b>Project Name</b>	<b>PHMC DEFA</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$69,000
	Description	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	26 very low- to moderate-income individuals and/or families with a member living with AIDS will benefit.
	Location Description	Citywide.
	Planned Activities	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.

40	<b>Project Name</b>	<b>Bensalem Township HOPWA Program</b>
	Target Area	Bensalem Township
	Goals Supported	Homeless & Special Needs Hsg & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$805,694
	Description	This project will provide a total of \$805,694 of HOPWA funding for the delivery of Tenant Based Rental Assistance, Supportive Services in the forms of Case Management and Permanent Housing Placement and Administrative costs to for Bucks, Montgomery and Chester Counties of the suburban Philadelphia area.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide tenant based rental assistance and supportive services to 50 very low- to moderate-income housing to persons or families with a member living with AIDS.
	Location Description	These services will be provided in the Suburban Philadelphia Counties including Bucks, Chester and Montgomery Counties.
41	<b>Project Name</b>	<b>Commerce Administration</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Edu, Econ, & Self-Sufficiency (43, 44) AFH Factor: Lack of Access to Opportunity for Needs Addressed
	Needs Addressed	
	Funding	CDBG: \$1,927,000
	Description	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,501,000 persons living in very low-, low- and moderate income will benefit and 251 businesses will be assisted.
	Location Description	Citywide
	Planned Activities	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.

42	Project Name	Program Delivery for Commerce and PIDC
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Edu, Econ, & Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$1,065,000
	Description	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,501,000 persons living in very low-, low- and moderate-income areas will benefit; 300 jobs will be created and 251 businesses will be assisted.
	Location Description	Citywide
	Planned Activities	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.

43	Project Name	General Administration for DHCD
	Target Area	Philadelphia
	Goals Supported	AFH: Develop Affordable Rental Hsg (13, 14) AFH: Preserve Affordable Rental Units (4) AFH: Expand Affordable Homeowner Hsg (17) AFH: Preserve Affordable Homeowner Hsg (15-17, 33) Homeless & Special Needs Hsg & Services (23) AFH: Expand Hsg Persons with Disabilities (20, 21) AFH: Expand Fair Hsg Outreach/Enforce. (34-35, 37) AFH: Expand Fair Hsg Outreach/Enforcement (31, 32) AFH: Expand Edu, Econ, & Self-Sufficiency (43, 44) Foster Open Access to All Hsg & Com Resources Strengthen Comm Assets & Manage Vacant Land AFH: Develop Affordable Rental Hsg (12) AFH: Preserve Affordable Rental Hsg (9) AFH: Expand Fair Hsg Outreach/Enforcement (38) AFH: Promote Investment in Areas of Need (40)
	Needs Addressed	AFH Factor: Lack of Affordable Housing Options AFH Factor: Age/Condition Housing Stock Shortage of Homeless and Special Needs Housing AFH Factor: Lack Access to Housing & Services AFH Factor: Lack of Access to Opportunity Lack of Amenities & Neighborhood Instability Fair Housing and Access to Opportunity AFH Factor: Location/Type of Affordable Housing AFH Factor: Displacement Due to Economic Pressures AFH Factor: Vacant Land AFH Factor: Lack of Income AFH Factor: Lack of Accessible Housing AFH Factor: Disproportionate Housing Needs AFH Factor: Public and/or Private Discrimination AFH Factor: Lack of Resources AFH Factor: Lending Disparities AFH Factor: Lack Comm b/w Govt & Residents AFH Factor: Impediments to Mobility
	Funding	CDBG: \$5,380,000 HOME: \$244,000 Local Housing Trust Fund: \$375,000
	Description	This project supports the general administration of housing activities for the Division of Housing and Community Development. Of the total amount of CDBG funding (\$5,380,000) \$4,805,000 will fund DHCD Administrative Costs; \$332,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and \$243,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over 550,000 very low-, low- to moderate-income persons will benefit from an array of housing services and programs.
	Location Description	Citywide.
	Planned Activities	This project supports the general administration of housing activities for the Division of Housing and Community Development. Of the total amount of CDBG funding (\$5,450,000) \$4,805,000 will fund DHCD Administrative Costs; \$332,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and \$313,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.

44	<b>Project Name</b>	<b>Program Delivery for DHCD</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Affordable Homeowner Hsg (17)
	Needs Addressed	AFH: Preserve Affordable Homeowner Hsg (15-17, 33)
	Funding	AFH Factor: Lack of Affordable Housing Options
	Description	AFH Factor: Lack Access to Housing & Services
	Target Date	CDBG: \$639,000
	Estimate the number and type of families that will benefit from the proposed activities	This project will support the program delivery costs for DHCD. A total of \$639,000 of CDBG funding will funding \$246,000 for DHCD Program Delivery and \$393,000 will funding City Planning Program Delivery.
	Location Description	6/30/2021
	Planned Activities	This project will support the program delivery costs for DHCD. A total of \$499,000 of CDBG funding will funding \$246,000 for DHCD Program Delivery and \$253,000 will funding City Planning Program Delivery.
45	<b>Project Name</b>	<b>General Administration for PHDC</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Develop Affordable Rental Hsg (13, 14) AFH: Preserve Affordable Rental Units (4) AFH: Expand Affordable Homeowner Hsg (17) AFH: Preserve Affordable Homeowner Hsg (15-17, 33)
	Needs Addressed	AFH Factor: Lack of Affordable Housing Options AFH Factor: Age/Condition Housing Stock Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$2,272,000 HOME: \$910,000
	Description	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	630 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.

46	<b>Project Name</b>	<b>Program Delivery for PHDC</b>
	Target Area	Philadelphia
	Goals Supported	AFH: Develop Affordable Rental Hsg (13, 14) AFH: Preserve Affordable Rental Units (4) AFH: Expand Affordable Homeowner Hsg (17) AFH: Preserve Affordable Homeowner Hsg (15-17, 33)
	Needs Addressed	AFH Factor: Lack of Affordable Housing Options AFH Factor: Age/Condition Housing Stock Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$9,928,000 Housing Trust Fund: \$1,125,000
	Description	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	630 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
47	<b>Project Name</b>	<b>DHCD Grantee Administration</b>
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Hsg & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$213,000
	Description	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	673 very low-, low- to moderate income households with a member living with HIV will benefit.
	Location Description	Citywide.
	Planned Activities	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.



48	<b>Project Name</b>	<b>Program Delivery for the Department of Licenses and Inspections</b>
	Target Area	Philadelphia
	Goals Supported	Strengthen Comm Assets & Manage Vacant Land
	Needs Addressed	Lack of Amenities & Neighborhood Instability AFH Factor: Vacant Land
	Funding	CDBG: \$834,000
	Description	This project will support the program delivery costs for the Department of Licenses and Inspection (L&I) for the City of Philadelphia.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	376,070 very low-, low- to moderate-income persons will benefit.
	Location Description	Citywide
	Planned Activities	This project will support the program delivery costs for the Department of Licenses and Inspection (L&I) for the City of Philadelphia.

Table 8: City FY 2021 Program and Commercial Funding

Program/Project Allocations for 2020-21 (\$s)							
Agency	Housing Counseling Agencies*	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Targeted Corridor Management	Business Technical Assistance Program	Total Agency Funding
ACHIEVEability		75,000	21,000	26,250	80,000		202,250
Affordable Housing Center of PA	173,900						173,900
African Cultural Alliance of NA (ACANA)					175,000		175,000
Allegheny West Foundation							0
APM	75,000	65,000					140,000
Beech Interplex							0
Belfield Logan Olney Collaborative (BLOC)							0
Brewerytown-Sharswood Civic Association		70,000		17,500			87,500
Business Center for Social Enterprise and Entrepreneurship						50,000	50,000
Cambodia Association							0
Called to Serve							0
Center in the Park	129,720		16,000				145,720
Clarifi	120,570						120,570
Congreso de Latinos Unidos	155,100		40,000				195,100
Diversified Community Services		75,000	32,000				107,000
Enterprise Center		70,000			80,000	125,000	275,000
Fairmount							0
FINANTA						125,000	125,000
Francisville NDC				35,000			35,000
Frankford CDC		70,000			150,000		220,000
Germantown Crisis Ministry			21,000				21,000
Germantown United CDC		65,000			150,000		215,000
GPASS	78,000	65,000	41,000	13,125			197,125
HACE	224,600	65,000	25,500		125,000		440,100
Hunting Park Community Revitalization Corp.		80,000	21,000				101,000
Iglesias Unidas				17,500			17,500
Impact CDC					80,000		80,000
Intercommunity Action, Inc.	100,000						100,000
Intercultural Family Services	107,160						107,160
J T Goldstein LLC						150,000	150,000
Korean Community Development Services Center							0
Liberty Resources	110,920						110,920
Mantua Community Improvement District				35,000			35,000
Men & Women for Health Excellence				35,000			35,000
Men of Mill Creek				26,250			26,250
Meta Global, LLC						75,000	75,000
Mt. Airy Business Improvement District				16,625			16,625

Program/Project Allocations for 2020-21 (\$s)							
Agency	Housing Counseling Agencies*	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Targeted Corridor Management	Business Technical Assistance Program	Total Agency Funding
Mt. Airy USA	110,920						110,920
Mt. Vernon Manor, Inc.		75,000					75,000
New Kensington CDC	284,220	95,000	26,500	40,250	200,000		645,970
Nicetown		60,000	19,000	35,000			114,000
Norris Square	78,000						78,000
North 5th Street Revitalization Project					150,000		150,000
Northwest Counseling Services	266,170						266,170
Nueva Esperanza	100,000				80,000		180,000
One Day At A Time				35,000			35,000
PCCA	293,280						293,280
People's Emergency Center CDC		75,000			90,000		165,000
Philadelphia Chinatown Development Corp.		65,000					65,000
Philadelphia Senior Citizens	75,000						75,000
Ready, Willing & Able (RWA)							0
SCORE						50,000	50,000
South Kensington Community Partners		65,000		30,625			95,625
South Philadelphia Homes				26,250			26,250
Southwest CDC	120,320	70,000	32,500				222,820
Strawberry Mansion		80,000	37,000	35,000			152,000
Susquehanna Clean Up/Pick Up				17,500			17,500
Tacony CDC					80,000		80,000
Tioga United		32,500		30,625			63,125
TURN	278,000						278,000
Urban Affairs Coalition/ Entrepreneur Works						125,000	125,000
Urban Affairs Coalition/ Parkside Association of Philadelphia		80,000					80,000
Unemployment Information Center	362,840						362,840
United Communities	143,820		15,000				158,820
Urban League	186,500					50,000	236,500
Village of Arts and Humanities				52,500			52,500
Welcoming Center for New Pennsylvanians (WCNP)						125,000	125,000
West Oak Lane CDC	219,760						219,760
Whitman Council		70,000					70,000
Welcoming Center for New Pennsylvanians (WCNP)			40,000				40,000
Women's Opportunity Resource Center (WORC)						125,000	125,000
<b>Total Program/Project Funding</b>	<b>\$3,793,800</b>	<b>\$1,467,500</b>	<b>\$387,500</b>	<b>\$525,000</b>	<b>\$1,440,000</b>	<b>\$1,000,000</b>	<b>\$8,613,800</b>
* Allocations for Housing Counseling Agencies and Public Services are in the process of being finalized.							

## AP-50 Geographic Distribution

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

Philadelphia takes a balanced approach to implementing housing and community development activities. The City invests in struggling communities, provides support to middle neighborhoods, seeks to preserve affordability in appreciating neighborhoods, and looks to leverage assets in high-opportunity areas to benefit low- and moderate-income households.

Bringing investment and new housing stock to low-income communities is a strategy the City has employed successfully in the Cecil B. Moore Homeownership Zone, Eastern North Philadelphia, and other locations. Of the 10 affordable housing developments currently under construction, six are located in the North/River Wards, two are in the North/Northwest, and two are located in West Philadelphia. Nine of the developments are located in or adjacent to racially/ethnically concentrated areas of poverty (R/ECAPs), which will bring additional investment to these areas.

The City supports low-income and middle neighborhoods with community development corporation assistance through tax credits and investments in commercial corridors. Forty CDCs are taking advantage of the City's tax credit program in neighborhoods throughout the city. Similarly, the City invests in commercial corridor management and public services in neighborhoods of varying income levels.

Housing counseling agencies and neighborhood energy centers, while available to all residents, locate in low-income communities, middle neighborhoods, or Center City. Neighborhood Advisory Committees provide services in low- and moderate-income census tracts, some of which are also racially/ethnically concentrated areas of poverty.

Home improvements and vacant land management are largely clustered in lower-income areas in North, West, and South Philadelphia. Of all the City's programs, the benefits of foreclosure prevention are most broadly distributed across the city.

Whether through an area benefit or a service provided directly to a low- or moderate-income person or household, the vast majority of the City's programming goes to CDBG-eligible households and census tracts. In high-opportunity areas, the City uses strategies such as density bonuses and land assemblage to leverage private sector investment to create affordable housing.

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## Place-Based Strategy Areas

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### ■ Choice Neighborhoods

#### ➤ **North Central (North Philadelphia) – Choice Implementation Grant**

The City and the Philadelphia Housing Authority (PHA) are currently leveraging Choice funds to create 297 new affordable, market rate, and homeownership units and to implement a variety of critical community improvements including a new workforce training center, recreation center expansion, underpass treatments, and retail.

#### ➤ **Bartram/Kingsessing (Southwest Philadelphia) – Choice Planning Grant**

In 2018, PHA began engaging residents of Bartram Village and the Kingsessing community in a planning process to inform the development of a neighborhood revitalization plan. In addition to planning activities, Choice funds will support a number of physical community development or economic development activities designed to accelerate the transformation of the neighborhood.

#### ➤ **Sharswood-Blumberg (North Philadelphia) – Choice Implementation Grant**

PHA, in collaboration with residents and community stakeholders, developed a comprehensive neighborhood revitalization plan for the Sharswood/Blumberg neighborhood in 2015. The plan outlines various strategies for improving housing, neighborhood conditions, health and safety, education, and career outcomes for local residents. An Implementation Grant was awarded in April 2020.

#### ➤ **Mantua (West Philadelphia) – Choice Planning Grant**

In 2011-2013, Mt. Vernon Manor CDC led the Mantua community in creating a neighborhood transformation plan, identifying quality education, economic self-sufficiency, health and safety, housing and neighborhood amenities and civic engagement among residents' top priorities. The planning process laid the foundation for the establishment of new community engagement and leadership initiatives and other activities.

### ■ West Philadelphia/Mantua Promise Zone

The West Philadelphia Promise Zone in Mantua – designated in 2014 – helps local community organizations work together to increase opportunities of residents living, working, and going to school within its boundaries. The 10-year Promise Zone designation makes West Philadelphia more competitive across a variety of grant opportunities from federal agencies.

### ■ 22nd Police District Justice Assistance Grant

North Philadelphia's 22nd Police District utilizes a Byrne Justice Assistance Grant to support an array of projects designed to reduce crime and improve quality of life for neighborhood residents

See the Placed-Based Strategy Areas map for the boundaries of these areas.

**Table 9: Geographic Distribution**

Target Areas	Percentage of Funds
Place-Based Strategies: Choice, Promise Zone and 22nd Police District	100

### Rationale for the priorities for allocating investments geographically

As DHCD and the Philadelphia Housing Authority garnered public input for the Assessment of Fair Housing, one view became clear – people want to remain in their neighborhoods. Nearly seventy percent of respondents to the AFH survey answered ‘yes’ to the question of whether they would choose to continue to live in their neighborhood, with little difference in responses between residents of low-opportunity and high-opportunity areas.

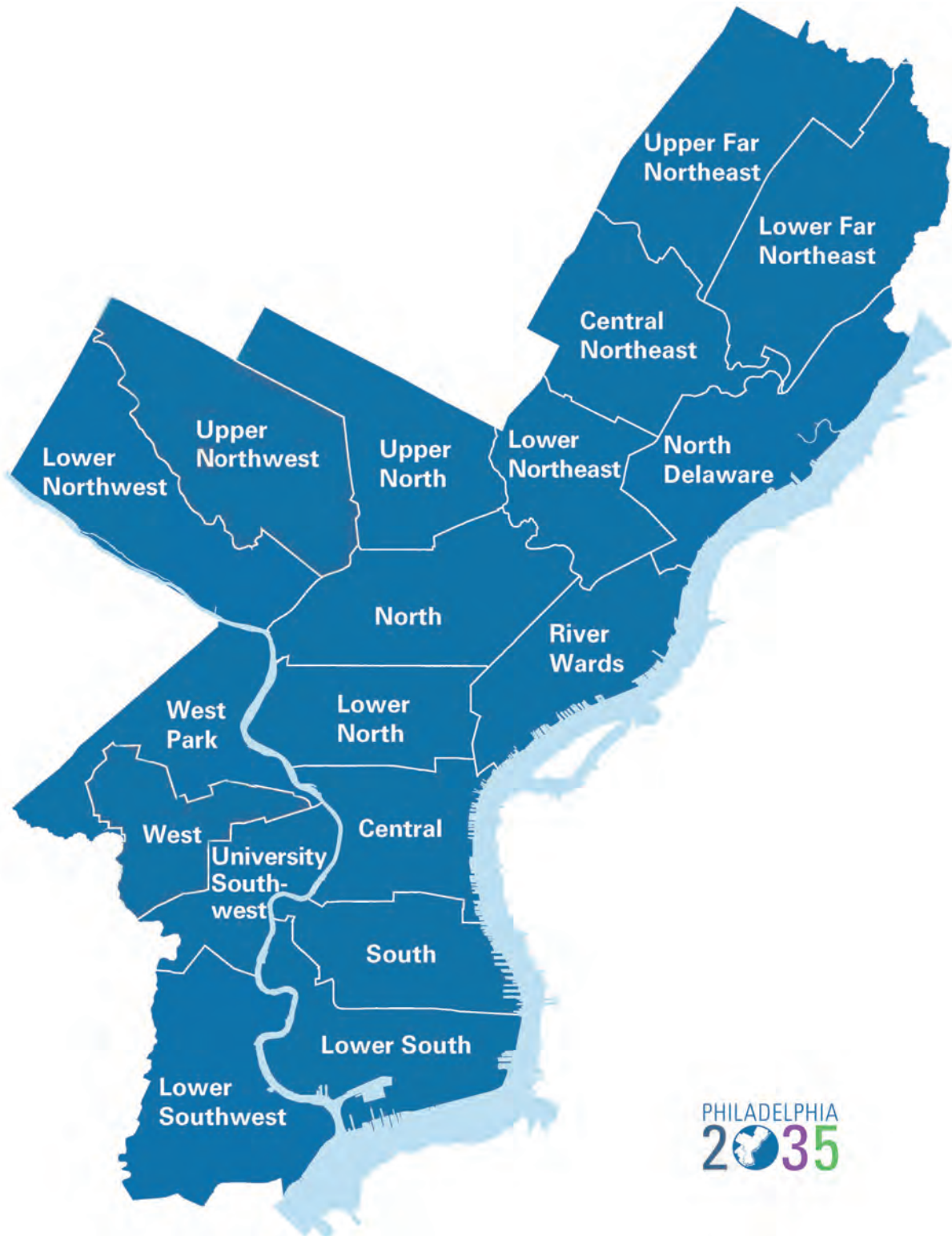
At the same time, survey results, AFH community focus groups, and stakeholder meetings all made clear the desire for improving Philadelphia’s struggling communities. Accordingly, the City’s housing and community development strategies seek to bring investment to low-opportunity areas while also increasing access to high-opportunity areas.

In once-poor communities—such as North Philadelphia west of Broad Street, Eastern North Philadelphia, New Kensington, and West Poplar—city investments have led to safer, more economically healthy neighborhoods. Philadelphia will continue to invest strategically in low-income communities. In addition to bringing new housing stock to a community that needs it, development in these neighborhoods frequently involves rehabilitation rather than new construction, not only providing new housing but also removing blighting influences.

Site-specific interventions, such as home repair and vacant land management, are necessarily tied to the conditions that warrant the activity. The Home Improvements map shows that home improvements are linked to the age of the housing stock. Similarly, the LandCare map demonstrates that vacant land management is tied to the amount of vacant land in a neighborhood.

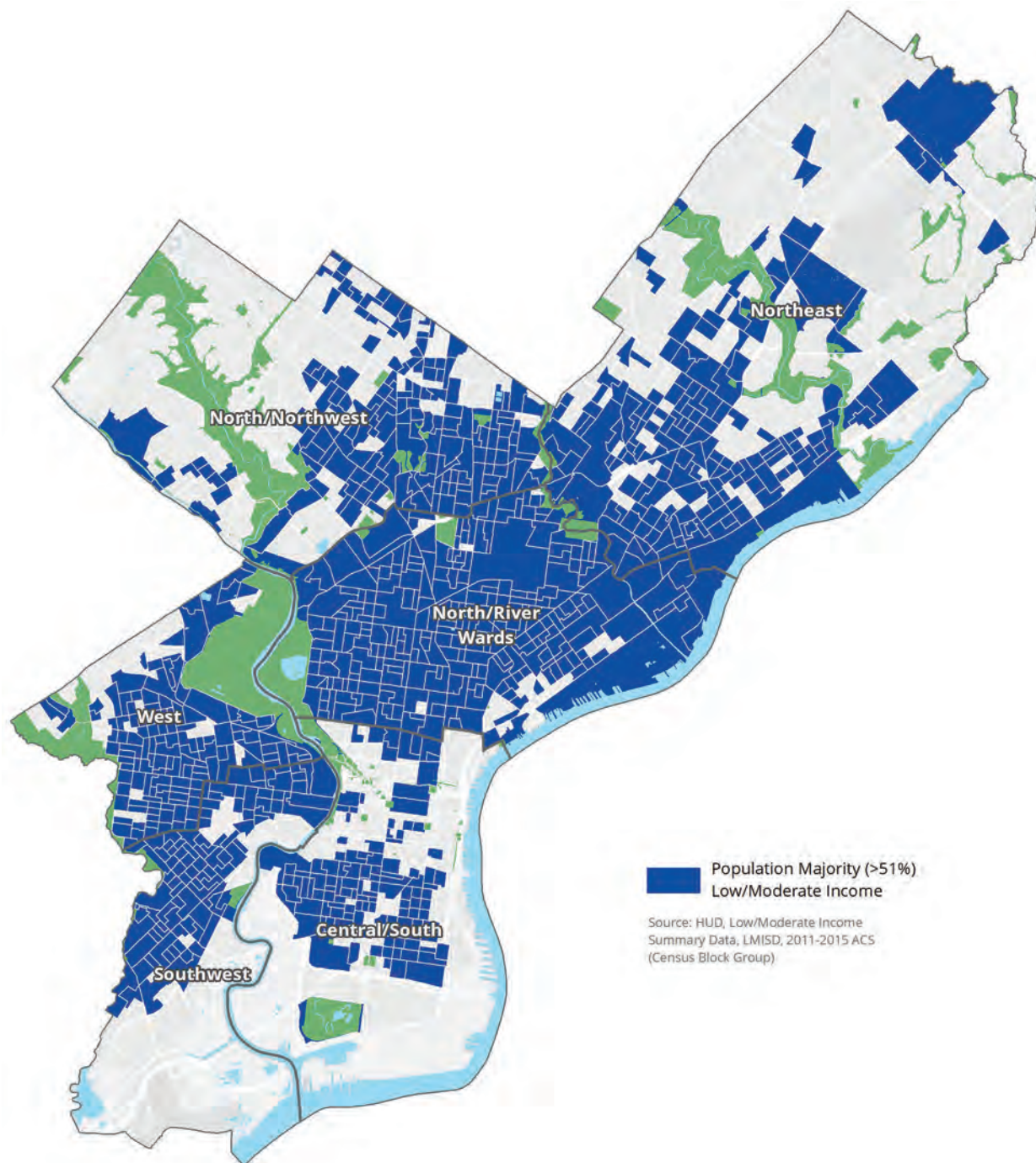
The availability of land is much more limited in high-opportunity neighborhoods, and therefore the City seeks to take advantage of private investment to support affordable housing in those locations. Density bonuses have led to the development of affordable housing units in Queen Village (median census tract income of \$60,179) and has generated approximately \$2.6 million for the Housing Trust Fund.

## Philadelphia2035 Planning Districts





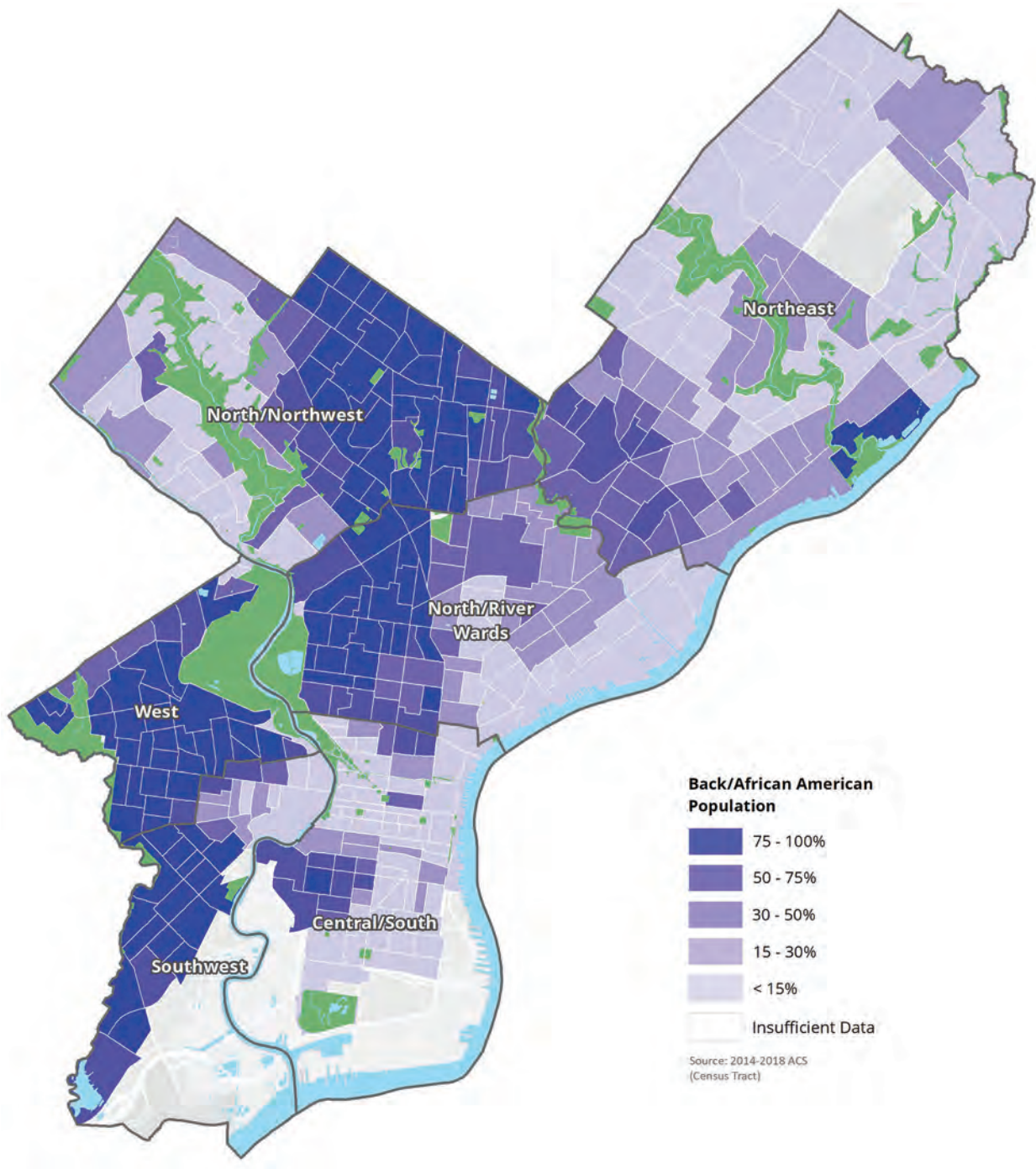
## CDBG Eligible Census Tracts<sup>1</sup>



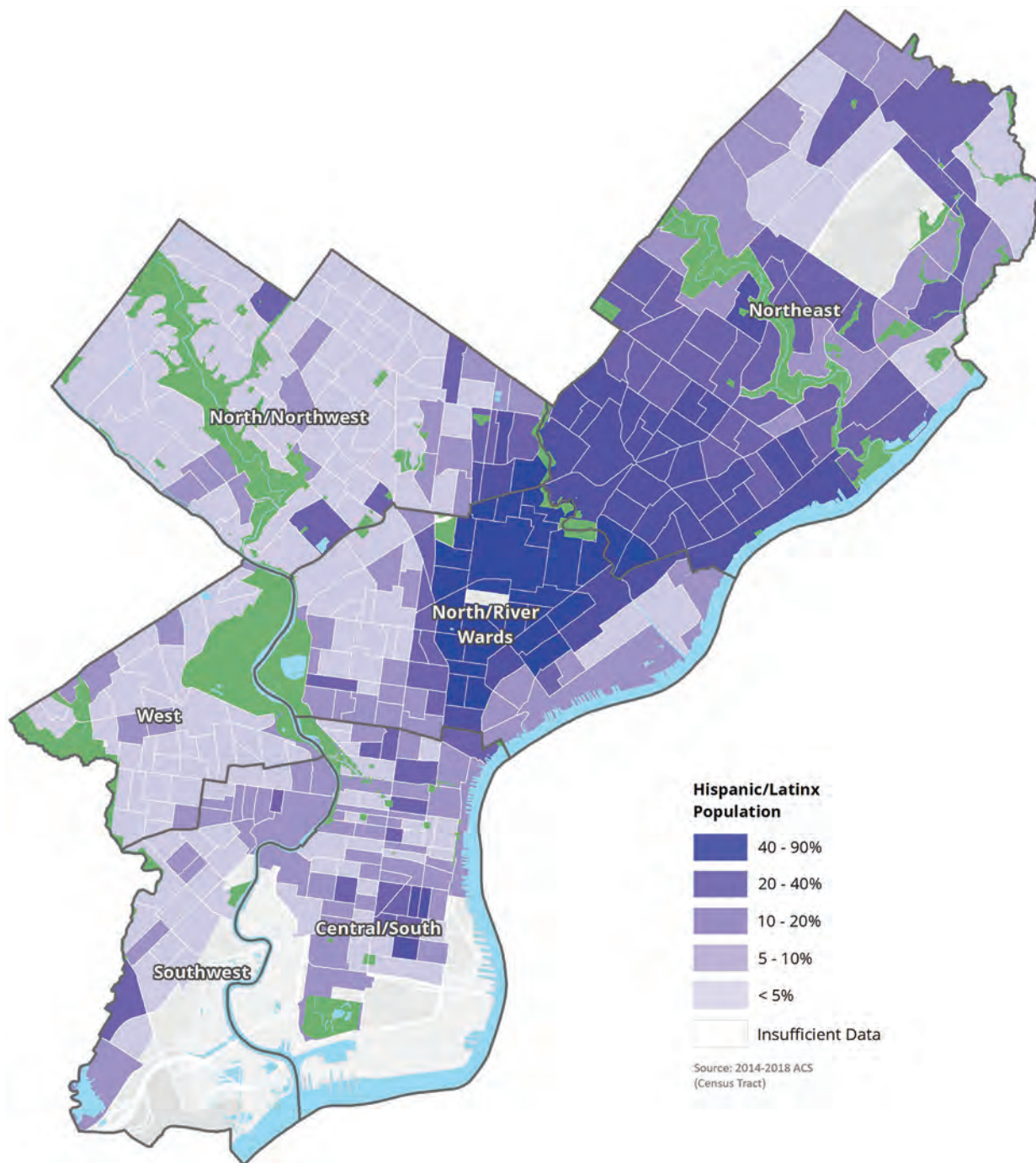
<sup>1</sup> The census tract map is based on data and census tract boundaries from the 2010 Census.



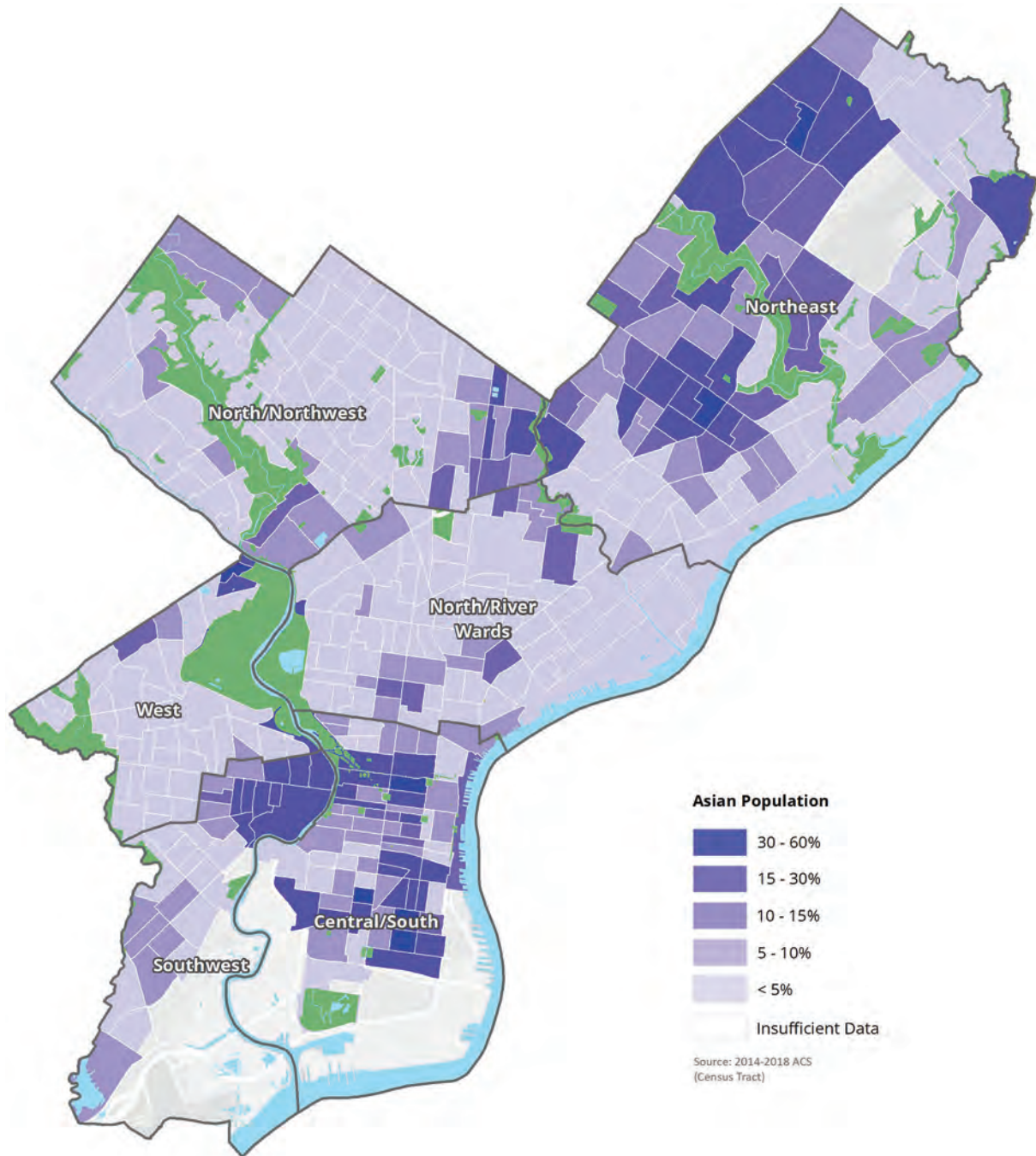
## Black/African-American Population



## Hispanic/Latinx Population

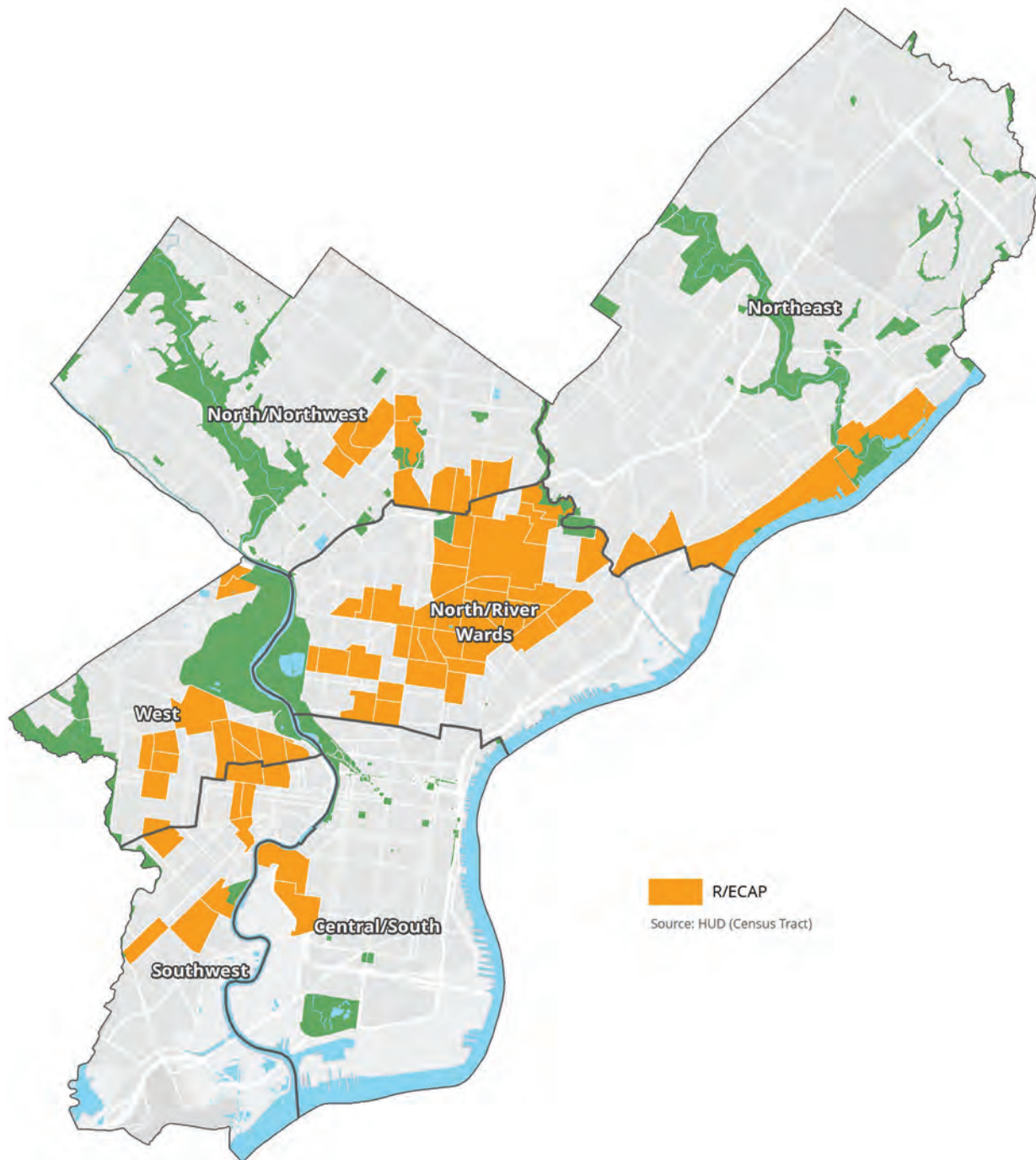


## Asian Population

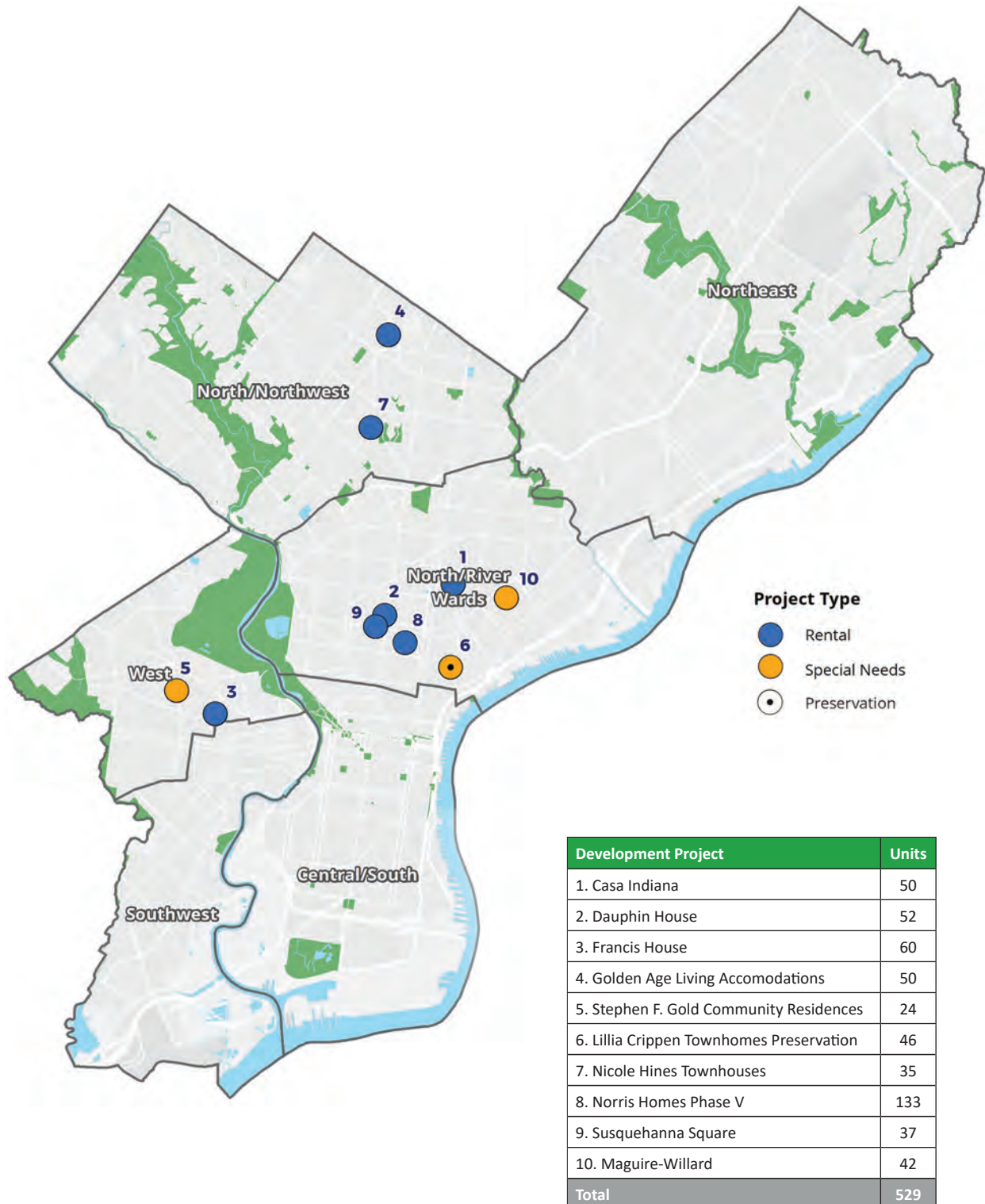




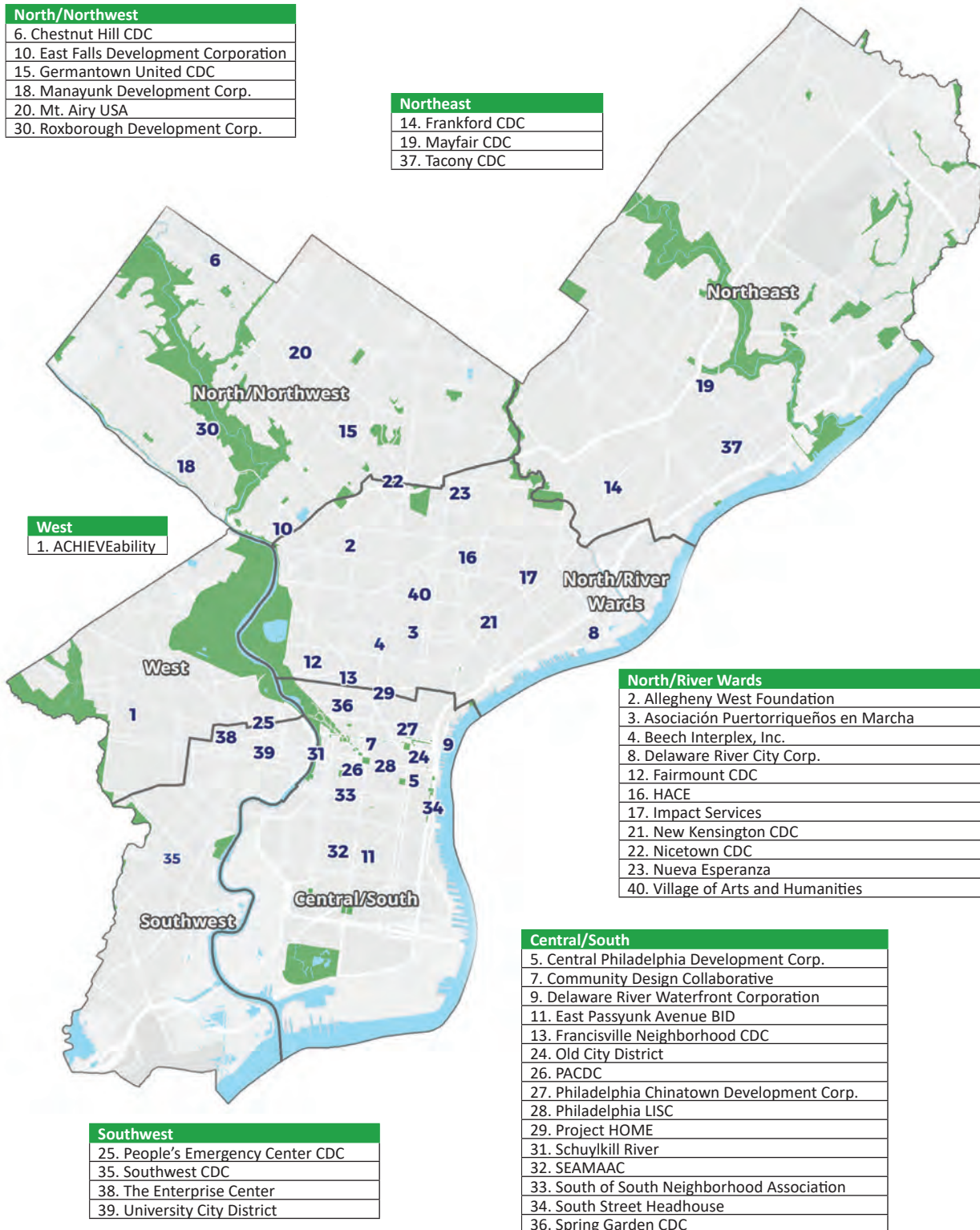
## Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)



## Affordable Housing Developments: Projects Under Construction



## CDC Business Tax Credit Recipients

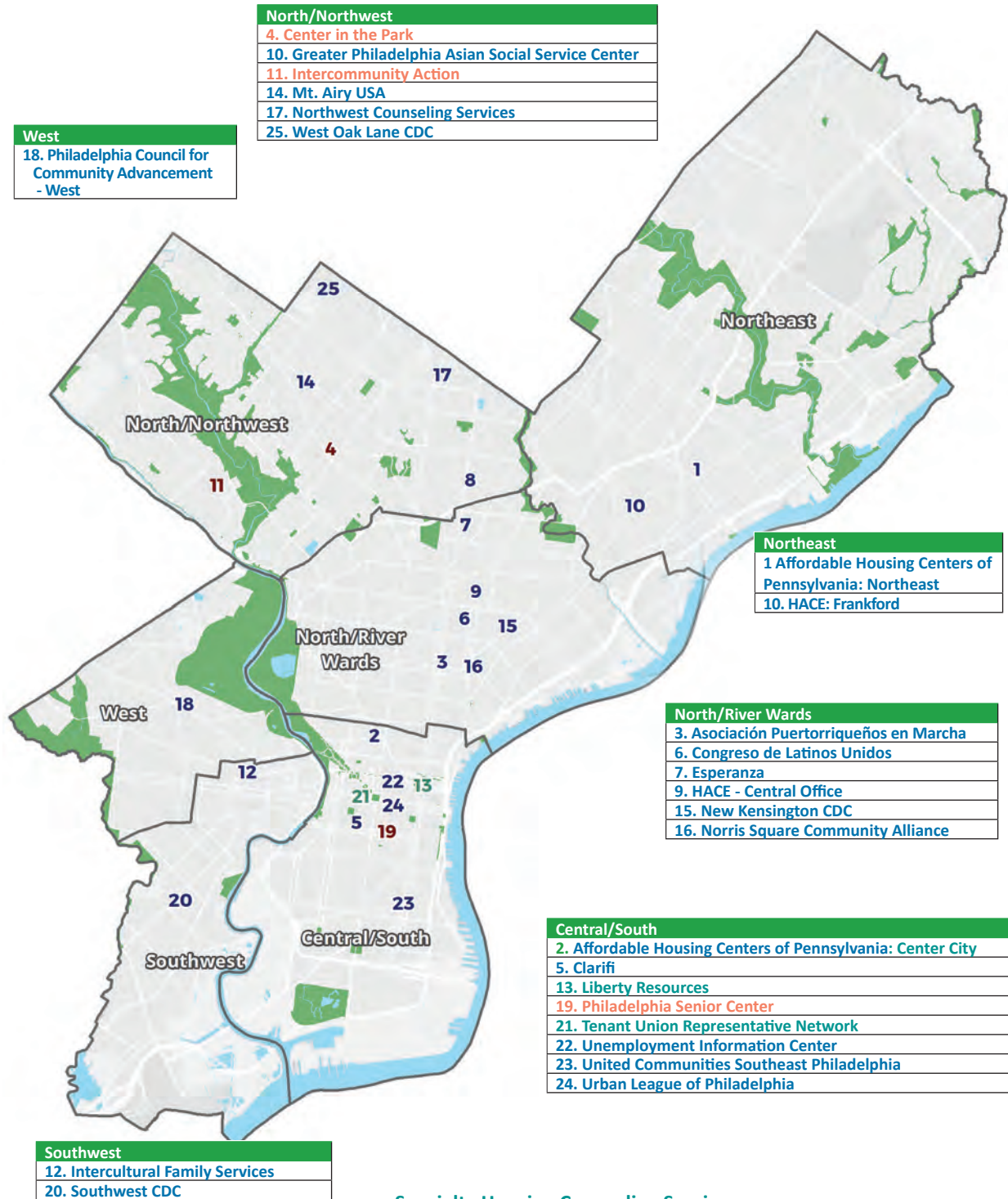




## Targeted Corridor Management and Public Services



## Housing Counseling Agencies



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



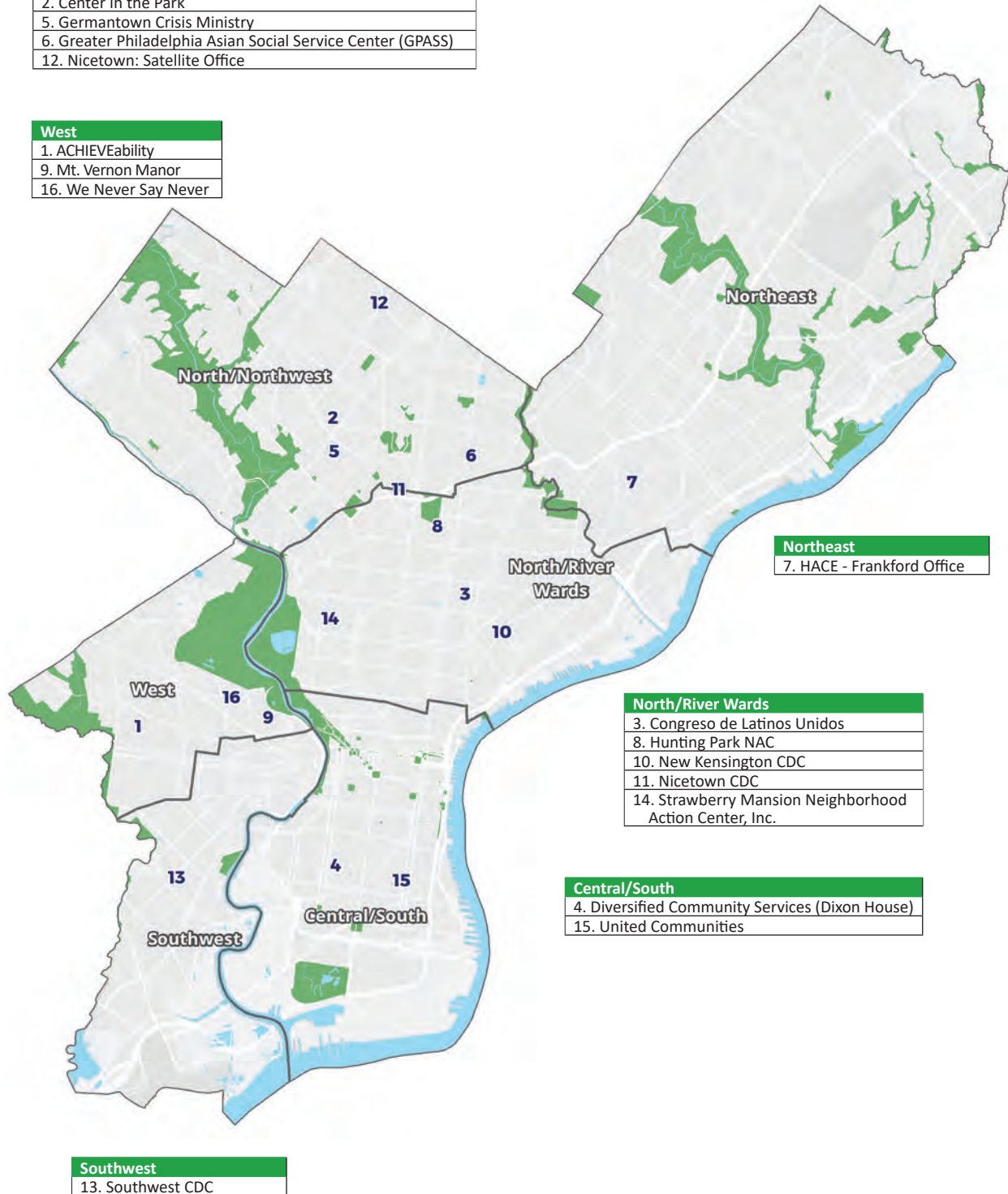
## Neighborhood Energy Centers

### North/Northwest

2. Center in the Park
5. Germantown Crisis Ministry
6. Greater Philadelphia Asian Social Service Center (GPASS)
12. Nicetown: Satellite Office

### West

1. ACHIEVEability
9. Mt. Vernon Manor
16. We Never Say Never



### North/River Wards

3. Congreso de Latinos Unidos
8. Hunting Park NAC
10. New Kensington CDC
11. Nicetown CDC
14. Strawberry Mansion Neighborhood Action Center, Inc.

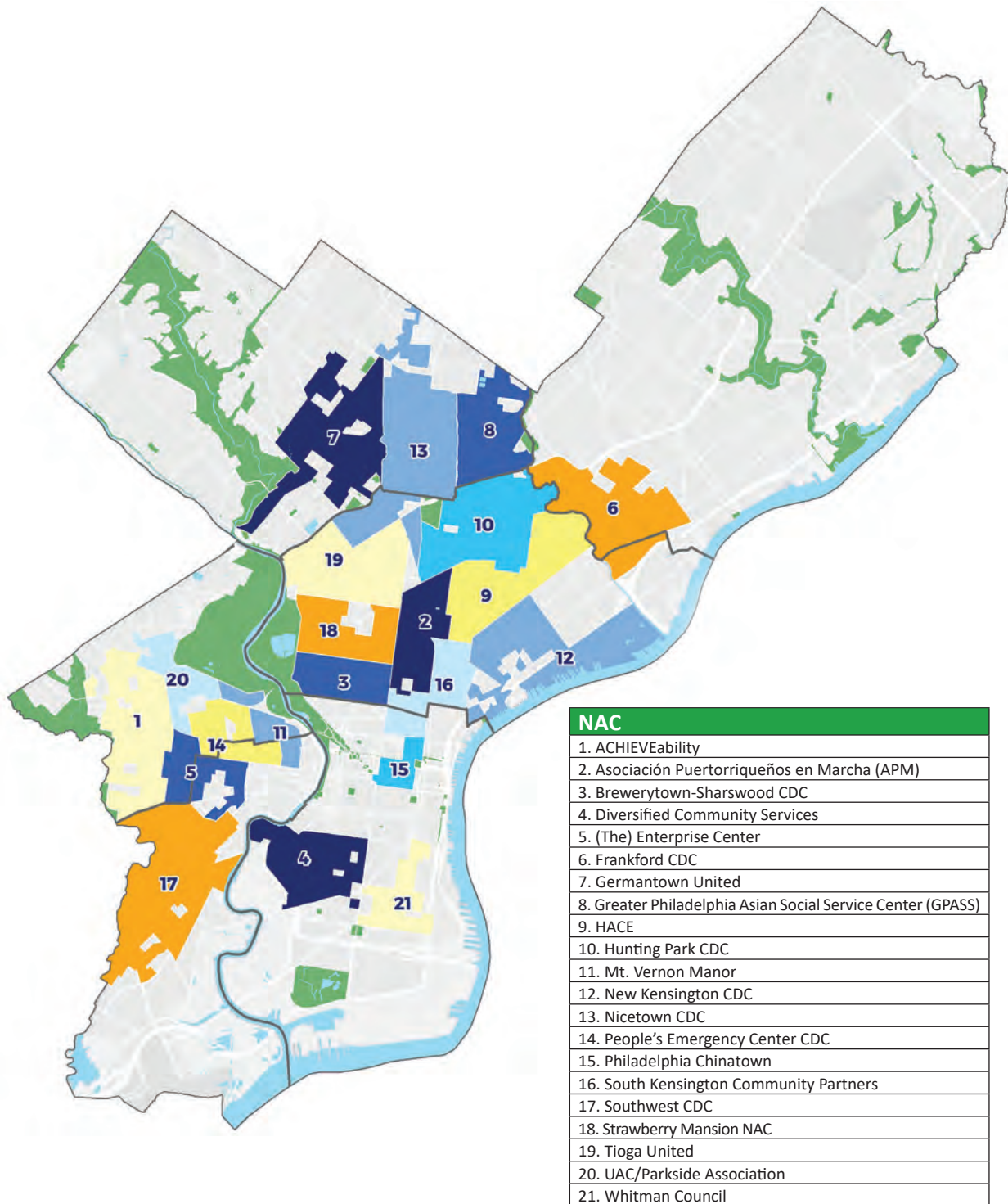
### Central/South

4. Diversified Community Services (Dixon House)
15. United Communities

### Southwest

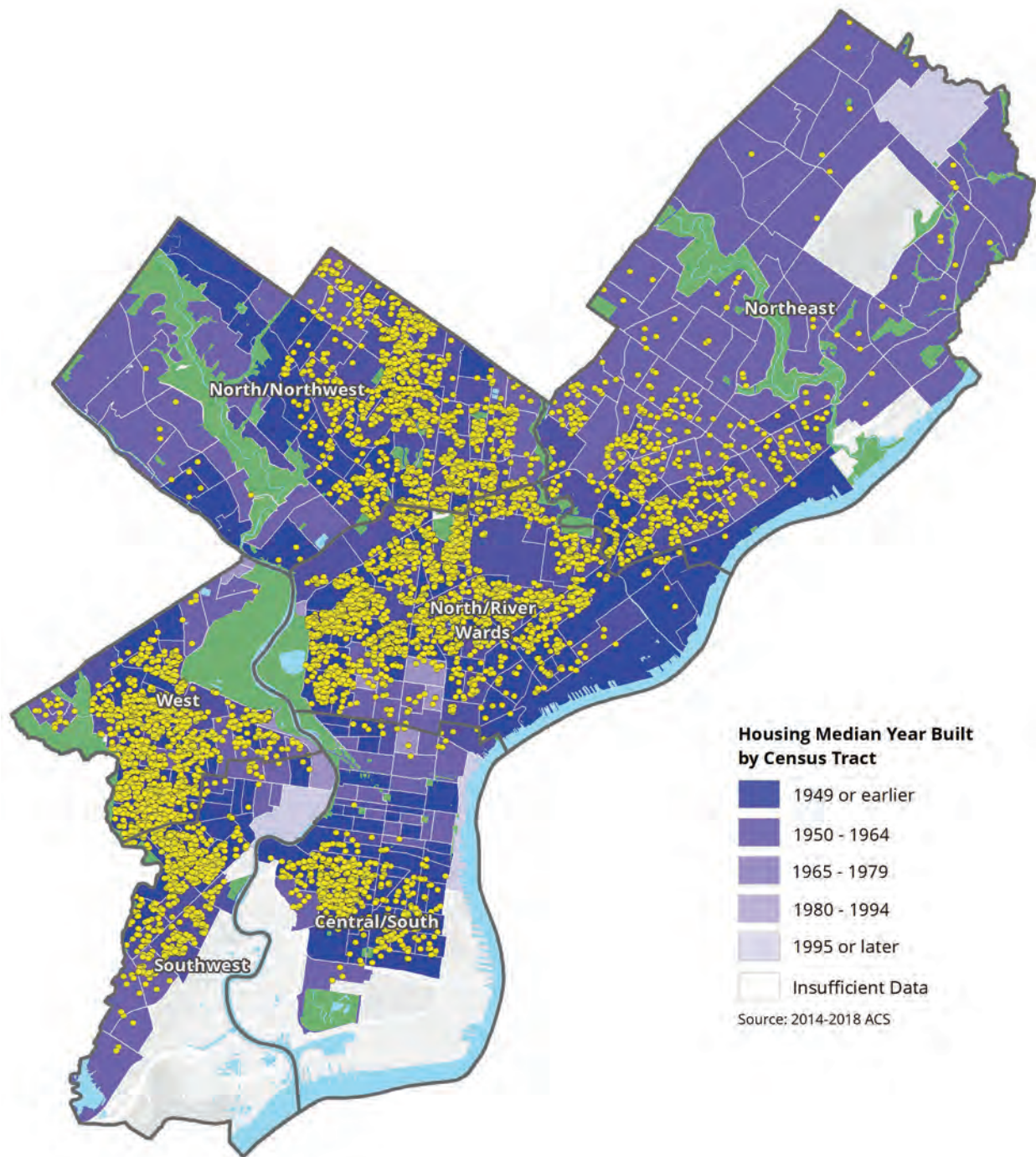
13. Southwest CDC
-------------------

## Neighborhood Advisory Committees (NACs): Service Areas<sup>1</sup>



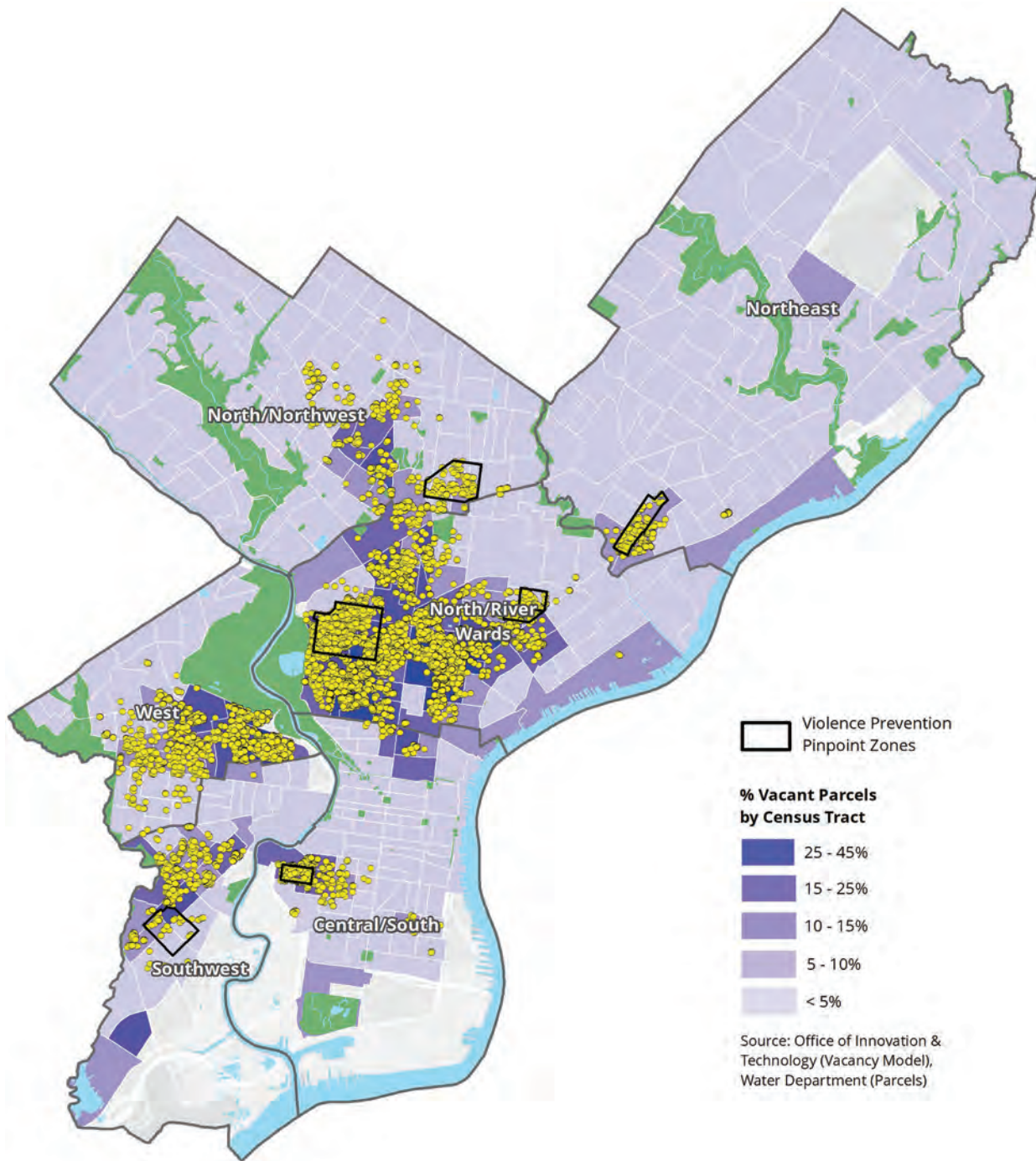
<sup>1</sup> Eligible service areas must contain at least 51 percent low- or moderate-income residents, based on census data provided to the City by HUD.

## Home Improvements

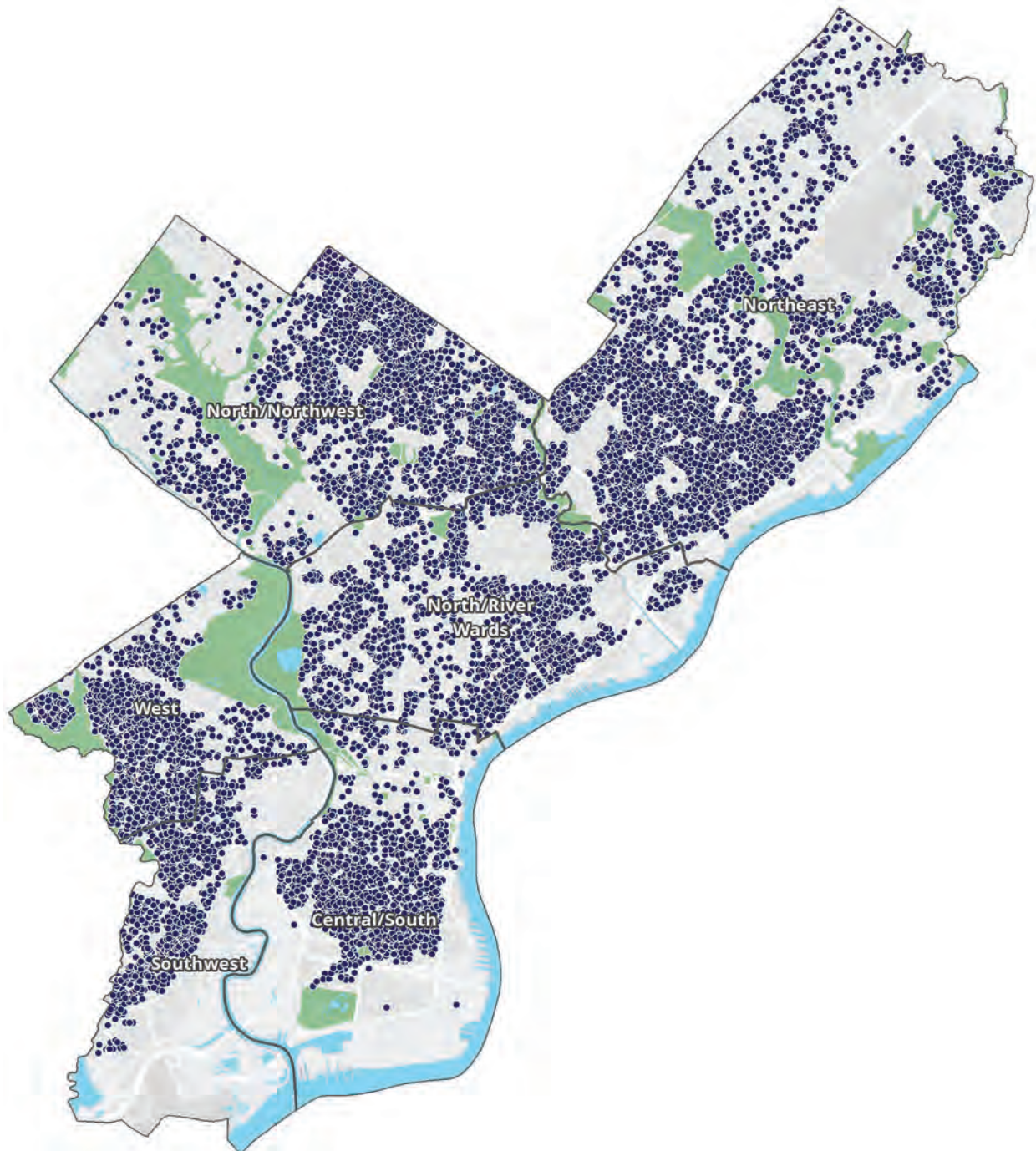




## Pennsylvania Horticultural Society (PHS) Land Management

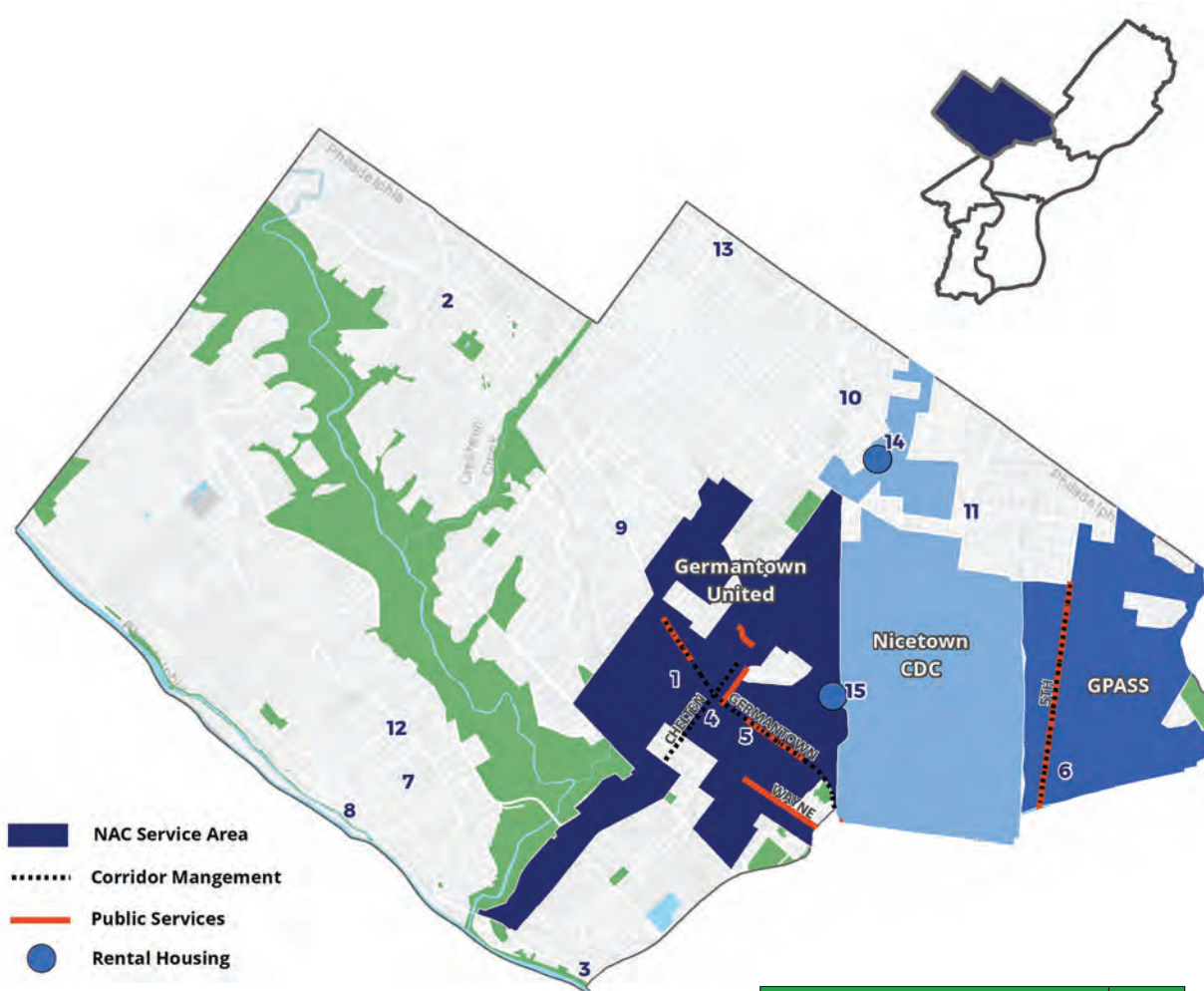


## Homes Saved From Foreclosure Since June 2008





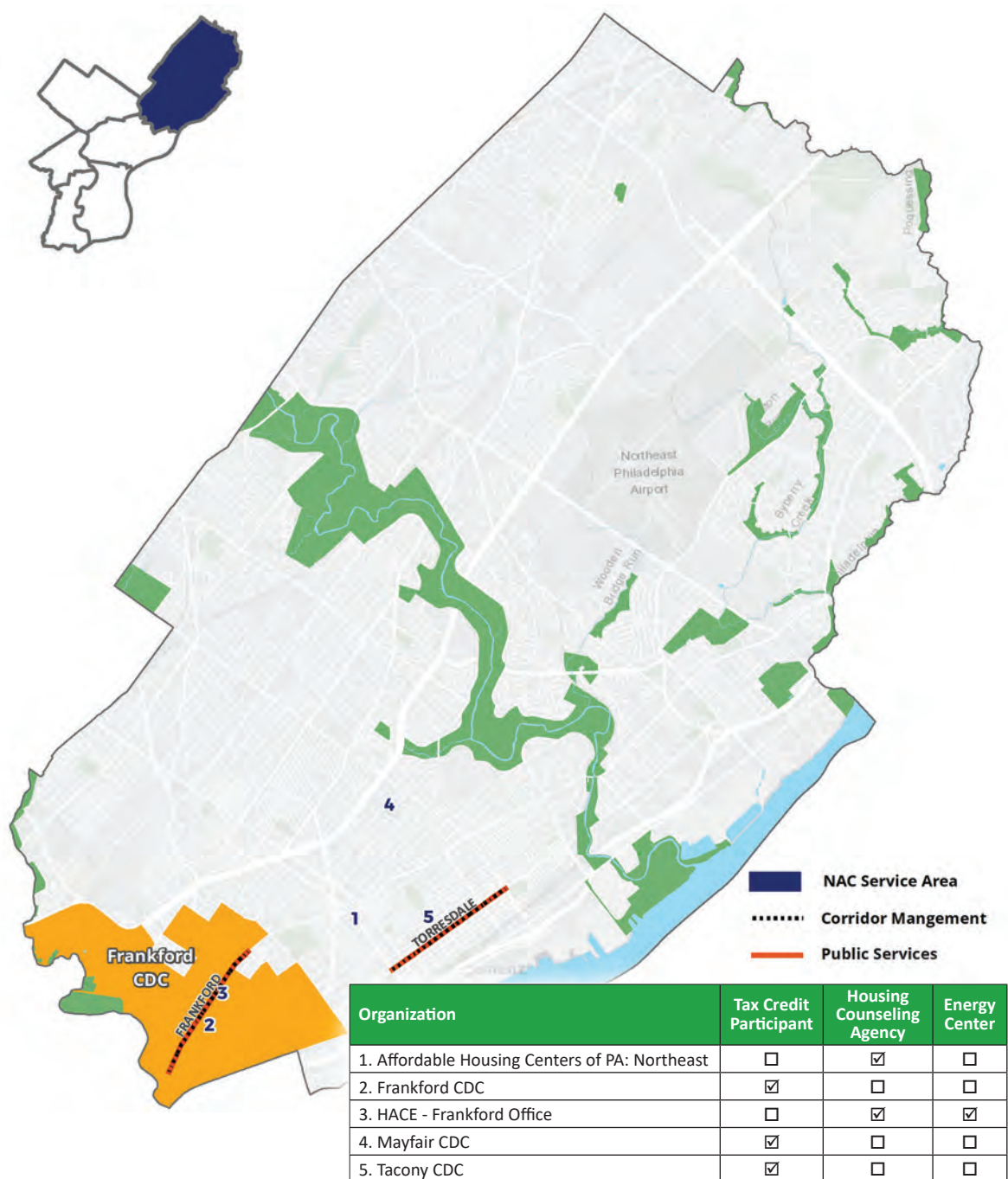
## North/Northwest Activity



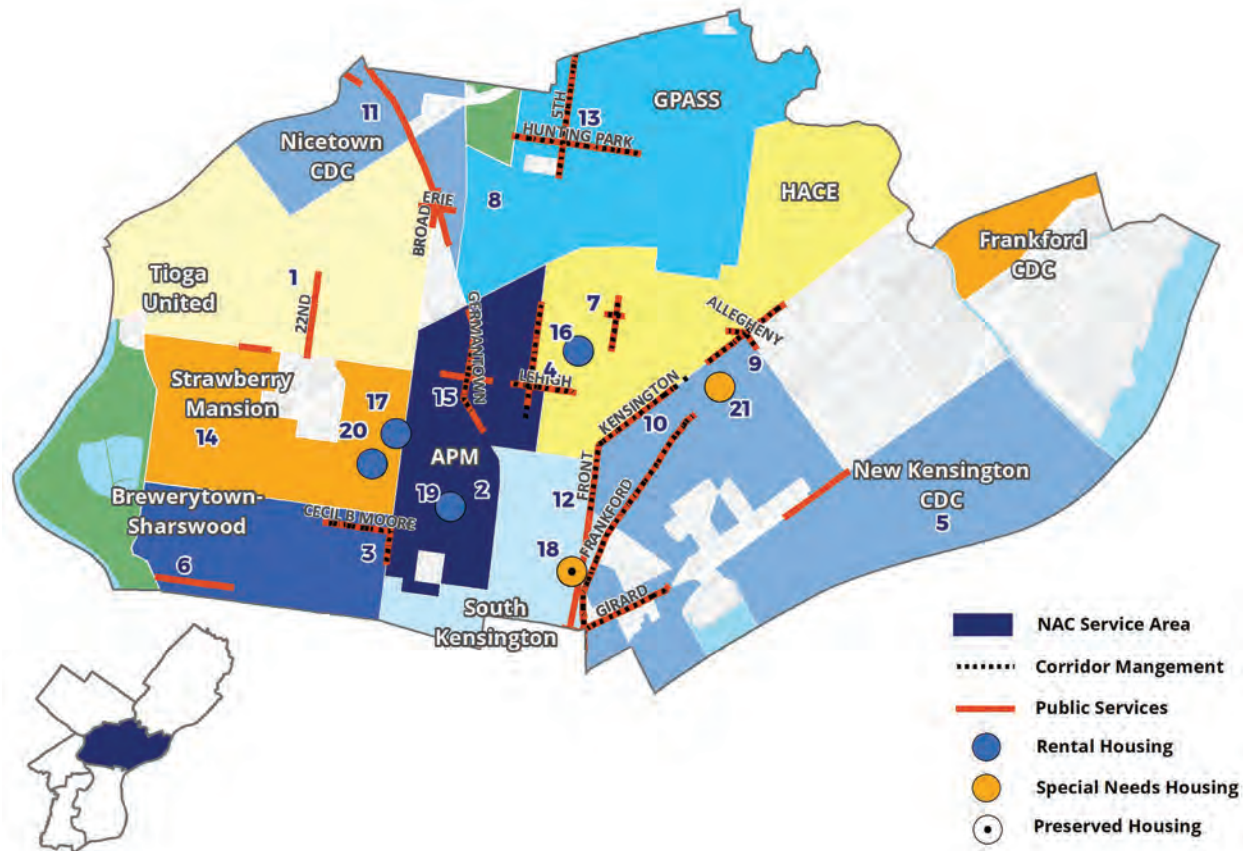
Development Project	Units
14. Golden Age Living Accommodations	50
15. Nicole Hines Townhouse	35

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Center in the Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Chestnut Hill CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. East Falls Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Germantown Crisis Ministry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Germantown United CDC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Greater Philadelphia Asian Social Service Center (GPASS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Intercommunity Action	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Manayunk Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Mt. Airy USA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Nicetown CDC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Northwest Counseling Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Roxborough Development Corp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. West Oak Lane CDC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Northeast Activity



## North/River Wards Activity

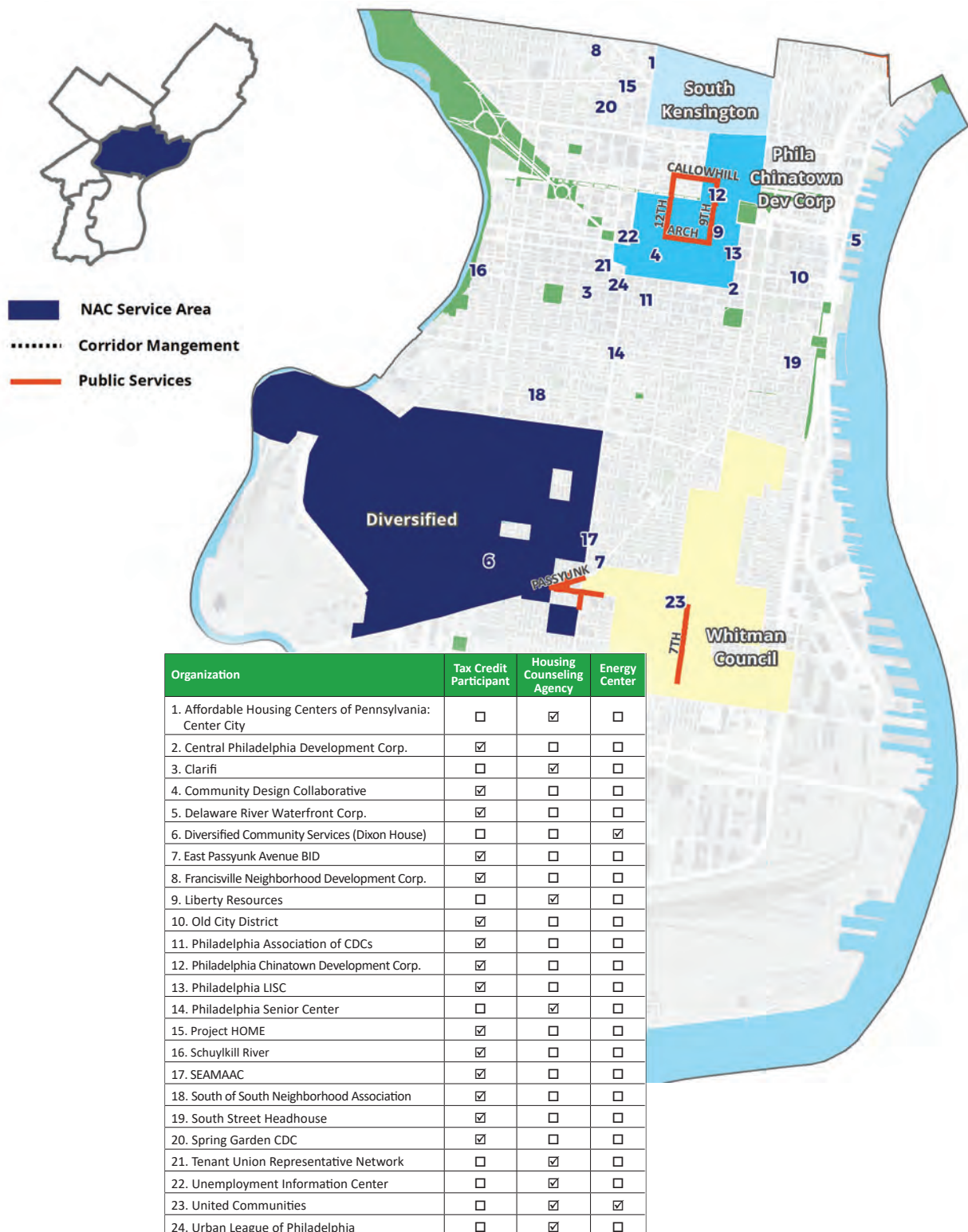


Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Allegheny West Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Asociación Puertorriqueños en Marcha (APM)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Beech Interplex, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Congreso de Latinos Unidos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Delaware River City Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Fairmount CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. HACE - Central Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Hunting Park NAC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Impact Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. New Kensington CDC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Nicetown CDC Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Norris Square Community Alliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Nueva Esperanza	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Strawberry Mansion Neighborhood Action Center, Inc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Village of Arts and Humanities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development	Units
16. Casa Indiana	50
17. Dauphin House	52
18. Lillia Crippen Townhomes Preservation	46
19. Norris Homes Phase V	133
20. Susquehanna Square	37
21. Maguire-Willard	42



## Central/South Activity



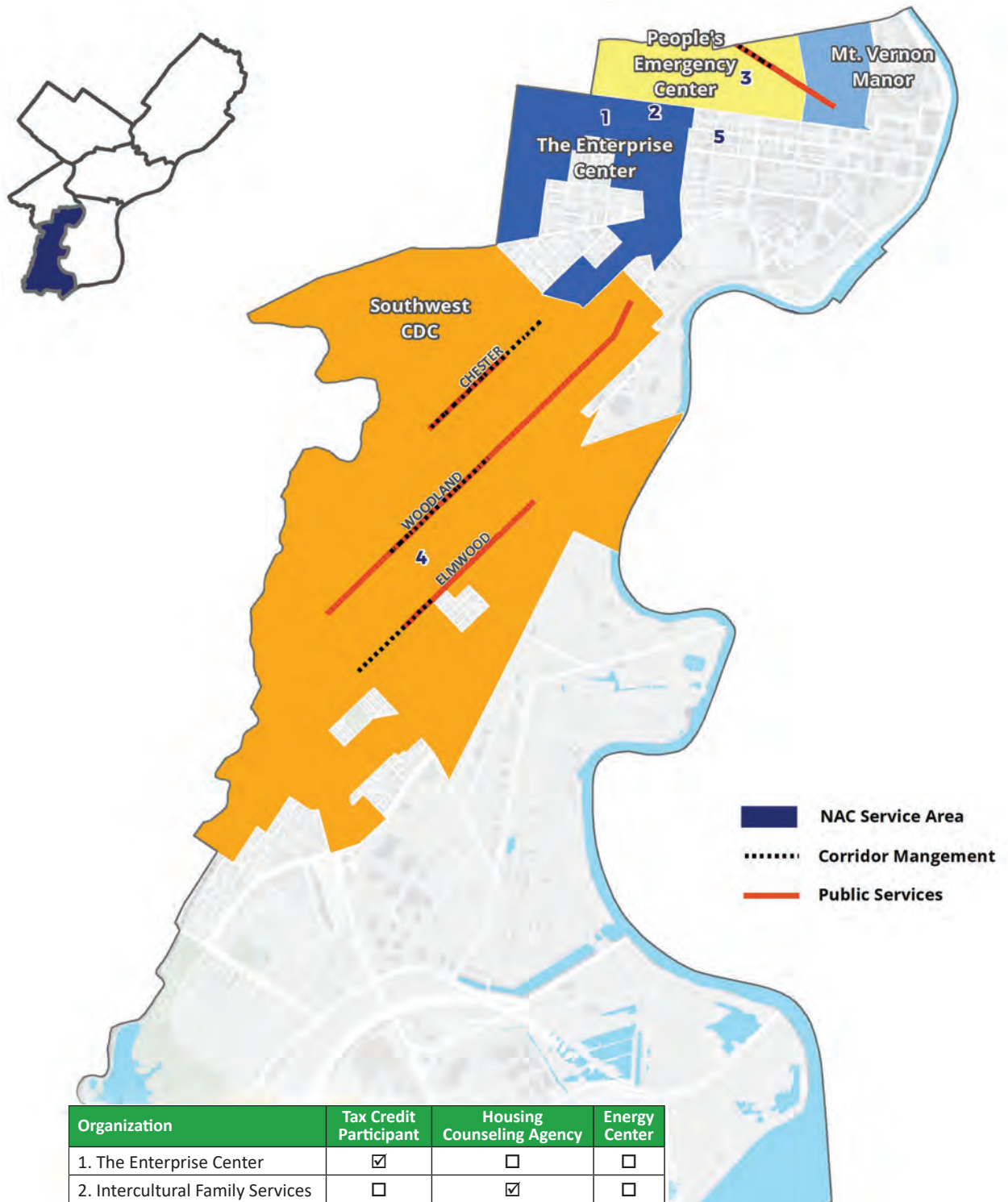
## West Activity



Development Project	Units
5. Stephen F. Gold Community Residences	24
6. Francis House	60

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ACHIEVEability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Mt. Vernon Manor CDC/NAC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Philadelphia Council for Community Advancement - West	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. We Never Say Never	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

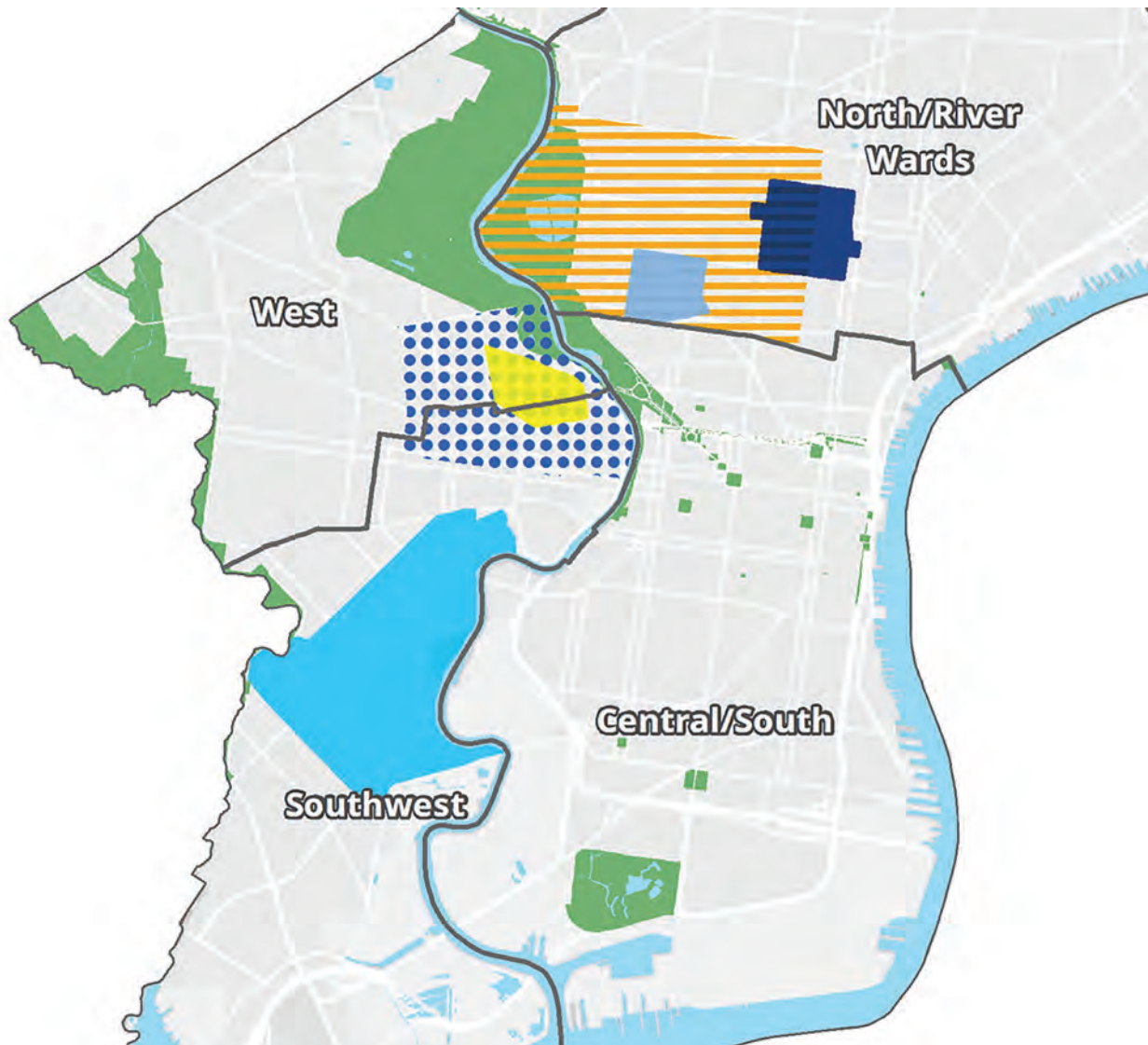
## Southwest Activity









Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. The Enterprise Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Intercultural Family Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. People's Emergency Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Southwest CDC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. University City District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## Place-Based Strategy Areas



### Place-Based Strategy Areas

	North Central Choice Neighborhood
	Sharswood Blumberg Choice Neighborhood
	Mantua Choice
	Bartram Choice Neighborhood
	22nd Police District
	Mantua Promise Zone

# 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 2020-2021 *Annual Action Plan*.

**Table 10: One Year Goals for the Number of Households Supported by Requirement**

One Year Goals for the Number of Households To Be Supported:	One Year Goal Number of Households
Homeless	405
Non-Homeless	2,945
Special-Needs	1,181
<b>Total</b>	<b>4,531</b>

**Table 11: One Year Goals for the Number of Households Supported by Type**

One Year Goals for the Number of Households Supported Through:	One Year Goal Number of Households
Rental Assistance	1,076
Production of New Units	530
Rehab of Existing Units	2,900
Acquisition of Existing Units	25
<b>Total</b>	<b>4,531</b>

## AP-60 Public Housing

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### Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, subsidizes, 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 approximately 1,100 people to deliver services to its clients. PHA is a participant in the Moving to Work ("MTW") Demonstration Program pursuant to the terms of an MTW Agreement with the US Department of Housing and Urban Development ("HUD").

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.

Additional detail on PHA planned activities is available in the MTW Annual Plans prepared by PHA each year, approved by HUD and posted on PHA's website at [www.pha.phila.gov](http://www.pha.phila.gov).

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

Working collaboratively with public housing and other neighborhood residents, the City and local nonprofits, PHA is working to preserve and/or transform distressed public housing developments and their surrounding neighborhoods into viable communities. PHA is also collaborating extensively with and/or providing financial support to development partners for new housing developments designed to serve veterans, homeless families, seniors and families with disabilities.

PHA views the conversion of public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program as an important component of its housing preservation and expansion strategy. Through RAD conversion, PHA is able to access critically needed private equity (primarily through Low-Income Housing Tax Credits) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units.

Table 12 provides summary information on RAD conversions that PHA has completed or expects to complete by the end of PHA Fiscal Year 2020. Table 13 provides summary information on PHA's current plans to convert existing public housing units through the RAD program in PHA's Fiscal Year 2021. Both tables

identify RAD conversions involving the transfer of existing public housing assistance from long-term vacant and uninhabitable scattered site units to new housing developments subsidized through long-term project-based assistance contracts. The timetable for RAD conversions extends beyond FY 2021 and continues to be refined in consultation with HUD, PHA residents and the PHA Board of Commissioners. As such, the implementation timetable is preliminary and subject to change. The listed projects may be modified or removed from consideration in the future and are subject to approval by HUD and the PHA Board of Commissioners. PHA may also elect to apply for further RAD conversions at additional sites in the future.

**Table 12: RAD Conversions Completed or Projected to be Completed by End of PHA FY 2020**

Development Name	RAD Units	Description
2415 N. Broad Street (Ruth Williams House)	88	Transfer of Assistance
St John Neumann Place II	52	Transfer of Assistance
H.E.L.P Philadelphia V	37	Transfer of Assistance
New Courtland at St. Bartholomew	42	Transfer of Assistance
Lehigh Park I and II	49	Transfer of Assistance
Strawberry Mansion	55	Transfer of Assistance
Haddington III	48	Transfer of Assistance
Roberto Clemente House	38	Transfer of Assistance
Southwark Plaza/Courtyard at Riverview	470	Conversion of existing public housing development
Cantrell Place	40	Transfer of Assistance
Witherspoon Senior Apartments	40	Transfer of Assistance
1315 N. 8th Street (Gloria Casarez)	25	Transfer of Assistance
Norris Square Community Alliance Scattered Sites	29	Transfer of Assistance
Norris CNI	74	Choice Neighborhoods RAD Conversion
Plymouth Hall	53	Conversion of existing public housing development
Blumberg Phase I	51	Transfer of Assistance
Blumberg Phase II-Senior Building	94	Conversion of existing public housing development
Norris Apartments Phase III	28	Choice Neighborhoods RAD Conversion
Blumberg 83	83	Transfer of Assistance
Susquehanna Square	37	Transfer of Assistance
Sharswood I (Hunt)	30	Transfer of Assistance
Norris Apartments Phase V	45	Choice Neighborhoods RAD Conversion
<b>Total Units</b>	<b>1,508</b>	

**Table 13: RAD Conversions Planned in PHA FY 2021**

Development Name	RAD Units	Description
Harrison Plaza	112	Conversion of tower in existing public housing development
West Park Apartments	327	Conversion of existing public housing development
Westpark Plaza	65	Conversion of existing public housing development
Suffolk Manor	137	Conversion of existing public housing development
Cambridge I	44	Conversion of existing public housing development
Queen Lane LP	55	Conversion of existing LIHTC public housing development
Queen Row	43	Conversion of existing public housing development
Norris LP	51	Conversion of existing LIHTC public housing development
Cambridge II	40	Conversion of existing LIHTC public housing development
Scattered Sites AMPS	78	Transfer of assistance from vacant, uninhabitable scattered sites to 27th & Susquehanna for new development
Scattered Sites AMPS	49	Transfer of assistance from vacant, uninhabitable scattered sites to Reynolds building substantial rehab development
Scattered Sites AMPS	22	Transfer of assistance from vacant, uninhabitable scattered sites to Harlan Street for new development
Scattered Sites AMPS	71	Transfer of assistance from vacant, uninhabitable scattered sites to not yet identified project for new development
Scattered Sites AMPS	50	Transfer of assistance from vacant, uninhabitable scattered sites to Project HOME School of Nursing substantial rehab development
<b>Total Units</b>	<b>1,144</b>	

PHA continues to implement the Blumberg/Sharswood Choice Neighborhoods Transformation Plan, which involves the planned construction or rehabilitation of 1,200 affordable and market-rate units, including 420 homeownership units, at on and off-site locations; revitalization of commercial corridors including construction of a new neighborhood supermarket; development of a new PHA office facility; creation of new recreational facilities and green space; and, the establishment of a multipurpose neighborhood health and service center and high performing high school.

Major activities that are already complete or substantially underway include:

- 1) Acquisition of 1,300 vacant and/or blighted parcels in the neighborhood to pave the way for planned development (complete);
- 2) Construction and re-occupancy of 57 rental units at on- and off-site locations (complete);
- 3) Redesign and construction of Blumberg streetscape and infrastructure (complete);
- 4) Rehab of the 94-unit Blumberg Senior Tower (complete);
- 5) Opening of a new and innovative neighborhood high school operated by Big Picture Schools in the once shuttered Vaux School (complete);
- 6) Opening of a new Workforce Center at the Vaux Community Building to provide critically needed employment, entrepreneurship, youth development and other community services for neighborhood residents (the facility has been designated by HUD as an EnVision Center and also houses health care services offered by Temple Nursing Clinic) (complete);
- 7) Construction of an 83-unit, on-site rental phase (underway); and
- 8) Construction of PHA's new Ridge Avenue headquarters building (complete in December 2018).



Numerous other major initiatives planned or underway will be supported by a Choice Neighborhoods Initiative (CNI) Implementation Grant awarded to PHA and the City in April 2020 to further carry out the Sharswood/Blumberg neighborhood transformation plan. Construction is also slated to start on a new 60-unit rental phase funded with 9% Low Income Housing Tax Credits and two partner developments (Harlan Street and Reynolds School) supported with PHA funds. Habitat for Humanity will also complete 20 affordable homeownership units.

PHA continues to work in partnership with the City of Philadelphia, public housing residents and other partners to implement a Choice Neighborhood Transformation Plan in the North Central Philadelphia neighborhood that will result in extensive community improvements and construction of 267 rental and 30 homeownership units, of which 147 will be replacement housing. The first rental phase of 89 units has been completed. The groundbreaking for a second rental phase of 50 units (for which PHA received a competitive award of 9% Low Income Housing Tax Credits) took place in September 2018, with construction scheduled for completion in FY 2020. A third rental phase of 133 mixed income rental units is expected to be under construction in FY 2021.

Also in FY 2021, with support from a HUD Choice Neighborhoods Planning and Action Grant, PHA will continue to work with residents, the designated developer/manager (Pennrose) and an array of community partners to implement a newly developed Transformation Plan for the distressed Bartram Village public housing development and the adjacent Kingsessing neighborhood. In addition to efforts to secure funds to implement the overall plan, neighborhood improvement projects identified by the community and funded as part of the CNI planning grant will be implemented in FY 2021.

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

PHA actively supports resident engagement in all facets of PHA operations. The elected resident leaders who represent PHA residents meet regularly with PHA staff to review and discuss planned initiatives, identify and resolve issues, and explore new opportunities for collaboration. In addition to the presence of two resident leaders who sit on PHA's Board of Commissioners, resident leaders meet in advance of every PHA Board meeting to review and discuss proposed Board actions. Resident leaders also meet on a generally monthly timetable with PHA staff for "Resident Roundtable" discussions and presentations. PHA's 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.

Some examples of initiatives in which residents held a significant role within the planning process include:

- PHA is working with the citywide Resident Advisory Board to open a new small business incubator at the Vaux Community Building. In tandem with PHA's new Workforce Center

and forthcoming Section 3 Resource Center, the program will provide training, technical assistance and coaching to unleash the entrepreneurial talents of residents who want to start new businesses.

- The Smoke Free Initiative prohibits smoking at all conventional, Low-Income Housing Tax Credit 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. In early 2017, Drexel University published its initial findings regarding air quality in PHA developments. The study found a 50 percent reduction in airborne nicotine and second-hand smoke exposure as a result of implementation of this policy.
- The joint PHA-City Assessment of Fair Housing actively engaged PHA residents in reviewing fair housing data, identifying priorities and determining long-term goals. PHA residents participated throughout the process, both in citywide stakeholder meetings and in discussions specifically geared to PHA resident concerns. Resident leaders actively supported implementation of a citywide AFH survey, and were directly instrumental in ensuring that over 1,100 PHA residents completed the survey.
- Choice Neighborhoods Initiative (CNI) Planning Grant 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.
- Choice Neighborhoods Implementation Grant North Central – Residents have been involved in shaping the goals and strategies of the neighborhood Transformation Plan. For example, residents have provided input into plans to improve 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 Temple Station, increasing lighting, repairing the platforms and building additional transit shelters.
- PHA will continue to involve residents extensively in the implementation of the Bartram Village/Kingsessing Choice Neighborhoods Transformation Plan.

Initiatives that provide residents with homeownership opportunities are:

- Housing Choice Voucher (HCV) Mobility Program – PHA continues to operate this program, which assists voucher participants to secure housing in higher opportunity areas. The program was initially funded through a HUD grant; however, PHA elected to continue and expand it. 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. Vouchers may be utilized for rental or homeownership housing, based on participant eligibility. 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 owning a home of their own. 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 established working partnerships with financial institutions, housing counseling agencies and realtors to support affordable homeownership.

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**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

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## Introduction

The activities described in this section respond to the Year 46 objective of preventing homelessness by keeping people housed.

Specific sub-populations targeted include individuals and families who are chronically homeless, individuals and families at risk of homelessness, veterans and their families, individuals and families who are experiencing domestic violence, individuals living with HIV/AIDS, and unaccompanied youth ages 18-24.

The Office Homeless Services (OHS) collaborates with the nonprofit housing and service providers and municipal, state, and federal government entities to create the City's homelessness response system. Currently, based on the 2019 Housing Inventory Chart, the Philadelphia Continuum of Care includes an inventory of 91 emergency housing facilities for singles and families with a total capacity of 3,649 beds; 33 transitional housing programs with 1,129 beds; and 113 Permanent Supportive Housing programs with 3,471 units containing 4,692 beds.

OHS provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the city. In Year 46, OHS will continue to provide homelessness prevention and diversion, emergency housing, transitional and rapid rehousing, permanent supportive housing, case management, supportive services, emergency response, service days, food and commodity distribution to contracted emergency housing facilities and soup kitchens, and to operate the Riverview Home.

OHS will continue to utilize a 24-hour per day, 365 days per year centralized housing crisis triage and assessment approach to provide diversion, prevention, and intake to short-term (emergency and transitional) housing to resolve immediate housing crises. In 2018, OHS launched a Coordinated Entry system, known as CEA-BHRS. This system increases efficiency, and ease of access to resources, while standardizing processes and prioritizing resources for those who are in most need of assistance.

Two new youth-focused access points launched in 2018, the Attic Youth Center and Valley Youth House.

OHS outreach teams will continue to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing. Operating our Supportive Housing Clearinghouse, we will continue to facilitate access to permanent support housing, which is an evidence-based housing intervention that combines non-time-limited affordable housing for people with disabilities with wrap-around supportive services. The Riverview Home, a 100-bed facility licensed by the Pennsylvania Department of Human Services, will continue to provide individualized personal care services to adults who require assistance with activities of daily living.

OHS will continue its rapid rehousing focus, providing housing stabilization counseling, rental assistance, security and utility deposits, and/or payments for rent or utility arrearages to enable moves from homelessness into stable housing. With the goal of preventing experiences of homelessness, we will further expand the similar services and resources provided to those at risk.

Homeless Services is supported by the City's housing entities, primarily DHCD and the Philadelphia Housing Authority, and the other members 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).

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

#### **Year 46 Goal:**

- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located, especially in the Kensington/Fairhill area.

Philadelphia coordinates street outreach to individuals experiencing homelessness through the Outreach Coordination Center, through provider Project HOME, and in collaboration with other local nonprofit organizations. DBHIDS funds and oversees Philadelphia's street outreach activities. 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 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, encouraging 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. In collaboration with DBHIDS, the Department of Public Health, and law enforcement, Homeless Services reinvented its approach for increased uniformity in response, increasing effectiveness with engagement, focus on housing placements, and visibility in "hot spots" with large populations of people experiencing homelessness. Homeless Services also increased outreach in the geographic area hardest hit by the opioid crisis.

Outreach has access to a van that accommodates wheelchairs and the City's "language line" translation system.

In Year 42, outreach teams surveyed 159 people living on the street to better assess their housing, drug and mental health treatment and social service needs and wants, and to inform future housing system programs

and services in Philadelphia. In Year 43, they continued to conduct surveys and conversations with people outdoors to better understand their needs and how to help them end their experience of homelessness.

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## Addressing the emergency shelter and transitional housing needs of homeless persons.

### Year 46 Goals:

- Continue to provide emergency housing assistance to meet the needs of people experiencing homelessness, including individuals, families, people and families fleeing domestic violence, and unaccompanied youth.
- Reduce the length of stay in emergency and transitional housing to 150 days.
- Increase the percentage of exits from emergency and transitional housing to permanent housing to 35 percent.

In 2020-21, the City of Philadelphia will provide short-term housing (emergency and transitional) for vulnerable people to resolve an immediate housing crisis. Case management assistance will assist the household with obtaining appropriate permanent housing. The City will utilize funds from the Emergency Solutions Grant, City General Funds, and the state Homeless Assistance Program to support emergency shelter activities.

The State Homeless Assistance Program and Continuum of Care (CoC) Program funds will support transitional housing activities.

The Philadelphia CoC's emergency and transitional housing system is structured to accept all subpopulations of people that are experiencing homelessness, and there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance use disorder, youth ages 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 up to 24 months.

Philadelphia has emergency and transitional housing programs specifically designated for survivors of domestic violence, and emergency and transitional housing programs dedicated to youth experiencing homelessness.

Veterans also have the option to stay in targeted emergency and transitional housing funded through the VA Grant and Per Diem program

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**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, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

**Year 46 Goals:**

- Move 860 households experiencing homelessness into permanent housing.
- Move 400 families to permanent housing with rapid re-housing assistance.

In 2020-21, 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.

Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Our Coordinated Entry and Assessment-Based Housing Referral System will use the Vulnerability Index - Service Prioritization Decision Assistance Tool ("VI-SPDAT") to assess households for their severity of service needs.

Based on the 2019 Housing Inventory, Philadelphia has 4,692 permanent housing beds, with 1,507 dedicated to chronically homeless individuals. This includes both permanent supportive and rapid re-housing beds.

Philadelphia's primary strategies to assist families with children experiencing homelessness move to permanent housing is Rapid Re-housing funded through General Funds, ESG, and the CoC Program. Eligibility for Rapid Re-housing assistance is outlined in the Written Standards for Providing ESG Assistance (see Appendix).

All households receiving rapid re-housing assistance direct 30 percent of income to rent.

Philadelphia effectively ended veteran homelessness on December 17, 2015. 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 2020-21, efforts will focus on keeping veterans housed and supported in their homes once housed and preventing homelessness among at-risk veterans.

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**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 (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

**Year 46 Goal:**

- Prevent 800 very low-income households from experiencing homelessness.

In 2020-21, Philadelphia will continue to work with extremely low-income individuals and families to help them avoid homelessness, including those exiting public institutions, corrections, and systems of care as well as those receiving assistance from public or private agencies. Homeless Services' Emergency Assistance and Response Unit (EARU) prevents eviction through rental or security deposit assistance, funded through the Community Services Block Grant. Homeless Services has also expanded the funding and programming available to provide diversion and prevention services to Philadelphia's households and will use General Funds, ESG, HOME and Housing Trust Fund dollars to remove financial barriers to sustaining housing and prevent shelter entry.

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 2020-21, the Continuum of Care will seek solutions to the problem of discharging medically fragile and ill individuals to shelter from hospital settings, the medical respite will expand from 4 to 20 beds, funded by local hospitals.

In 2020-21, the City of Philadelphia, in conjunction with DBHIDS, will continue its implementation of policies affecting those exiting mental health facilities. Currently, all discharges from the Targeted Case Management Unit (TCM) must seek approval contingent upon documentation of a stable housing plan. For discharges from DBHIDS residential programs, the City requires a written request explaining why supports are no longer necessary and that the person secured alternative living arrangements.

The federal Fostering Connections to Success Act requires that young people exiting the foster care system have a transition plan at least 90 days before they discharge from care—whether that is when they are 18 or older. In Pennsylvania, youth can remain in foster care up until 21 if they meet certain eligibility requirements. In addition, Pennsylvania law allows youth to petition to re-enter care up to age 21 if they exited foster care after their 18th birthday.

The Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 14 years old, at a minimum of six months prior to discharge. Multiple state and local government agencies



and nonprofit organizations collaborate to ensure that people exiting a system of care are not routinely exiting into homelessness.

While many youth make private arrangements to obtain safe and sustainable housing, the City offers several resources for youth to assist them as they transition to adulthood to ensure stability. DHS's Achieving Independence Center is a one-stop shop for youth ages 14-21 currently or formerly in care. The center provides independent living skills programming and services. This includes connection to housing resources including several programs designated for youth who have exited DHS care and are facing housing instability as well as referrals to aftercare case management resources for youth who have exited DHS care.

In addition, 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.

## 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 payments	100
Tenant-based rental assistance	650
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	18
<b>Total</b>	<b>788</b>

# AP-75 Barriers to Affordable Housing

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## Introduction

Sections MA-40 and SP-55 in the *Five-Year Consolidated Plan (2017-21)* include a detailed overview of barriers to affordable housing. Those barriers include:

- Displacement of residents due to economic pressures
- Lack of public investment in specific neighborhoods, including services and amenities
- Deteriorated vacant structures and land
- Location and type of affordable housing
- Inability to access existing housing and other resources
- Location and access to proficient schools
- Lack of income
- Availability of affordable units in a range of sizes
- Lack of communication between government and residents
- Residential foreclosures
- Residential evictions
- Age and condition of housing
- Lack of local private fair housing outreach and enforcement

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**Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Working with a diverse team of stakeholders, the City and PHA identified 52 goals to address barriers to affordable housing and access to opportunity. The *Annual Action Plan (2020-2021)* Goals and Strategies are designed to advance many of the 2016 AFH goals and are outlined in detail in Section AP-20.

## AP-85 Other Actions

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### Introduction

Philadelphia's housing and community economic development needs do not exist in a vacuum. In a city with a 24.5 percent poverty rate, underserved communities, and an 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.

When the City, as part of its Assessment of Fair Housing, identified its goals and priorities, it also identified program partners. Those program partners include other city agencies, regional and state agencies, fair housing advocates, housing developers, service providers, lenders, funders, and investors. Working with these partners, the City will implement strategies to meet underserved needs, foster and maintain affordable housing, and reduce lead-based paint hazards.

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### Actions planned to address obstacles to meeting underserved needs

The challenges facing Philadelphia's underserved residents are in large part educational and economic. To address these needs the City will:

- Support small business creation and growth on neighborhood commercial corridors
- Fund job training and educational support for young high school dropouts
- Increase resident participation in programs such as the Earned Income Tax Credit
- Implement Community Schools and expand access to Pre-K
- Invest in neighborhood amenities such as parks, libraries and recreation centers
- Ensure that language barriers do not prevent residents from accessing programs that increase economic opportunity

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### Actions planned to foster and maintain affordable housing

The City implements a series of programs and strategies to foster and maintain affordable housing. To maintain the existing stock of housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs:

- Basic Systems Repair Program
- Weatherization Assistance Program (pending state funding)
- Heater Hotline

In 2018, the City raised its transfer tax by one-tenth of one percent to support bonds dedicated to the Basic Systems Repair and Weatherization Assistance programs. This \$60 million initiative, entering its final year, will continue to eliminate backlogs of up to five years in these programs.

DHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, 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. Finally, DHCD has long supported housing counseling to prevent foreclosure, prepare potential low- and moderate-income homeowners for homeownership and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens.

DHCD may issue a Rental Housing Preservation Request for Proposals to address existing Low Income Housing Tax Credit units in need of capital improvements.

The City takes actions to foster new affordable rental and homeownership housing opportunities. DHCD issues an RFP annually for new rental and special needs housing. It supports housing counseling, a necessary step in receiving closing cost assistance provided through private foundational funding to help residents to purchase a home. The City leverages private sector investment through density bonuses to create affordable housing in high-opportunity neighborhoods.

To foster affordable housing opportunities for people with disabilities the City supports the Adaptive Modifications Program, which makes existing homes more accessible for its occupants. In addition to annual funding from the Housing Trust Fund, resources from the \$60 million bond program outlined previously will address the backlog in the Adaptive Modifications Program. DHCD's project selection criteria also includes requirements for accessible and visitable units.

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### **Actions planned to develop institutional structure:**

In 2017, the City of Philadelphia reorganized its planning, zoning and housing institutional structure. This was initiated by a change in Philadelphia's City Charter approved by the voters in November 2015. The charter change, effective July 1, 2017, created the Department of Planning and Development (DPD). DPD includes the Division of Housing and Community Development, the Art Commission, the City Planning Commission, the Division of Development Services, and the Historical Commission. It also closely coordinated work with partner agencies the Philadelphia Land Bank, Philadelphia Housing Development Corp. and the Philadelphia Redevelopment Authority. The Mayor also created the Health and Human Services Cabinet to better coordinate anti-poverty, health, and social services efforts. Lastly, city departments addressing housing issues meet on a monthly basis to ensure the City's housing strategies are well coordinated. These changes have been successful in City-wide efforts to increase access to housing and community resources.

To that end, in 2019 the City completed an intensive strategic planning process to create a comprehensive 10-year housing action plan, *Housing for Equity: An Action Plan for Philadelphia*. This process brought

together several plans that had been developed in the City such as the *Assessment of Fair Housing*; the *Philadelphia 2035 Comprehensive Plan* and the *District Plans* created by the City Planning Commission; and the Homelessness Housing Plan. Integrating these plans into one living, actionable, and accountable strategy enables the City to better prioritize activities, allocate resources, and deliver and facilitate enough housing to house all Philadelphians.

In 2019 the Philadelphia Housing Development Corporation (PHDC) and the Philadelphia Redevelopment Authority (PRA) took additional steps to streamline housing-related programs and processes by combining under the PHDC umbrella. Employees of PRA became PHDC employees and the operations of the two agencies takes place under PHDC. PRA will continue to exist to perform specific statutory functions, as will the Philadelphia Land Bank, whose employees were moved to PHDC in 2018.

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### **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 *Annual Action 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 Homeless Services 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, so having these agencies located under 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 Corporation, 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 Corporation.

The City leads the processes that result in these collaborative efforts through ongoing structured processes such as the development of the *Annual Action 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.

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## 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 (PDPH) Lead and Healthy Homes Program (LHHP) provides home visiting, education and lead inspections. In most cases, deteriorating interior lead paint and lead dust is identified as the source of the child's lead exposure.

In CFY 2019, LHHP investigated 221 new cases of children with elevated blood lead levels. Of these children, 69 (31%) live in homes that have been remediated to address lead hazards.

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 helps to reduce children's risk of exposure to lead and asthma triggers in homes by educating residents on how to maintain a healthier home, providing home inspections and in some cases giving families healthy homes supplies. PDPH reached more than 300 families in the Kensington area as part of its Healthy Neighborhoods project. The LHHP received additional funding for a West Philadelphia neighborhood and so far the LHHP has helped 159 families in this neighborhood.

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 now in Spanish.

The City has strengthened a local ordinance by requiring landlords to certify that their properties are lead-safe before renting to tenants regardless of whether there are children at the property. The new law begins in 2020 and will require that landlords renting residences built before March 1978: 1) have the residence inspected and certified as "Lead Free" or "Lead Safe," 2) provide this certificate to tenants for their signature, and 3) provide a copy of this certificate signed by the tenant to PDPH. In addition, owners selling residences are required to notify buyers of potential lead risks. PDPH has significantly increased the number of rental properties that are complying with the Lead Paint Disclosure Law through a combination of education, outreach and enforcement.

In December 2016, Mayor Jim Kenney released a plan to improve the city's efforts to prevent lead poisoning in Philadelphia. This plan, called "Lead-Free Kids: Preventing Lead Poisoning in Philadelphia," describes actions that City agencies are taking or will take to reduce lead poisoning. In addition to releasing "Lead-Free



Kids,” Mayor Kenney announced the formation of a Childhood Lead Poisoning Prevention Advisory Group, which includes city and state elected officials, City agency leaders and external stakeholders. This Advisory Group met several times and released draft recommendations for public comment and then released its final recommendations in June 2017. Among the recommendations realized was that of universal screening. A bill was passed in 2019 which requires providers to conduct blood lead testing of infants at least twice before the children are 30 months old. This mandate covers all of Philadelphia’s children, regardless of insurance status.

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## Actions planned to reduce the number of poverty-level families

According to U.S. Census data, in 2018, more than 380,000 Philadelphians (approximately one in four residents) had incomes below the federal poverty line, which in 2018 was \$25,100 for a family of four. Close to one third of those living below poverty in Philadelphia are children under the age of 18. At 25 percent, Philadelphia’s poverty rate remains the highest among the nation’s ten largest cities. To address the problem of high and persistent poverty, the City of Philadelphia is implementing a multi-pronged approach that will assist families in getting their basic needs met, connecting working age adults to emerging opportunities in the local economy, and preparing children and youth with the knowledge and skills required for a stable financial future. Under the leadership of Mayor Kenney, Philadelphia is undertaking a comprehensive strategy to reduce the number of poverty-level families and individuals. Philadelphia’s cross-departmental approach to address poverty will include participation by the Mayor’s Office of Education, the Division of Housing and Community Development, the Office of Workforce Development, the Office of Community Empowerment and Opportunity, the Office of Transportation, Infrastructure and Sustainability, the Mayor’s Policy Office and other City agencies. A summary of the key actions planned to reduce poverty are provided below.

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### Education

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Philadelphia’s top priority to ensure future prosperity for all Philadelphians is to build a well-funded, quality public school system. In 2018, Philadelphia restored local control to the School District of Philadelphia (SDP) and made substantial investments in the school system by covering more than half of the SDP budget. Additional education-centered initiatives to address poverty include Community Schools and PHL PreK.

- Community Schools is designed to transform public school facilities into community service hubs that can address the needs of the whole family. Seventeen public schools have been designated as Community Schools since the program launch in 2017. In each Community School, a Community School Coordinator supports strategic partnerships and programs that promote wellness, stability, and learning opportunities for students, families, and neighbors.

- The goal of PHLpreK is to increase the number of high-quality pre-kindergarten seats in all parts of the city. In the last fiscal year, 3,300 City-funded pre-K seats were supported through PHLpreK, with 90 percent of all participating pre-K providers rated as high quality (STAR 3 or 4).

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## Inclusive Growth

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In May 2019, the Mayor's Policy Office released *Growing with Equity: Philadelphia's Vision for Inclusive Growth*, a plan to ensure that all residents are better able to participate in and benefit from the local economy, including communities that have been left behind in the past. The inclusive growth strategy is based on three key goals: (1) grow the economy to create family-sustaining jobs for all Philadelphians; (2) prepare Philadelphians for jobs that pay family-sustaining wages; and (3) encourage equitable growth in neighborhoods without displacement.

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## Affordable Housing

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Philadelphia's investment in affordable housing development and in initiatives to improve housing stability provide the foundation for building the kind of safe, healthy living environment needed for families and individuals to successfully begin their journey out of poverty. In fall 2018, the City released *Housing for Equity: An Action Plan for Philadelphia*, which provides a ten-year projection of Philadelphia's housing needs across all market segments and includes strategies to support the preservation of existing affordable housing and the development of new affordable units. Since the release of the plan, the City made an unprecedented investment of \$80 million in the Housing Trust Fund for affordable housing projects.

Philadelphia is also continuing to address the needs of housing insecure renters by supporting the recommendations of the Mayor's Task Force on Eviction Prevention and Response, issued in June 2018. In February 2019, the Police Advisory Commission (PAC) issued a follow up report that focused on the problem of illegal (or "self-help") evictions. The PAC report included recommendations for training and equipping police officers to more effectively identify and respond to illegal evictions, as well as strategies to better document and track suspected instances of self-help evictions. Through the Philadelphia Eviction Prevention Program (PEPP), the City also invests in legal counsel and other supports to keep tenants in their homes. In CFY 2019, 346 tenants facing eviction received full legal representation through PEPP and another 1,200 were guided through the process with the help of court navigators. The eviction prevention work has already led to a 20 percent reduction in evictions since 2018.

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## Benefits Access and Financial Counseling

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Philadelphia's BenePhilly program, operated by Benefits Data Trust with funding support from the Office of Community Empowerment and Opportunity (CEO), helps families to bolster and stabilize their household resources by providing streamlined eligibility screening and application assistance for more than 19 public

benefits programs, including Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP) and Low Income Home Energy Assistance Program (LIHEAP). In CFY 2019, the BenePhilly Centers enrolled 4,632 individuals in public benefits. CEO also partners with Clarifi to operate the Financial Empowerment Centers, which offer free one-on-one financial counseling. Since launching in 2013, the FECs have helped participating families reduce their debt by \$16.9 million and increase savings by \$3 million.

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## Adult Education and Workforce Development:

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Philadelphia's approach to workforce development recognizes that young people and adults need access to not just a job, but rather a family-sustaining career. Connecting career seekers to job opportunities will be carried out across several programs that address the specific needs of different segments of the labor force, including:

- Apprenticeships and other industry driven work-based learning opportunities, for youth and young adult career-seekers.
- City as Model Employer program, which builds pathways to stable, well-paying jobs in City government for unemployed youth and adults. Participating City departments include the Office of Fleet Management, Philadelphia Parks and Recreation, the Streets Department, the Philadelphia Water Department, and the Philadelphia Airport.
- Low barrier employment, including the First Step Staffing model, which is a temporary employment placement agency that specializes in hard to place populations, including people experiencing homelessness and veterans.
- Supported work programs, such as the Center for Employment Opportunities which serves returning citizens, and Power Corps PHL, which assists opportunity youth.

By making poverty alleviation a top priority across City departments, the City of Philadelphia will continue to seek opportunities to coordinate the work of these and other programs that share an underlying goal of extending resources and opportunity to help struggling households gain economic stability and ultimately achieve their longer term financial and career goals.

# 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 (AP-35) and Projects Summary Table (AP-38).

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table (AP-35). The following identifies program income that is available for use that is included in projects to be carried out as of the release of this Plan. Note that CFY 2020 program income will not be known until after the fiscal year ends (June 30th, 2020).

**Table 14: Program Income Available Included in Projects**

Source	Amount
Program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$7,995,000
Proceeds from Section 108 Loan Guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
Surplus funds from urban renewal settlements	\$0
Grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
Income from float-funded activities	\$0
<b>Total Program Income</b>	<b>\$7,995,000</b>
<b>Other CDBG Requirements</b>	
Amount of urgent need activities	\$0
Estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit: A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income.	95%

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## HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

### ■ HOME Investment Partnership Program (HOME)

#### ➤ CHDO set aside

Typically, DHCD's Policy and Programs Unit tracks the expenditure of HOME funds to ensure that a minimum of 15 percent is set aside for qualified Community Housing Development Organizations (CHDO). The reservation of funds is made within 24 months after HUD notifies the City of the execution of the HOME Investment Partnership Agreement, as required by regulation. The City commits funds to specific projects as projects are ready to go to financial closing. The law requires that CHDOs need to have paid employees on staff (part-time is acceptable).

As a result of the COVID-19 pandemic, the CHDO set-aside requirement is reduced to zero percent for the fiscal year 2017, 2018, 2019, and 2020 allocations of State and local PJs. Philadelphia submitted a request to waive the above requirements in April 2020.

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

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

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## Guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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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. The recapture amount will not exceed the net proceeds available to the homebuyer from the sale.

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**Guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**

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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.

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## Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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## Emergency Solutions Grant (ESG)

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### Written standards for providing ESG

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#### ■ Emergency Shelter

Homeless Services has Emergency Housing Standards that all contracted providers must meet. The guiding principles ensure that all people living in emergency housing receive:

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

Emergency housing programs provide:

- Safe, temporary emergency shelter;
- Housing-focused, person-centered, strengths-based case management services;
- Assistance with obtaining housing;
- Referrals to supportive services for special populations; and
- A savings program to enable clients to save income toward housing.

HUD's definition of homelessness determines eligibility for shelter. When possible, centralized intake staff divert households to resources for securing housing options other than shelter placement. In 2019, a Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment was implemented to make appropriate referrals through the City's coordinated entry system.

Intake interviews at facility entry must include review of client rights, assessment information in HMIS, and program expectations. Within 5 to 10 days, case managers must begin collaborative and interactive service planning that includes client input about goals, accounts for client strengths and capabilities, and addresses challenges to obtaining and sustaining housing. Clients must have biweekly case management meetings and regularly scheduled progress reviews by teams including case management,



behavioral health, and emergency housing staff. In turn, case managers must prepare clients for planned termination from the program and complete exit interviews and HUD exit assessments in HMIS. When behavior threatens safety, if necessary, the provider may restrict or end program participation; clients have a right to appeal these decisions. Both electronic (HMIS) and hard copy records are required for all households in emergency housing.

## ■ Rapid Re-housing and Prevention

Sharing the goal of providing resources and services to secure stable, permanent housing and prevent a return to housing crisis, rapid rehousing services focus on people currently in emergency housing programs. This population meets the HUD definition of “literally homeless.” Conversely, prevention services focus on people “at risk” of homelessness. HUD’s definition of “at risk” includes annual household income below 30 percent of area median and a lack of sufficient resources or support networks to prevent literal homelessness.

Staff may provide prevention services to families with children and unaccompanied children and youth who are defined as homeless under federal statutes but not under the ESG definition.

After a household contributes 30 percent of its monthly income to rent, rapid rehousing may provide rental assistance for up to 12 months for the remaining balance. Providers may also cover back rent to six months or offer financial assistance with security deposits, utilities, or moving costs, making all payments to third parties. Households receive assistance with locating, securing, and stabilizing in affordable housing. Staff must track intake and service information in HMIS.

Each household may receive rapid rehousing assistance for up to 24 months over any three-year period. On the other hand, homelessness prevention assistance will only be provided once within a 12-month period.

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## Continuum of Care Coordinated Assessment System

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Philadelphia’s coordinated entry process, locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), is a process that coordinates program participant access, assessment, and referrals to homeless assistance services and housing. The CoC Board approved the CEA-BHRS Policies and Procedures Manual on January 11, 2018, and CEA-BHRS is being implemented to meet all requirements outlined in 24 CFR 576.400(d), 24 CFR 578.7(a)(8), and Notice CPD-17-11. The Office of Homeless Services is responsible for the day-to-day operations and oversight of CEA-BHRS.

There are multiple physical locations where households who are at risk of or are currently experiencing homelessness can present for assistance. Mobile Assessors connect those living in an unsheltered location to CEA-BHRS using the same standardized process as those who access CEA-BHRS through site-based access points. CEA-BHRS utilizes standardized assessment tools and applies a consistent assessment process. Philadelphia uses a phased assessment approach and each phase only includes questions needed to

refer a household at that point. This allows for stabilization in emergency housing or safe haven before a more intensive assessment of housing needs and eligibility is conducted. The Phase I Screening and Triage assessment occurs at Access Points and collects basic demographic information to create an HMIS record, a safety screening, a prevention/diversion screening, and if a household cannot be prevented/diverted, a crisis services intake assessment collects the information necessary to place a household in an emergency shelter. The Phase II assessment occurs once a household is stabilized in a safe haven or emergency shelter and includes the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), a project eligibility screening, and information on housing needs and preferences.

Prioritization factors for transitional housing, rapid re-housing, and permanent supportive housing include the following: severity of service needs (VI-SPDAT score), verified chronic homeless status, length of time homeless, and if the household is currently living in an unsheltered situation. The prioritization order is managed using a Prioritized By-Name-List, which is generated by HMIS during the prioritization process and serves as the basis of the CEA-BHRS referral process. The Office of Homeless Services' Supportive Housing Clearinghouse serves as the CEA-BHRS Centralized Referral Entity and manages the process of referring households to available transitional Housing, rapid re-housing, and permanent supportive housing programs. All projects receiving funding from the CoC Program, ESG Program, or the City of Philadelphia Office of Homeless Services are required to participate in CEA-BHRS and use the CEA-BHRS referral process as the only source from which to fill vacancies. Eligible households are not limited in the number of referrals they can refuse, but receiving programs may only deny a referral made by the Clearinghouse for limited reasons.

HMIS manages all data related to CEA-BHRS and electronic referrals are made through HMIS. This ensures privacy and the protection of all participant information. Quality and effectiveness of CEA-BHRS is then evaluated through feedback from participating projects and households. This feedback is used to make necessary updates to policies and procedures.

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## **Process for Making Sub-Awards and ESG Allocation Available to Private Nonprofit Organizations (Including Community and Faith-Based Organizations)**

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In 2020-2021 DHCD will continue to assign the administration of ESG funds to the City's Office of Homeless Services under a Memorandum of Understanding. Homeless Services in turn awards all of these funds to private nonprofit subrecipient organizations through contracts for the provision of services. To identify ESG funding sub-recipients, Homeless Services periodically issues competitive requests for proposals (RFPs) to nonprofit housing assistance providers.

Although funding allocations are not made on a geographic basis, Homeless Services ensures that residents citywide can access all services. In the case of emergency shelter, Homeless Services manages the centralized access points, where staff assess individuals seeking shelter, assessing, diverting or preventing them from becoming homeless if possible, and, as a last resort, referring them to an emergency shelter bed, space permitting.

With regard to rapid rehousing and prevention activities, subrecipients must serve individuals throughout the city.

## **Outreach to and Consultation with Homeless or Formerly Homeless Individuals in Considering Policies and Funding Decisions Regarding Facilities and Services Funded under ESG**

The Office of Homeless Services meets the homeless participation requirement for this reporting period.

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### **Performance Standards for Evaluating ESG**

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Homeless Services will continue to utilize each of the seven HUD System Performance Measures to evaluate the progress of the Philadelphia Continuum of Care in its efforts to make homelessness rare, brief, and non-recurring. The performance of all projects, regardless of funding source, are included in this analysis.

Homeless Services will continue to consult with stakeholders within the Philadelphia Continuum of Care to establish local performance targets appropriate for specific subpopulations and program types. While implementing HUD's measures and developing its new Strategic Plan, Homeless Services will evaluate how best to set local standards for activities supported with ESG funds and to track provider performance.

In addition to measuring the overall performance of the CoC, Homeless Services will also track progress at the project type and individual project level.

#### **■ Emergency Shelter**

To evaluate Emergency Housing activities funded by ESG, Homeless Services tracks the following performance standards:

- Average length of stay;
- Percentage of persons who exit to permanent housing
- Timeliness of HMIS submissions and quality of HMIS data.

#### **■ Rapid Re-housing**

To evaluate Rapid Re-housing activities funded by ESG, Homeless Services tracks the following performance standards:

- Percent of persons who exit to permanent housing
- Timeliness of HMIS data entry and quality of HMIS data

#### **■ Homelessness Prevention**

To evaluate homelessness prevention activities funded by ESG, Homeless Services tracks the following performance standard:

- Number of new persons entering homelessness
- Extent to which Persons who Exit Homelessness to Permanent Housing Destinations Return to Homelessness.

## HOPWA

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; and for supportive services associated with housing and housing operating costs. The following details HOPWA spending for HUD Program Year 2020.

**Table 15: HOPWA Budget Detail: CDBG Year 46 (FY2021)**

HOPWA Eligibility Category	TBRA/Perm Housing Placement	Perm. Housing Facilities/ Leasing	STRMU Costs	Supportive Services	Sub-Total Program Costs	Admin Costs	FY 21 Contract
Action Wellness*	\$245,650			\$35,350	\$281,000	\$20,200	\$301,200
Action Wellness, The Pathways Program		\$195,000		\$50,250	\$245,250	\$19,215	\$264,465
Catholic Social Services				\$270,000	\$270,000	\$18,000	\$288,000
Congreso de Latinos Unidos	\$753,500			\$26,500	\$780,000	\$57,000	\$837,000
Delaware County	\$557,750			\$57,980	\$615,730	\$35,520	\$651,250
Gaudenzia, Inc.		\$100,000			\$100,000	\$7,000	\$107,000
Mazzoni Center	\$1,427,150			\$80,000	\$1,507,150	\$80,370	\$1,587,520
Tenants Union Representative Network	\$2,907,160			\$154,787	\$3,061,947	\$165,783	\$3,227,730
Public Health Management Corp.			\$65,000		\$65,000	\$4,000	\$69,000
Family Services, Montgomery County	\$118,500			\$17,775	\$136,275	\$10,215	\$146,490
Family Service Association of Bucks County.	\$298,120			\$44,710	\$342,830	\$24,310	\$367,140
Family Services of Chester County	\$218,820			\$32,820	\$251,640	\$18,935	\$270,575
Grantee Administration (Philadelphia + Bensalem)						\$234,489	\$234,489
<b>Total</b>	<b>\$6,526,650</b>	<b>\$295,000</b>	<b>\$65,000</b>	<b>\$770,172</b>	<b>\$7,656,822</b>	<b>\$695,037</b>	<b>\$8,351,859</b>
TBRA = Tenant-Based Rental Assistance STRMU = Short Term Rent, Mortgage and Utility Assistance							

\$268,231 of remaining Year 45/FY 2019 will also be programmed in Year 46.

## Appendix





**Table 16: 2020 Income Eligibility Guidelines**

<b>2020 Income Limits</b>							
Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	\$16,950	\$20,300	\$33,850	\$40,600	\$ 54,150	\$77,850	\$81,150
2	\$19,350	\$23,200	\$38,650	\$46,400	\$ 61,850	\$88,900	\$92,750
3	\$21,750	\$26,100	\$43,500	\$52,200	\$ 69,600	\$100,050	\$104,350
4	\$24,150	\$29,000	\$48,300	\$57,950	\$ 77,300	\$111,100	\$115,950
5	\$26,100	\$31,350	\$52,200	\$62,650	\$ 83,500	\$120,050	\$125,200
6	\$28,050	\$35,160	\$56,050	\$67,250	\$ 89,700	\$128,900	\$134,500
7	\$29,950	\$39,640	\$59,900	\$71,900	\$ 95,900	\$137,750	\$143,750
8	\$31,900	\$44,120	\$63,800	\$76,550	\$ 102,050	\$146,750	\$153,050
For families/households with more than 8 persons, add for each additional person:							
	\$1,950	\$4,480	\$3,850	\$4,650	\$6,200	\$8,850	\$9,250

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 April 1, 2020. 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 1029AA which defines 50 percent of Area Median Income as “low income” and 80 percent as “moderate income.”

<b>Table 17: Poverty Guidelines</b>		
Emergency Heater Hotline and Emergency Repair Hotline (150%) and Weatherization (200%)		
Household Size	150% of Poverty	200% of Poverty
1	\$19,140	\$25,520
2	\$25,860	\$34,480
3	\$32,580	\$43,440
4	\$39,300	\$52,400
5	\$46,020	\$61,360
6	\$52,740	\$70,320
7	\$59,460	\$79,280
8	\$66,180	\$88,240
For families/households with more than 8 persons, add for each additional person:		
	\$6,720	\$8,960

These figures are based on the annual Poverty Guidelines set by the U.S. Department of Health and Human Services, effective January 21, 2020



**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2001</b>				
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.
<b>Subtotal 1,049</b>				
<b>Projects Completed FY ending 6/30/2002</b>				
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

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

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.
Rudolph-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd
<b>Subtotal</b>				<b>658</b>
<b>Projects Completed FY ending 6/30/2003</b>				
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.

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
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.
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.
<b>Subtotal 434</b>				
<b>Projects Completed FY ending 6/30/2004</b>				
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
<b>Subtotal 502</b>				

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

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2005</b>				
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	Presbyterian Homes	R	68	2050 S. 58th St.
Presbyterian Homes	Presbyterian 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.
			<b>Subtotal</b>	<b>686</b>
<b>Projects Completed FY ending 6/30/2006</b>				
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.

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
Iris Nydia Brown Townhouses	WCRP	SN	12	2742 Mascher St.
Respite II	CATCH, Inc.	SN	16	1208 S. 15th St.
			<b>Subtotal</b>	<b>546</b>
<b>Projects Completed FY ending 6/30/2007</b>				
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.
			<b>Subtotal</b>	<b>639</b>
<b>Projects Completed FY ending 6/30/2008</b>				
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 Farnese	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

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

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

<b>Project Name</b>	<b>Developer(s)</b>	<b>Type</b>	<b>Units</b>	<b>Location</b>
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.
<b>Subtotal</b>				<b>616</b>
<b>Projects Completed FY ending 6/30/2009</b>				
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.
<b>Subtotal</b>				<b>541</b>
<b>Projects Completed FY ending 6/30/2010</b>				
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.
<b>Subtotal</b>				<b>494</b>

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2011</b>				
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 subsidyexisting		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.
<b>Subtotal</b>			<b>786</b>	
<b>Projects Completed FY ending 6/30/2012</b>				
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
WPRES II	WPRES	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.
<b>Subtotal</b>			<b>426</b>	

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



**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2013</b>				
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	
<b>Subtotal</b>				<b>224</b>
<b>Projects Completed FY ending 6/30/2014</b>				
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.
<b>Subtotal</b>				<b>926</b>

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
<b>Projects Completed FY ending 6/30/2015</b>				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action, Inc.	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.
			<b>Subtotal</b>	<b>175</b>
<b>Projects Completed FY ending 6/30/2016</b>				
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.
			<b>Subtotal</b>	<b>208</b>
<b>Projects Completed FY ending 6/30/2017</b>				
Blumberg Phase 1	Philadelphia Housing Authority	R	57	2400 Jefferson St.
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.
Orinoka Civic House	New Kensington CDC	R	51	2771-77 Ruth St.
Wynne Senior Residences	Pennrose Development, LLC	R	50	2001-11 N. 54th St.
			<b>Subtotal</b>	<b>301</b>
<b>Projects Completed FY ending 6/30/2018</b>				
The Lofts at 2601	Volunteers of America Delaware Valley, Inc.	SN	56	2601 N. Broad St.
Ruth Williams House	Project HOME	SN	88	2415 N. Broad St.
Anthony Wayne III	Elon Group	R	45	1701 S. 28th St.
APM Preservation	APM	P	80	2008-28/2032-44 N. 6th St.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave,
			<b>Subtotal</b>	<b>321</b>
<b>Projects Completed FY ending 6/30/2019</b>				
Gloria Casarez Residences	Project HOME	SN	30	1315 N. 8th St.
Ann Thomas Presbyterian	Presby Inspired Life	R	75	2000 S. 58th St.
Cantrell Place	Presby Inspired Life	R	61	400 & 500 Blk Cantrell St.
Roberto Clemente Homes	Nueva Esperanza, Inc.	MU	38	3921-3961 N. 5th St.
			<b>Subtotal</b>	<b>204</b>

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

**Table 18: DHCD Affordable Housing Production, July 1, 2000-Present**

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2020				
Center City Affordability Initiative	Mission First Housing Group	SN	29	1237 Belmont Ave.
Henry Ave Senior Campus I	NewCourtland Elder Services	R	49	3232 Henry Ave.
Hogar de Esperanza Phase II	APM	R	20	2203 Germantown Ave.
North Central Neighborhood II	Philadelphia Housing Authority	R	89	Berks to Diamond, Marshall to 9th Streets
North Central Neighborhood III	Philadelphia Housing Authority	R	50	Norris to Diamond, Marvine to 11th Streets
Northeast Affordability Initiative	Mission First Housing Group	R	38	7900 Castor Ave., 6727-37 Bustleton Ave., 1327-37 Crease St., 1647 Dyre St., 419 Chandler St.
Villas del Caribe	HACE	SN	81	161-171 W. Allegheny Ave., 3231-65 N. Hancock St.
Subtotal			356	
Grand Total Projects Completed FY 2001-FY 2020			10,254	
Projects under Construction in FY 2021				
Maguire-Willard	Project HOME	SN	42	1920 E. Orleans St.
Casa Indiana	HACE	R	50	2935-65 N. 2nd St.
Dauphin House	Meze Group Development	R	52	1412-26 W. Dauphin St., 60 N. Carlisle St.
Francis House	Francis House on Fairmount	R	60	46th and Fairmount
GALA-Golden Age Living Accommodations	Conifer Realty	R	50	2022-34 Haines St., 6845-49 Limekiln Pike
Liberty 52: Stephen F. Gold Residences	Liberty Housing Development Corp	SN	24	5208-28 Poplar St., 616-36 N. 52nd St.
Lillia Crippen Townhomes Preservation	WCRP	SN	46	100 W. Oxford St.
Nicole Hines Townhouses	WCRP	R	35	417-45 E. Wister St., 5120 Rufe St.
Norris Homes Phase V	Jonathan Rose Companies	R	133	Various in North Central
Susquehanna Square	Community Ventures	R	37	1601 Diamond St., 2137-61 N. 15th St., 2116-24 N. 16th St.
Total			529	

**Table 19: City FY 2021 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 & Cheltenham Avenues	5600-5700 Chew, 700-800 East Cheltenham
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 & Cheltenham Avenues	5400-6200 Germantown, Maplewood Mall, 100-300 E. Cheltenham, 100-300 W. Cheltenham
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 Loudon
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

**Table 20: Active Interim Construction Assistance Loans**

Fiscal Year Loan made	Project	Remaining Loan Balance
2009-10	Strawberry Mansion Homeownership	\$228,439
2009-10	Sheridan Street	\$26,321

# Selection Criteria for Rental and Special-Needs 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.

DHCD's investment in affordable rental and special needs housing is intended to create strong, sustainable communities with a mix of housing at varied price points that serve households with differing needs. The criteria in this section 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, policy and funding levels. 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 and leveraging investment;
  - Reversing decline by directing resources to strong but threatened blocks and weakening neighborhoods that show signs of decline;
  - Investing in struggling communities and preserving affordability in appreciating markets; and
  - Promoting equity by providing affordable, accessible housing to low-income, elderly and special-needs citizens.
2. No project may apply for more than \$2 million in total subsidies administered by DHCD (CDBG, federal HOME and HTF). Proposals with requests greater than \$2 million from DHCD will not be considered.
3. Project costs must meet at least one of the following guidelines (Cost Containment Policy):
  - 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 elevator-type projects multiplied by the highest percentage for Philadelphia
  - c. Developers who meet the Passive House Requirements for energy efficiency can exceed the Cost Containment Policy by ten percent.

- d. Housing developments where the replacement costs exceed the Cost Containment Policy the developer must utilize a competitive bidding process to procure and select a general contractor. Please be advised, the Philadelphia Housing Development Corporation (PHDC) does not grant waivers for this requirement.

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

	Efficiency	1 Bed	2 Bed	3 Bed	4+ Bed
Non-Elevator/Elevator	\$198,550	\$227,610	\$276,774	\$358,059	\$393,035

*The above maximum mortgage limits are subject to change.*

4. 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 PHDC.
5. 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.
6. All affordable rental housing projects must meet the following Set-Aside Requirements:
  - Ten percent (10%) Physical disability
  - Four percent (4%) Hearing and Vision Disability
  - Ten percent (10%) Homeless and Special Needs. Rental Projects exceeding the 10 percent requirement will be given priority.

All referrals for Homeless and Special Needs units are required to be filled via referrals from the Supportive Housing Clearinghouse. In many cases, individuals referred from the Supportive Housing Clearinghouse will come with a behavioral health service package.

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.

7. 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.newsontap.org](http://www.newsontap.org)) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.



8. 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. Criteria for Special Needs Projects Only**

Special-Needs Developments are targeted towards projects that provide permanent supportive housing for those individuals and families that meet the Department of Housing & Urban Development's (HUD) definition of homeless (see Appendix page 19). Depending on HUD funding constraints, preference may be given to those projects seeking to serve a specific subpopulation – generally this refers to households that meet the HUD definition of chronically homeless. Developers are encouraged to implement a Housing First approach (see Appendix page 20) and provide or arrange for supportive services for all participants necessary to maintain their housing and live independently.

## **C. 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 2016 Underwriting Application Cost Limits (available as of the writing of the Action Plan at [http://www.phfa.org/forms/multifamily\\_application\\_guidelines/application/2016\\_07\\_dvlpmnt\\_cst\\_lmts.pdf](http://www.phfa.org/forms/multifamily_application_guidelines/application/2016_07_dvlpmnt_cst_lmts.pdf)).
5. Rent-up costs incurred should be limited to pre-operational expenses incurred during the 120 day period prior to initial occupancy and shall not exceed \$1,200 per unit, or \$600 per unit for Preservation projects.
6. Construction contingency must be three percent for new-construction projects and five percent for rehabilitation and preservation projects. 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 PHDC.

7. When there is no general contractor, construction management costs may not exceed five 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 PHDC. PHDC will review the request and forward comments to DHCD. DHCD may approve or deny the waiver request.

## **D. Cost Efficiency**

Projects that leverage a larger percentage of private and non-DHCD resources will be given priority 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.

## **E. Developer Profile**

A developer will submit a written summary of completed and current development activity. DHCD/PHDC 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. A developer's past performance with wage and MBE/WBE compliance be heavily weighted.

DHCD/PHDC will 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. Prior to making any funding commitment, DHCD/PHDC 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 submitting a proposal to DHCD. Developers must be tax compliant prior to project closing.

## **F. 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 provide affordable housing in appreciating or strong markets.
3. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. DHCD/PHDC will consider community support in evaluating projects.
4. Projects must be consistent with approved Neighborhood Strategic Plans or Philadelphia City Planning Commission District Plans if applicable.
5. The developer must submit an affirmative marketing plan to PHDC 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.

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## Development Process

Neighborhood-Based Rental activities are administered by the PHDC in accordance with DHCD policy. PHDC reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by PHDC's Housing staff and approval by the PHDC Board of Directors.

1. DHCD will issue Request For Proposals for projects seeking gap financing for affordable rental and special needs projects. Proposals will be reviewed by an interagency group comprised of representatives of DHCD, PHDC, the Commerce Department, the Philadelphia Housing Authority (PHA), the Office of Homeless Services, and the Philadelphia City Planning Commission. Developers selected for funding will receive a funding commitment letter from DHCD. The letter will also remind developers that they must meet all underwriting requirements and secure any additional funding commitments in order to receive financing. The DHCD funding commitment is contingent upon receipt of tax credit financing. Failure to receive tax credit and other required financing will render the DHCD invalid.
2. The developer and development team will meet with PHDC within 60 days from the date that developer secures other financing, if required. In addition, PHDC will request the Philadelphia City Planning Commission to begin the Environmental Review process.
3. During the design development phase of the project, project costs will be reviewed and evaluated by PHDC. 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. PHDC may recommend design, financing and budget changes to ensure the cost-effectiveness of the project.
4. Projects anticipating PHDC Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by PHDC and the developer at the initial development team meeting:

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### A. Required for Board Approval

- 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);
- Tax Credit Subscription Agreement (if applicable);
- Management Plan and Agreement; Tenant Selection Plan and Sample Lease
- List of Project Development Team, including names, addresses, telephone numbers and experience;
- Relocation Plan (if applicable);
- Commitment Letters from financing sources
- 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/PHDC financing;
- Proof of Site Control;
- Photograph of Development Site (front & rear);
- Architect's Agreement (executed and dated);
- General Contractor's Contract (Draft);
- Affirmative Fair Housing Marketing Plan - Multifamily Housing
- Capital needs assessment (for rehabilitation projects of 26 units or more);
- Construction Cost Breakdown (per PHDC 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;
- 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);
- Environmental Review Approval; and
- Submission of Campaign Contribution Discloser Forms

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## **B. Required for Settlement**

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- Resolution Authorizing Transaction.
- Partnership Agreement (if applicable);
- Site survey, Surveyor's Report and Title Report;
- General Contractor's Contract (executed and dated);
- Tax Clearance all members of development team;
- Closing documents for all funding necessary to complete construction of project;

- Building Permits;
- Evidence that the owner and any entity receiving DHCD funds is not debarred or suspended;
- Approved insurance for owner, general contractor, architect and any other development team member required by PHDC; and
- L & I approved plans and specifications

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/CBDO Designation Letter from DHCD

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## Special-Needs Definitions

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### ■ Homeless person

Persons assisted with permanent supportive housing must be homeless and come from:

1. places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
2. an emergency shelter and/or Safe Haven;
3. transitional housing for homeless persons and who originally came from the streets or emergency shelter.

If a person is in one of the three categories above, but most recently spent 90 days or less in a jail or institution, he/she qualifies as coming from one of these three categories.

### ■ Disabled Persons

Either the head of household or a person (could be a child) in the household must be disabled based on the following definition:

1. A disability as defined in Section 223 of the Social Security Act;
2. Having a physical, mental, or emotional impairment that (a) is expected to be of long-continuing and indefinite duration, (b) substantially impedes an individual's ability to live independently, and (c) is of such a nature that such ability could be improved by more suitable housing conditions;
3. A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; or,
4. The disease of acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiological agent for AIDS or
5. A diagnosable substance abuse disorder.

A disability may be physical or mental, including developmental, or an emotional impairment, including impairment solely due to alcohol or drug abuse. Persons living with HIV/AIDS are considered disabled for the purposes of this program.

## ■ Chronically Homeless Individuals/Families – HUD Definition

Chronically homeless means:

1. A “homeless individual with a disability,” as defined in the Act\*, who:
  - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
  - Has been homeless (as described above) continuously for at least 12 months or on at least four separate occasions in the last three years where the combined occasions must total at least 12 months. (Occasions separated by a break of at least seven nights and stays in institution of fewer than 90 days do not constitute a break.)
2. An individual who has been residing in an institutional care facility for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
3. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraphs (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

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\* Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH)

## ■ Housing First

Housing First is a model of housing assistance that is offered without preconditions (such as sobriety or a minimum income threshold) or service participation requirements, and rapid placement and stabilization in permanent housing are primary goals.

## ■ Permanent Supportive Housing

Permanent Supportive Housing for Persons with Disabilities is long-term, community-based housing and has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. In this type of housing, no more than 16 persons may be housed in one structure – or an explanation is required as to how local market conditions necessitate a program of the proposed size, and how “neighborhood integration” can be achieved for the program participants.

## Fair Housing Goals and Priorities

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*VI 1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.*

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The question is addressed in the answer to the next question.

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*VI 2 For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.*

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Subsequent to the publication of the draft Assessment of Fair Housing DHCD and PHA continued to engage stakeholders around fair housing issues in general and the AFH goals and strategies in particular.

Working with technical assistance providers supported by HUD, DHCD and PHA implemented a stakeholder engagement process around the goals and strategies in the draft Assessment of Fair Housing. The goals and strategies were divided into three subject areas:

- Preservation of Existing Housing and Development of New Housing
- Fair Housing – Outreach, Training, Enforcement and Legal Strategies
- Place-Based Strategies and Quality of Life/Access to Opportunities

A wide range of stakeholders was invited to participate in whichever subject area they felt was relevant to their work, including in all three if desired. The TA-provider created a cloud-based mechanism in which stakeholders could add comments and edit text related to the goals and strategies. For each subject area an initial meeting/conference call was held in which participants brainstormed about means to improve the goals and strategies. Subsequently participants uploaded comments and edits to the cloud. DHCD and PHA staff adapted the comments made on the calls and in writing into updated goals and strategies, which were then reviewed in a subsequent conference call for each subject area. In all, a total of six meetings/calls were held to strengthen the goals and strategies section of the plan. This process concluded with a four-hour meeting at which participants worked collaboratively with the City and PHA to identify priorities among the goals and strategies. The following table from 2016 was the work product from this process.



#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
1	Enhance and expand mobility for voucher holders	Implement Small Area Fair Market Rents (SAFMR), including local modifications utilizing Moving to Work (MTW) flexibility <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines impacts of SAFMRs on current and future voucher holders  PHA proposes MTW modifications and enhancements to SAFMR rule to minimize tenant displacement and other negative tenant impacts  PHA incorporates SAFMR info into voucher briefing materials  PHA implements local SAFMRs	1 year	PHA (Lead)
2	Enhance and expand mobility for voucher holders	Expand PHA's Housing Choice Voucher (HCV) Mobility program including strategies that support participants at all stages — pre-moving; moving; post-move support -- to promote access to high opportunity areas in Philadelphia and the region <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines current mobility program; identify areas in need of increased support, including LEP residents and HH with children, and recommend improvements to program  PHA works with partners to secure funding to implement enhancements.  PHA implements enhancements to Voucher Mobility Program incl. marketing program.	1-year  2 year  3-5 years	PHA (Lead) regional Housing Authorities, service providers, funders
3	Enhance and expand mobility for voucher holders	Enhance PHA's Housing Choice Voucher (HCV) Mobility program to promote increased landlord participation that expands access including high opportunity areas in Philadelphia and the region <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility	PHA examines policies & procedures to increase Landlord participation and retention incl. high opportunity areas.  PHA works with partners to secure funding to implement changes to Landlord recruitment.  PHA implements enhanced Landlord marketing & education program	1 year  2-5 years  2-5 years	PHA (Lead) regional Housing Authorities, service providers, funders
4	Preserve existing affordable rental housing	Support preservation of existing subsidized rental units in projects nearing or at 15 -30 years compliance period and projects requiring capital investment to preserve affordable units <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing; Displacement Due to Economic Pressures	City, PHA issues individual and/or joint RFPs for preservation projects — promote leverage of state/local/fed resources  City, PHA analyze and compile list expiring & aging subsidized affordable rental projects.  Preservation RFP issued annually contingent upon available funding.	<1 year  1 year  2-5 years	City (Lead), DHCD, PHA, PHFA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
5	Preserve existing affordable rental housing	Protect long-term affordability in areas with rapidly appreciating values, a high Displacement Risk Rating (DRR) and gentrified areas to ensure all Philadelphians have access to high quality housing and access to opportunities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing; Displacement Due to Economic Pressures	City to partner with entities that have resources to complete more detailed gentrification analysis with connection to eviction rates, housing quality; increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement ie resident education, targeted housing counseling and preservation programs. Address results of analysis through Consolidated and Annual Action Plans	1-2 years  2-5 years	City (Lead), P & D, TRF, Fair Housing stakeholders, DHCD, Housing Counseling Agencies
6	Develop new affordable rental housing	Acquire land in R/E CAPs, high opportunity or rapidly appreciating areas and allocate public funds for affordable housing development through site specific RFP <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	City, Landbank work to streamline process to transfer publicly-held land City, PHA, Landbank, and partners to identify and assemble sites for affordable housing development coordinated with existing neighborhood plans when possible Issue 1-3 site-specific RFPs for affordable housing developments.	1-2 Years 1-2 years 2-5 years	City (Lead), P & D, DHCD, LandBank, PHA
7	Develop new affordable rental housing	Expand affordable rental units transfer of assistance provisions of the Rental Assistance Demonstration program to increase housing opportunities and promote diversity of tenants <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Estimated up to 1,000 new units under long-term RAD project based contracts PHA reports on RAD transactions annually to DHCD and on PHA website	1-5 years 1-5 years	PHA (Lead), DHCD, nonprofit developers, PHFA, equity investors
8	Preserve existing affordable rental housing	Preserve existing public housing units through Rental Assistance Demonstration program <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type of Affordable Housing; Displacement Due to Economic Pressures	PHA ensures compliance with applicable HUD regulations for RAD conversions PHA implements changes as needed to oversight policy to ensure developers are compliant with new RAD fair housing guidelines and long-term affordability	1 year	PHA, (Lead) PHADC, PHFA, equity investors
9	Preserve existing affordable rental housing	Promote healthy living conditions for tenants. <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Age of Housing Stock, Location/Type Affordable Housing;	Partners develop pilot program for landlords to make homes healthy — lead safe and mold free If pilot successful, expand to reach more units Identify and measure specific metrics for Healthy Homes	1 years 2-5 years 2-5 years	City (Lead), Housing stakeholders, DHCD, TRF, L I, Dept. Health, PHA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
10	Develop new affordable rental housing	Leverage available PHA resources to expand number of affordable multi-family rental housing developments to expand access to underserved communities and populations <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Location/Type Affordable Housing; Displacement Due to Economic Pressures	PHA provides Project Based subsidies to support neighborhood revitalization efforts including support for new units to serve underserved populations PHA provides required oversight of project-based waiting lists to promote regulatory and fair housing compliance	1-5 years	PHA (Lead) PHADC, Third Party Development partners
11	Develop new affordable rental housing	Ensure existing City codes (zoning/building) and practices promote development of affordable housing throughout the City. <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement Due to Economic Pressures Location/Type of Affordable Housing	Complete analysis of zoning and building codes and practices to identify any barriers to affordable housing. If barriers identified, recommend/implement changes to remove those barriers	1 - 2 years 2-5 years	City (Lead) P & D
12	Develop new affordable rental housing	Promote new rental units in high opportunity areas through private sector investment <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Needs	Displacement Due to Economic Pressures Location/Type of Affordable Housing	Review zoning code and best practices for further incentives to promote mixed-income and affordable housing ie Inclusionary Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs etc.	1-2 years	City (Lead) P & D, TRF, Federal Reserve
13	Develop new affordable rental housing	Encourage mixed-income/ mixed-use developments in low opportunity & R/ECAP areas <b>Priority: Low-Medium</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Priority points in City/ PHA RFPs for 4% and 9% and mixed-use tax-credit projects – RFPs issued in annually in coordination with PHFA Developers work with City's Developers Services to secure necessary approvals in timely manner	1-5 Years 1-5 years	City (Lead), P & D, DHCD, PHA, developers, Developer Services
14	Develop new affordable rental housing	Promote affordable housing development in high opportunity or rapidly appreciating market areas <b>Priority: Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type Affordable Housing; Displacement Due to Economic Pressures, Vacant land	Work with stakeholders to develop and formalize criteria for high opportunity areas. Utilize tools such as TRF's DRR tool to identify areas of rapidly appreciating markets – Priority points in City/PHA RFP for tax credit projects – RFPs issued annually in coordination with PHFA	1 year 2-5 years	City (Lead), P & D, DHCD, PHA, TRF

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
15	Preserve existing affordable homeownership housing	Create new funding opportunities to expand affordable homeowner preservation programs and include to cover improvements to make homes healthy <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Age of Housing Stock, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	Stakeholders to assist in identifying other home improvement programs to add to DHCD resource guide Complete feasibility of loan program for HH — to include funding to make homes healthy and to reach HH up to 115% AMI Implement loan program and set goals and performance metrics for number of homes treated and other outcomes Minimum of 1,200 HH served under Basic Systems Repair Program (BSRP) annually and other home improvement programs to keep residents in their homes and in accordance with all Fair Housing and Civil Rights laws and regulation.	1 year 1 year 1-5 years 1-5 years	City (Lead) DHCD, PHDC, Fair Housing Stakeholders, CBOs, financial institutions, Dept. of Public Health
16	Preserve existing affordable homeownership housing	Provide Foreclosure Prevention Counseling and outreach activities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lending Disparities, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	1,200 Homes saved annually from mortgage foreclosure, Reverse Mortgage and Tax Foreclosure	1-5 years	City (Lead), DHCD, Housing Counseling Agencies, Nonprofit legal services agencies, PCA, NACs
17	Expand affordable homeownership housing	Provide Settlement Assistance Grants, Pre- purchase counseling and tangled-title legal services <b>Priority: Medium-</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lending Disparities, Lack of Income, Displacement Due to Economic Pressures Location/Type Affordable Housing	Provide homeownership housing counseling / financial assistance programs. Approximately 2,000 residents counseled annually.	1-5 years	City (Lead), DHCD, Housing Counseling Agencies, Non-profit legal services agencies,
18	Expand affordable homeownership housing	Implementation of PHA Public Housing Homeownership programs <b>Priority: Low-</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type of Affordable Housing	Public housing tenants to purchase their own homes (estimate of 25 units)	1-5 years	PHA (Lead), City, Housing Counseling Agencies, Mortgage Lenders

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
19	Expand affordable homeownership housing	Enhance PHA HCV Homeownership program with housing search assistance including in high opportunity areas <b>Priority: Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Location/Type of Affordable Housing	PHA works with partners to identify additional funding to support housing search assistance HCV voucher holders utilize housing search assistance to locate homeownership units	1-5 years	PHA (Lead) City, Housing Counseling Agencies, Mortgage Lenders
20	Expand accessible and affordable housing for persons with disabilities	Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Provide adaptations for rental and homeowner housing units—100 HH annually	1-5 years	City (Lead), PHDC
21	Expand accessible and affordable housing for persons with disabilities	DHCD to continue 10% requirement for accessible unit and visitable units for City- supported projects -- exceeds HUD requirements <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Increase the number of accessible housing units created	1-5 years	City, (Lead), DHCD, housing developers
22	Expand accessible and affordable housing for persons with disabilities	Ensure Homeless Services accessible for all persons with disabilities <b>Priority: Medium-Low</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Improve access to Apple Tree, the intake site for families and single women by repairing and re-paving the street to the entrance. Ensure new access points into the homeless system comply with the ADA; the Fair Housing Act; and Section 504 of the Rehabilitation Act of 1973. Continue to utilize the assistance of the Deaf Hearing Communications Centre and Language Line for interpretation services.	1-2 years 1-5 years 1-5 years	City (Lead), Office of Homeless Services, Fair Housing Stakeholders
23	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to move homeless into stable permanent housing <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Increase the number of Permanent Supportive Housing Units through a range of projects and programs such as: 1) PHA's participation in the City's Blueprint program - 500 housing opportunities provided each year. 2) City's Rapid Re-Housing program -- 700 placements each year, including veterans.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHHS, Homeless Services, Fair Housing Stakeholders, VA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
24	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to promote stable permanent housing for survivors of domestic violence, stalking, and sexual assault <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Enforce compliance with City's Domestic violence ordinance PHA complies with HUD VAWA rules Secure funding to support development of units for individuals experiencing domestic violence Establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities Establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Fair Housing Stakeholders, CBOs, non-profit legal partners
25	Expand permanent housing for homeless and specials needs individuals	Expand housing programs for families at risk of child welfare involvement due to homelessness, unaffordable or unsafe housing or ready for reunification <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable and Housing Options Age and Condition of Affordable Housing; Disproportionate Housing Needs Displacement due to economic pressures	Secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; & 3) housing for families ready for reunification	1-3 years	City (Lead), DHS, Homeless Services, DBHIDS, PHA, Fair Housing Stakeholders, housing providers
26	Expand permanent housing for homeless and specials needs individuals	Prevent homelessness for youth exiting the child welfare and juvenile justice systems. <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Work with partners to strengthen transition planning Identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing; Pilot a Coordinated Entry and Assessment Based Housing Referral System using Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter, Strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Homeless Services, Child Welfare and Juvenile justice system

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
27	Ensure open access to all housing resources and programs	Fully implement Language Access Plans (LAP) and practices for Limited English Proficiency (LEP) individuals and ASL users <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and Other Services	City and PHA work with partners and stakeholders as needed to update and implement LAP, limited literacy materials, documents/outreach accessible to LEP residents. Work with LEP, housing network, other stakeholders to complete annual training for staff on LAP requirements PHA assesses options for strengthening fair housing compliance through additional training and testing City and PHA provide annual LAP performance compliance reports Increase opportunities for face-to-face engagement with LEP persons	1-5 years	City and PHA (Leads), DHCD, community partners, Office of Immigration Affairs (OIA),
28	Ensure open access to all housing resources and programs	DHCD and PHA assist their service providers as needed to develop model LEP and ASL policy and procedures <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and other Services	DHCD and PHA work with AFHH stakeholder and housing counseling and LEP providers to create model LEP policy and procedures for partners. Utilize Office of Immigrant Affairs to assist in this effort	1-5 years	City and PHA (Leads), DHCD, service providers, OIA, Fair Housing Stakeholders
29	Ensure open access to all housing resources and programs	PHA reviews and enhances admissions and wait list policies as needed to support fair housing compliance <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA reviews best practices and options for admissions and wait list administration to promote diversity consistent with applicable fair housing statutes and regulations, consulting as needed with local partners. PHA implements wait list policy modifications if identified in review, subject to PHA Board approval.	1 year 2-5 years	PHA (Lead), PHA residents, service providers, CLS, Fair Housing Stakeholders
30	Ensure open access to all housing resources and programs	PHA reviews and enhances policies as needed as relates to admission of those with criminal records and formerly incarcerated citizens <b>Priority: High</b>	Segregation R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA periodically reviews and updates policies as needed to comply with HUD regulations on criminal records screening. PHA continues implementation of Second Chance Pilot initiative to provide housing opportunities to formerly incarcerated citizens in partnership with federal and state court systems.	1-5 years	PHA (Lead), City, PHA residents, CLS, Fair Housing Stakeholders, PhillyRise
31	Expand fair housing outreach, education and enforcement activities	Support Tenant Rights Workshops to educate low- income renters about Fair Housing rights. <b>Priority: High</b>	Segregation, Disproportionate Housing Needs, R/ECAP	Public and Private Discrimination	Tenant rights providers/housing counseling agencies, including LEP counselors/CBOs, conduct monthly educational workshops serving 1,200 tenants annually	1-5 years	City (Lead), PCHR, TURN, CLS, LEP CBO, Tenant rights orgs, housing counseling agencies, Fair Housing Rights Center (FHRC)



#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
32	Expand fair housing outreach, education and enforcement activities	Support increased representation for low-income tenants in landlord-tenant court — current representation is less than ten percent. <b>Priority: High</b>	Segregation Disproportionate Housing Needs; R/ECAP	Public and Private Discrimination Displacement due to economic pressure	City, PHA, stakeholders/partners collaborate to identify resources/strategies to support tenant representation in tenant/landlord disputes. More tenants are represented in court	1-2 years  2-5 years	City (Lead), PCHR, FHRC, TURN, CLS, LEP, CBO partners and other tenant rights/legal aid groups.
33	Expand fair housing outreach, education and enforcement activities	Support outreach and housing counseling to help residents avoid predatory loans and to counsel clients with credit-repair; budgeting <b>Priority: High</b>	Segregation, Disproportionate Housing Needs; R/ECAP,	Lending Disparities	Counseling agencies to provide Anti Predatory, pre-purchase and financial literacy housing counseling — 2,000 individuals counseled annually	1-5 years	City (Lead), Housing counseling agencies, NACs, LEP and CBO partners, Fair Housing Stakeholder Network
34	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities to increase housing options and access to opportunities for the protected classes <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Lending Disparities, Lack communication between public agencies and residents	City and PHA to coordinate with fair housing agencies to conduct fair housing trainings to city agency and PHA staff and trainings for PHA and City sub-recipients. New employees and refresher trainings as needed	1 year  2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center
35	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities for Landlords to reduce unlawful evictions and promote open access to affordable housing <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs;	Public and Private Discrimination	City and PHA to work with non-profit legal aid providers, fair housing organizations, LEP, CBO partners to design workshops for Landlords to promote compliance w/ all Fair Housing laws and HUD guidance including criminal background checks Identify funding for workshop content and marketing campaign to reach Landlords including LEP. Update content as needed. Conduct 1-2 educational workshops a year contingent upon funding	1 year  1 year  2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center, City, CLS, TURN, PA Law Center, LEP CBO partners, Police Dept.
36	Expand fair housing outreach, education and enforcement activities	Support increased code enforcement of violations related to housing quality and health/safety issues <b>Priority: Medium-High</b>	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	P & D to work with L & I on coordinated/targeted code enforcement efforts and policies to promote increased housing quality. Code enforcement process contains clear and explicit steps to achieve compliance.	1-2 years  2-5 years	City (Lead), P&D, L&I, Dept. of Health, tenant rights/legal aid groups, CBOs, LEP, Fair Housing Stakeholder Network

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
37	Expand fair housing outreach, education and enforcement activities	PHA and City to establish Fair Housing Stakeholder group in partnership with local/ regional Fair Housing agencies, Advocacy groups, Housing Authorities, and Municipalities to ensure coordinated approach <b>Priority: Medium-High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility,	Create Fair Housing Stakeholder Group Stakeholders meet in coordination with the (E)quality meetings to assess Fair Housing policy and progress with AFH goals/strategies— minimum twice annually	< 1 year 1-5 years	PCHR (Lead), DHCD, FHRC, PHA, Fair Housing groups, DVRPC, regional housing authorities, City agencies
38	Expand fair housing outreach, education and enforcement activities	Explore best practices and policies to promote long-term affordability options <b>Priority: Low-Medium</b>	Segregation, Disproportionate Housing Needs, R/ECAP	Private Discrimination Lack of Affordable Housing options	City reviews best practices for long-term affordability options such as tenant's right of first refusal and extended compliance periods. Explore feasibility for implementation in Philadelphia Implement feasible measures	1 year  2-3 years 3-5 years	City (Lead), DHCD, PHA, Fair Housing Stakeholder network, Fair Housing Stakeholder Network
39	Expand fair housing outreach, education and enforcement activities	Identify new funding opportunities to support Fair Housing education and testing to ensure compliance with federal, state and local fair housing laws <b>Priority: Low-Medium</b>	Segregation, Disproportionate Housing Needs, R/ECAP	Lack of Resources	Work with Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status	1-2 years	City (Lead), PCHR, FHRC
40	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Continue to support existing Placed-based strategies — Sharswood & Norris Choice, Promise Zone <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities	Norris — complete 257 new housing units and 1-2 commercial/retail projects and 4-5 neighborhood improvement projects. Sharswood housing units; PHA HQ; supermarket— PHA to submit Choice Implementation grant application to HUD	1-5 years  1-2 years	City/PHA (Leads), DHCD, HUD, PHFA, third party developers, PHS, Commerce, nonprofits, banks, foundations
41	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Create new Place-based Community Investment Strategy to leverage a range of public/private investments to strengthen communities and increase access to opportunities <b>Priority: High</b>	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities Displacement due to Economic Pressures.	P & D will map and analyze investments, fixed assets, opportunities and needs in neighborhoods across the City. P & D will categorize areas based on strength/need and will create an investment plan to leverage current and proposed investments across a range of neighborhoods. P & D will work with partners to implement coordinated investment strategy for a range of neighborhoods.	1 year  2-5 years	DHCD, PHA, HUD, PHFA, Private sector & nonprofit partners, MDO including Community Services partners, SDP, Commerce, PHS, Mayor's Office of Education, SDP, PCPC, Land Bank, OIA

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
42	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Promote Place-based Strategy to leverage public/private investments including housing in immigrant communities to increase access to housing and other opportunities <b>Priority: Medium-High</b>	Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities Displacement due to Economic Pressures	Identify immigrant communities in need of affordable housing and other opportunities. Work with partners to implement coordinated housing and other investment strategy.	1 year 2-5 years	City (Lead), DHCD, PHA, HUD, PHFA, private sector partners, Commerce, non-profits, banks, foundations, OIA, Land Bank
43	Expand educational attainment, economic development and self-sufficiency efforts	Encourage comprehensive connections between programs and services to alleviate poverty among low-income households — such as Earned Income Tax Credit (EITC), by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	Providers will convey information and offer direction to connect residents to benefits beyond the ones they are currently accessing, using LEP-targeted materials as appropriate — 1,500 residents will receive counseling to secure EITC.	1-5 years	City (Lead), Service providers, CEO, DHCD, PHA, MOIA, housing counseling agencies, DHS
44	Expand educational attainment, economic development and self-sufficiency efforts	Promote technical assistance and training to small businesses to create and retain jobs — coordinate and align with other investments such as housing and commercial corridor activities to promote increased access to opportunity <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	TA provided to 800 Small businesses and 250 jobs are created or retained annually	1-5 years	City (Lead), Commerce, DHCD, PIDC, TA providers, LEP and CDBD groups, Fair Housing Stakeholders
45	Expand educational attainment, economic development and self-sufficiency efforts	Return vacant and blighted properties back into productive use. <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	Coordinate and align with goals and strategies of Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments	1-5 years	City (Lead) DHCD, LandBank, CBO partners
46	Expand educational attainment, economic development and self-sufficiency efforts	Support coordination of services and educational supports through the City's Communities in Schools <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Community Schools Initiative in and around high poverty areas in Philadelphia. Nine initial sites selected and total of 16 additional sites over the next 3 years	<1 year —3 years	City (Lead), SDP, Mayor's Office of Education

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
47	Expand educational attainment, economic development and self-sufficiency efforts	Ensure a Philadelphia youth ages 3 to 4 enter kindergarten ready to learn <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Pre-K Initiative creating 2,000 new pre-K slots in year 1 with minimum of 1,000 additional sites over 3 years	< 1 year —3 years	City (Lead) Mayors Office of Education, Service Providers
48	Expand educational attainment, economic development and self-sufficiency efforts	Ensure youth 16-24 graduate high school and/or are job ready <b>Priority: High</b>	Disparities in Access to Opportunities	Lack of Access to opportunities	Young adults participate in job training program such as YouthBuild and PowerCorpPHL serve year	1-5 years	City (Lead), YouthBuild, CEO, PowerCorpPHL
49	Expand educational attainment, economic development and self-sufficiency efforts	Promote increased access public transportation access for disabled and LEP residents <b>Priority: Medium-High</b>	Disparities in Access to Opportunities	Lack of Access to opportunities Lack of Income	Mayors Commission on Persons with Disabilities (MCPWD) meet with SEPTA to assess progress to improve access for LEP and disabled individuals Explore potential for SEPTA to provide reduced fares for low-income residents	1-5 years 1-2 years	Mayors Commission on Persons with Disabilities (MCPWD) (Lead), Fair Housing Stakeholders, SEPTA, Fair Housing Advocates
50	Expand educational attainment, economic development and self-sufficiency efforts	Implement economic self-sufficiency and jobs skills workshops to assist PHA-residents to obtain and retain jobs <b>Priority: Medium-High</b>	Disparities in Access to Opportunities	Lack of access to opportunities	Residents served annually through PHA Community Partners and economic self-sufficiency programs (estimate 100 annually) Coordinate and leverage with existing non-profit, community based programs, including LEP programs	1-5 years 1-5 years	PHA (Lead), PHA residents, community partners. LEP partners
51	Expand educational attainment, economic development and self-sufficiency efforts	Promote immigrant hubs to address language barrier for LEP access to opportunities in high opportunities areas. <b>Priority: Low-Medium</b>	Disparities in access to opportunities	Lack of Access to Opportunities	City, PHA and AFFH stakeholder network to work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities	1-5 years	City (Lead), DHCD, PHA, LEP, CDBD, MOIA, housing counseling, NACs and other public agencies
52	Expand educational attainment, economic development and self-sufficiency efforts	Promote improved health outcomes <b>Priority: Low-Medium</b>	Disparities in Access to Opportunities	Lack of access to opportunities	AFFH Stakeholders to convene range of health organizations/networks such as COACH to create strategy for improved access to range of health services Coordinate sustainable and greening programs in areas with low air quality	1-2 years 1-2 years	Fair Housing Stakeholders (Lead), City, non-profit/for-profit health provider network PWD, MDO, Clean Air Council, PHS

## AFH Stakeholders

DHCD expanded its consultation process as it developed its Assessment of Fair Housing. In addition to obtaining resident input through a survey, multiple community focus groups, public housing resident roundtables and public hearings, DHCD and the Philadelphia Housing Authority convened a group of stakeholders representing local and regional organizations (see list below). These organizations included for-profit and nonprofit developers, fair housing and legal services providers, community-based organizations, foundations, lenders, health care and other service providers, educational institutions, advocacy groups, research organizations and a range of government agencies.

**Table 21: AFH Participating Stakeholders**

Stakeholders
Action Wellness
Building Industry Association (BIA)
Ceiba
Community Empowerment and Opportunity
Community Legal Services
Department of Behavioral Health (DBH)
Department of Community and Economic Development (DCED)
ECAD
Elon Development Co.
Fair Housing Rights Center in Southeastern Pennsylvania
Federal Reserve Bank Philadelphia
Habitat for Humanity Philadelphia
HACE
Housing Equality Center of PA
Hunting Park NAC
Impact Services
Innova
JEVS
Korean Community Development Services Center
Liberty Resources
LISC
Lutheran Settlement House
Mayor's Commission on People with Disabilities
Michaels Development Company
Office of Homeless Services
Office of Immigrant Affairs
People's Emergency Center (PEC)

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Pennrose Properties, LLC
Pew Charitable Trust
Philadelphia Chinatown Development Corp.
Philadelphia Commission on Human Relations
Philadelphia Corporation for Aging (PCA)
Philadelphia Housing Authority (PHA)
Philadelphia VIP
PNC Bank
Project HOME
Public Citizens for Children and Youth (PCCY)
Public Interest Law Center
Rebuilding Together Philadelphia
SeniorLAW Center
SEPTA
Temple University
The Reinvestment Fund
TURN
Women's Community Revitalization Project (WCRP)

# Written Standards for Providing ESG Assistance

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## Emergency Shelter

Homeless Services 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. Homeless Services is currently in the process of revising these standards, but the guiding principles will remain ensuring 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 Office of Homeless Services and its contracted emergency housing agencies provide the following services to facilitate self-sufficiency and independence:

- Safe, temporary emergency shelter;
- Housing-focused, person-centered, strengths-based case management services;
- Assistance with obtaining housing;
- Referrals to supportive services for special populations such as children, clients with disabilities, clients with behavioral health needs, veterans, etc.; and
- A savings program to enable clients to save income toward housing.

Homeless Services intake provides a 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 are diverted to other suitable resources, either within Homeless Services or within the community, for the purpose of exploring housing options other than shelter placement. A Homeless Services 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. Households must meet HUD's definition of homelessness for placement into emergency housing. By 2018, intake staff a Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment will enable appropriate referrals through the City's coordinated entry system (details above).

Emergency housing staff must conduct an intake interview with all clients at entry to the facility or within 24 hours after the referral of the client to the facility. The intake interview must be conducted in a private area and must include a review of Client Rights and a review and update of client entry assessment information in HMIS. Clients admitted during the weekend must receive an intake interview the next business day.

Emergency housing staff must provide all clients with an orientation to the program that includes a review of emergency housing participation requirements and expectations.

A case manager must initiate contact with clients within 3 to 5 days after referral to the assigned facility and/or assignment of the case and must conduct an initial interview with the client within 5 to 10 days of initial contact. This interview includes an initial assessment of the client's needs, to obtain information regarding the client and the client's situation. It also includes beginning to develop a service plan with the client that takes into account client strengths and capabilities. Service planning aims to address any challenges which impair/inhibit the client from obtaining and sustaining housing. The service planning process must be collaborative, interactive, and must include input from the client regarding goals.

The case manager must meet face to face with each assigned client on a biweekly basis to monitor the client's achievement of goals established in the service plan, making adjustments, additions, or deletions when necessary.

All providers are to establish a schedule for Client Progress Reviews (CPR). The CPR review team participants should include the client, case management staff, behavioral health staff, Department of Human Services staff, if appropriate, and emergency housing staff.

When a client plans to move on from emergency shelter, the case manager engages in a planned termination process to review with the client progress toward meeting housing goals and other service plan goals, to discuss the new responsibilities and challenges that accompany a new housing arrangement, and to assist the client with obtaining any resources needed to support the new housing arrangement. The case manager must conduct an exit interview and complete a HUD exit assessment in HMIS when the client exits the program.

There may be instances during the course of service provision, in which a client demonstrates behavior that threatens the safety of the client or others in the facility and that may present the need to restrict or terminate program participation. These prohibited behaviors include:

- Physical violence or threats of violence towards other clients or staff.
- Terroristic threats towards other clients or staff.
- Possession of a weapon.
- Destruction of property.
- Possession, sale, use, or distribution of drugs and alcohol.
- Persistent verbal abuse.
- Refusing reasonable mandatory searches conducted by staff and/or security.
- Illegal activity on site (Examples: Theft, rape, stealing).

The client has right to appeal the provider's decision to restrict/terminate them from services due to inappropriate/prohibited 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.



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## Rapid Re-housing and Prevention

Rapid rehousing services target families and individuals who are currently residents of emergency housing programs. Prevention services target families and individuals at risk of homelessness. The goal of both is to allow households to secure stable 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.

Households may receive short- or medium-term rental assistance for up to 12 months 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. All intake and service information must be tracked in HMIS.

Each household is limited to a maximum of 24 total months of rapid rehousing assistance over the course of any three-year period. If arrearage assistance is provided, the number of months should be included in the total months of assistance, not to exceed 24 months. Homelessness prevention assistance will only be provided once within a twelve-month period.

➤ **Eligible Rapid Re-housing Participants/Heads of Households:**

1. Must be 18 years of age or older. or provide documentation of legal emancipation.
2. Referred from Emergency Housing, households meet the HUD definition of "literally homeless."

➤ **Eligible Prevention Participants under ESG regulations:**

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area;

AND

- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition;

AND

- (iii) Meets ONE of the following conditions:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance;
- (B) Is living in the home of another because of economic hardship;

- (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals;
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room;
- (F) Is exiting a publicly funded institution or system of care;
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in this *Consolidated Plan*.

OR

An unaccompanied child or youth who does not qualify as homeless under the ESG homeless definition, but qualifies as homeless under another Federal statute.

OR

A child or youth who does not qualify as homeless under the ESG homeless definition but who qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

➤ **ESG Funds for Rapid Re-Housing and Prevention 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) for the same month would be considered one month of assistance.
2. Rental assistance covers the portion of the rent remaining after the household contributes 30 percent of its monthly income.
3. All payments must be made to third parties, such as landlords or utility companies.
4. All packages of assistance must be approved by a Provider Agency supervisor or program manager.
5. ESG funds cannot be used for the following activities:
  - a. Mortgage assistance
  - b. Food
  - c. Transportation
  - d. Furniture
  - e. Other consumer debt

# Citizen Participation Plan

## Citizen Comment on Citizen Participation Plan

This City Fiscal Year 2020 (Program Year 2019) Citizen Participation Plan was amended (see below) in response to COVID-19 and was made available for public comment. This Citizen Participation Plan will be incorporated into the *City Fiscal Year 2021 (Program Year 2020) Annual Action 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 *Annual Action 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* and *Annual Action Plan*, substantial amendments to the *Consolidated Plan* and *Annual Action 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, the *Consolidated Plan* and the *Annual Action 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,

the *Consolidated Plan* and the *Annual Action 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, strategy to Affirmatively Further Fair Housing (AFFH), *Consolidated Plan* and *Annual Action 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 press releases, blog posts and social media posts, as well as encouraging citizens to sign up for a mailing list that as of April 2020 had approximately 2,000 persons on it. In addition, public hearings are held as described below and a *Proposed Consolidated Plan* and/or *Proposed Annual Action Plan* is published in order to elicit public input and comment. Those hearings and those Plans are publicized through ads in a newspaper of general circulation, e-mails to the mailing list, the DHCD website and social media.

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## Language Access Needs

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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 assessed the language needs of non-English-speaking residents in Philadelphia, developed its Language Access Plan, and has identified and is implementing reasonable steps to provide language assistance, including translation of notices and other vital documents, to ensure meaningful access and participation.

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## 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.

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.

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## 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.

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### Guidelines for Revising an Accepted AFH

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

- a material change<sup>1</sup> occurs;
- upon written notification from HUD specifying a material change that requires the revision.

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.

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<sup>1</sup> 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.

Whenever a revision to an accepted AFH is proposed, the City will follow the notice and comment process applicable to *Annual Action Plan* substantial amendments.

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.

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## Development of *Consolidated Plan* and *Annual Action Plan*

DHCD follows a public engagement process that provides the public with multiple opportunities to review and comment during the development of the *Consolidated Plan* and *Annual Action Plan* prior to submission to HUD.

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### Needs Assessment

Prior to developing its *Consolidated Plan* or *Annual Action Plan* DHCD holds a hearing to solicit comment on the previous year's performance and the housing and community development needs in Philadelphia. This hearing will be advertised in a newspaper of general circulation and publicized on DHCD's website, via an email to DHCD's electronic mailing list and through social media. The ad in the newspaper will note the availability of the *Consolidated Annual Performance and Evaluation Report*, or *CAPER*, which outlines the previous year's performance.

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### Proposed *Consolidated Plan* or *Annual Action Plan*

DHCD makes available every five years a *Proposed Consolidated Plan* and each year a *Proposed Annual Action Plan* for review and comment by residents, public agencies and other interested parties. The *Annual Action 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 prior to a public hearing (see below) on the DHCD website and in other locations (see below).

The contents of the *Proposed Consolidated Plan* and/or *Proposed Annual Action Plan* are briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies are made available to citizens on the DHCD website. In addition to the newspaper ad, the availability of the *Proposed Consolidated Plan* and/or *Proposed Annual Action 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 five calendar days for *Annual Action Plan 2020-2021* and not less than 30 days for subsequent *Annual Action Plans* following the publication of the

*Proposed Plan(s)*. During this period Philadelphia City Council holds a public hearing to obtain citizen input into the *Consolidated Planning* process and as part of the process to pass the ordinance – to which the *Consolidated Plan* or *Annual Action Plan* is an attachment – authorizing the City to apply to HUD for CDBG, HOME and other funding.

Public notice is provided consistent with City Council’s own rules regarding public notice for public hearings. Comments offered during the comment period and at this hearing are incorporated into the *Final Consolidated Plan* and/or *Final Annual Action Plan*.

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### ***Final Consolidated Plan or Final Annual Action Plan***

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Prior to preparing a *Final Consolidated Plan* or *Final Annual Action 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* or *Final Annual Action Plan*.

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## **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 *Annual Action 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.

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### ***Annual Action Plan Substantial Amendment Guidelines***

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In compliance with federal<sup>1</sup> requirements, the criteria for a substantial amendment to the *Annual Action Plan* are when:

- the City decides not to carry out an activity originally described in the *Annual Action Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Annual Action 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.

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<sup>1</sup> 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.



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

Whenever an amendment to the *Annual Action Plan* or the Citizen Participation Plan is proposed, 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, guidance as to where it may be reviewed, and a means of submitting written comments. A minimum of five calendar days will be provided for the public to comment in writing for an amendment to *Annual Action Plans* 2019-2020 and 2020-2021 and a minimum of 30 calendar days for subsequent *Annual Action Plans*. 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.

Local regulations additionally require that the CDBG Plan (now part of the *Annual Action Plan*) must be amended when a revenue line item is proposed to change by at least 10% and at least \$500,00 based on new revenues or revenues either falling short of or exceeding projections for that fiscal year. In this situation, the City will follow the notification and comment process outlined above.

City Council will schedule a public hearing to allow for citizen participation. Notice of public hearings held by City Council will be in accordance with Council's public notice requirements. If the City is unable to hold open public hearings in person, the City will be allowed to hold virtual public hearings at which the public will be able to comment.

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.

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## **Cancellation of a Proposed Amendment**

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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.

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## ***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 draft *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 draft *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*.

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## **Public Hearings**

DHCD and/or City Council holds at least two public hearings a year\*, 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 *Proposed Consolidated Plan* or *Proposed Annual Action 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 in City Council after the publishing of the *Proposed Consolidated Plan* or *Proposed Annual Action Plan* and the submission of the *Plan(s)* to City Council. This hearing is held as part of City Council's 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.

Each hearing is 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 its public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

DHCD and City Council hearings may be held in a virtual format. Instructions as to how the public may comment will be provided.

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

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## Access to Local Meetings

DHCD will provide at least two weeks' notice of DHCD-sponsored public hearings and public meetings that are part of the Consolidated Planning process. Notice of hearings held by City Council will be in accordance with Council's public notice requirements. At least one of any series of hearings or meetings will be held at a location that is accessible to physically disabled persons.

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## 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 *Annual Action Plan* and DHCD's use of assistance under the programs. Copies of the *Consolidated Plan* and *Annual Action 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/dhcd](http://www.phila.gov/dhcd). Copies of revisions to the AFH and *Annual Action 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.

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## 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, the *Consolidated Plan* and the *Annual Action Plan* and to the use of assistance under the programs covered by the Plan for the preceding five years.

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## 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 *Annual Action Plan*. In addition, DHCD funds citizen participation in income-eligible areas of the City through the NACs and similar community-based nonprofit organizations.

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## Citizen Complaints

DHCD considers all resident complaints on the *Consolidated Plan*, *Annual Action 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.