



Preliminary Consolidated Plan



FFY 2022-2026 (CFY 2023-2027)
Annual Action Plan 2022-2023



Table of Contents

Executive Summary

ES-05 Executive Summary	1
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Process

PR-05 Lead and Responsible Agencies	13
PR-10 Consultation	14
PR-15 Citizen Participation	40

Needs Analysis

NA-05: Overview	41
NA-10: Housing Needs Assessment	43
NA-15: Disproportionately Greater Need: Housing Problems	60
NA-20: Disproportionately Greater Need: Severe Housing Problems	65
NA-25: Disproportionately Greater Need: Housing Cost Burdens	70
NA-30: Disproportionately Greater Need: Discussion	72
NA-35: Public Housing	76
NA-40: Homeless Needs Assessment	79
NA-45: Non-Homeless Special Needs Assessment	83
NA-50: Non-Housing Community Development Needs	89

Housing Market Analysis

MA-05: Overview	93
MA-10: Number of Housing Units	95
MA-15: Housing Analysis: Cost of Housing	103
MA-20: Condition of Housing	110
MA-25: Public and Assisted Housing	118
MA-30: Homeless Facilities	121
MA-35: Special Needs Facilities and Services	126
MA-40: Barriers to Affordable Housing	131
MA-45: Non-Housing Community Development Assets	135
MA-50: Needs and Market Analysis Discussion	147
MA-60: Broadband Needs of Housing Occupied by Low- and Moderate-Income Households	161
MA-65: Hazard Mitigation	164

Annual Action Plan

AP-15 Expected Resources	167
AP-20 Annual Goals and Objectives	179
AP-35 Projects	180
AP-38 Projects Summary	183
AP-50 Geographic Distribution	216

AP-55 Affordable Housing	241
AP-60 Public Housing	242
AP-65 Homeless and Other Special Needs Activities	248
AP-70 HOPWA Goals	254
AP-75 Barriers to Affordable Housing	255
AP-85 Other Actions	256
AP-90 Program Specific Requirements	264

Appendix

Income Guidelines.....	1
Housing Production.....	2
Targeted Neighborhood Commercial Areas (TNCAs)	13
Selection Criteria for Rental and Special-Needs Projects.....	14
Written Standards for Providing ESG Assistance	23
Citizen Participation Plan	28

ES-05 Executive Summary

Introduction

The 2022-2026 Consolidated Plan and the 2022-2023 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 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 Consolidated Plan includes:

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

The first three elements are prepared every five years. The *Annual Action Plan* outlines how the City intends to spend the federal funds it is requesting for that fiscal year. The City also includes other federal, state and local resources in its Annual Action Plan – 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 Consolidated Plan and Annual Action Plan outlines the expenditure of approximately \$223 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 *Annual Action Plan* identifies four strategic objectives:

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

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

When the City last prepared a complete Consolidated Plan in 2017, Philadelphia was experiencing population growth driven largely by immigration and an acceleration in the development of housing across the city. While significant challenges persisted, such as a high poverty rate, low educational attainment, and insufficient quality, affordable, and accessible housing, the trajectory of growth and potential for strategic investments were promising for Philadelphia's future.

Five years later, Philadelphia not only grapples with these persistent challenges, but is also working toward recovery from the COVID-19 pandemic. The pandemic has had far-reaching effects on the lives of Philadelphians, not only in terms of physical health and wellbeing, but also in the economic, housing, educational, social, and public safety realms of day-to-day life and future outlook. The pandemic amplified existing inequities which continue to grow, and ongoing recovery efforts will need to address challenges rooted more deeply than the crisis itself.

Philadelphia's steady population growth since 2006 leveled off in the years since the last Consolidated Plan was prepared, with current 5-year estimates remaining below 1.6 million. The foreign-born population has grown to over 225,000, or 14% of the total, adding to Philadelphia's diversity, vitality, and economy.

Despite modest population growth and uncertainties caused by the pandemic, growth in the housing market continued to accelerate over the past five years. Nearly 64,000 building permits were issued in 2019, the largest number in the past six years and almost 5,000 more than the second highest count in 2018, indicating a boom in construction activity. With 53% of housing units owner-occupied, Philadelphia remains a majority homeownership city.

At the same time significant problems remain.

Philadelphia's poverty rate remains the highest among the country's 10 largest cities. With a poverty rate of over 23 percent, 350,000 Philadelphians – including 32 percent of children – live below the federal poverty level.

Key indicators such as educational attainment and participation in the labor force remain low in Philadelphia compared to the national average, although both have improved since the last *Consolidated Plan* was released. Approximately 46 percent of Philadelphians over 25 years old – approximately 500,000 adults – have no more than a high school diploma. Nearly 15 percent did not complete high school. The labor force participation rate in Philadelphia has neared the national average but remains low at 61%. Access to good schools and job opportunities are a challenge for Philadelphians: the Assessment of Fair Housing (AFH) found that Black and Hispanic residents lack access to high-paying and conveniently-located jobs as well as good quality schools when compared to white residents.

Many Philadelphians – both renters and homeowners – face housing problems. With an aging housing stock and rising costs, it is difficult for residents to find quality, affordable housing in a neighborhood where they want to live. As reported in the AFH, nearly 40 percent of Philadelphia households were cost burdened, with just over one-in-five households spending over 50 percent of their income on housing. Meanwhile,

survey results showed that two-thirds of respondents have experienced at least one housing issue related to stability or quality.

In general, housing problems are experienced disproportionately. The AFH found that rates of cost burden were nearly twice as high in predominantly Black and predominantly Hispanic communities than in predominantly White communities. People with limited English proficiency, including the growing immigrant and refugee population, face discrimination and barriers to accessing services, housing and jobs. In addition, there are far more people with disabilities than there are accessible units, and households with a disabled member were more likely to report housing cost challenges than their peers in the AFH survey.

In short, many Philadelphia neighborhoods lack not only quality affordable housing but also access to opportunities.

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

Implementing strategies and programs to achieve these goals requires actions from multiple city, regional and state agencies; fair housing advocates; for-profit and nonprofit developers; service providers; lenders, funders and investors; and residents.

The Consolidated Plan also reflects the City's 2018 "Housing for Equity" action plan ("Housing for Equity: An Action Plan for Philadelphia"). The "Housing for Equity" plan addresses homelessness and eviction; production and preservation; and 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.

The Consolidated Plan and Annual Action Plan identify seven core goals.

Create affordable homeowner and rental housing opportunities

Approximately 141,100 (49.9%) renter and 87,1590 (27.3%) homeowner Philadelphia households 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 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.

Preserve affordable homeowner and rental housing

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 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

All Low Income Housing Tax Credit (LIHTC)-financed rental developments currently have a 40-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 have reached or are nearing their previously assigned 30-year limit. 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.

Reduce homelessness and expand special needs housing opportunities

The January 2021 Point-In-Time count identified 3,602 homeless persons in shelters and 700 unsheltered homeless persons. The street homeless population grew from 2015 to 2018 with an 18 percent average increase over the three years. Since then, the population rate has decreased with a 10 percent decline in 2019, a 2 percent decline in 2020, and a 27 percent decline in 2021. The annual increases through 2018, mainly fueled by the opioid epidemic, have waned due to the creation of several emergency shelter projects dedicated to those experiencing opioid-driven homelessness. In 2021, the sharp decrease in the number of unsheltered was largely driven by the City's response to the global COVID-19 pandemic, which included mobilized additional housing resources for people experiencing homelessness throughout the city and extending shelter beds for winter to year-round access.

More than 260,700 Philadelphians aged 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 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.

Foster open access to all housing and community resources and programs

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.

Address economic, education and income needs of people and communities

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.

Strengthen community assets and manage vacant land

There are approximately 28,500 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 13,000 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.

Promote fair housing and access to opportunities

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

HUD objectives and outcomes identified in the *Plan*

The City's seven core goals identified in the *Consolidated Plan* and *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
- Sustainability of Economic Opportunity

Evaluation of past performance

In CDBG Years 43 through 47, the City substantially met or exceeded many annual goals and objectives. The preparation of the Consolidated Plan serves as an opportunity for the City to update goals and objectives based on a new needs assessment and market analysis as well as an evaluation of past performance. 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.

Summary of Citizen Participation Process and Consultation Process

The development of the City's *Consolidated 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 *Consolidated Plan*.

DHCD prepares a Proposed Consolidated Plan and submits that Plan to City Council for consideration. Council holds a hearing on the Proposed Consolidated 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 30 calendar days for the Consolidated Plan following the publication of the Proposed Plan(s). Comments offered during the comment period and at this hearing are incorporated into the Final Consolidated 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.

The preparation of this year's plan contains an additional opportunity for the public to participate. A Preliminary Plan is being released in advance of the Proposed Plan and is being made available for public comment.

Summary of Public Comments

DHCD receives public comments at two stages during the development of the *Consolidated Plan* and *Annual Action Plan*.

Virtual CAPER and Needs Assessment Hearing on Tuesday: March 22, 2022

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:

- Government at the federal, state, and local level institute and enforce antiracist housing, zoning, and mortgage lending policies, while prioritizing the housing needs of Black and other People of Color who are suffering because of past government racist policies.
- The Plan should make Racial Equity its major goal and embed it in its requirements and practices.
- All stakeholders in housing initiatives should understand and commit to antiracist action
- The design of all housing initiatives should include antiracist principles in how they select communities, and hire, manage and train staff for the initiatives.
- The Plan should focus its efforts on developing and equipping community-based housing development organizations that are led by Black and other People of Color. Priority should be given to growing and supporting these grass-roots efforts through funding and technical assistance, as well as providing them opportunities to partner with more experienced developers of low-, moderate- and mixed-income projects.
- The Plan should require the shifting of power, the taking of risks, and the building of trust. Inequitable outcomes invariably flow from inherently inequitable power imbalances. Shifting power means offering more authority over goal setting and decision-making to those affected by an issue, including hiring community members as staff, and paying them as participants. Traditional actors with power and control over resources—funders, business leaders, government officials—can take greater risks in their commitments by investing in communities with less capacity and allowing those communities to set goals, act, make mistakes, and change direction based on lessons learned.
- The Plan should bridge communities, initiatives, and sectors. Place-based initiatives can advance Racial Equity and amplify their outcomes by intentionally building connections with other communities and initiatives doing similar work. Pulling together representatives from all parts of a system—including public, private, and nonprofit stakeholders—can ensure that everyone involved in producing racially inequitable outcomes is made accountable for changing them.

- The Plan should stay the course and commit for the long haul. A long investment horizon, and an even longer timeline for measuring outcomes, fosters trust with the community, enables a focus on structural changes instead of short-term gains, and allows for adaptation and learning. With a long-term outlook, initiatives can attend to all conditions necessary for systemic change, which promotes more durable results.
- The combination of DHCD resources and the social services expertise of community-based organizations is an effective partnership in resolving the realities of foreclosure, mortgage delinquency, and rental eviction that often extend beyond finances.
- Without the support of DHCD and CDBG funding, organizations would be unable to continue to work toward tangible outcomes of loan modifications, reinstatements, repayment plans, and forbearances.
- There is a continuing need for housing counseling services for older adults and their families.
- Prioritize affordable senior housing.
- Continue to support housing counseling agencies that have the capacity and willingness to provide home visits for one-on-one counseling with homebound older adults and/or disabled individuals.
- Continue support of free tax preparation programs as gateway to asset building. Connect free tax preparation with asset building programs.
- Continue to support the work of Latino nonprofits.
- Increase investments in housing counseling
- The Consolidated Plan should discuss positive impacts of the Child Tax Credit, which is one of the biggest programs to alleviate poverty in the United States.
- Focus on enhancing capacity to serve limited English proficiency populations.
- Support the Office of Immigrant Affairs in reaching limited English proficient residents.
- Expand services for Latino homeless population, who are underserved in homeless services because of language access, and support the Latino task force within the Office of Homeless Services.
- Expand services for the unauthorized immigrant community, which is growing in Philadelphia and is an engine of economic growth, including as homebuyers.
- Address gentrification and related issues such as new poor quality housing, uncompleted developments, potholes, and lack of affordable housing.
- Expand Section 8 housing and produce one bedroom apartments for \$750.
- Support families in need of housing and first-time home buyers in finding quality built homes.
- Continue to offer programs like Philly First Home, the Eviction Diversion Program, and the Mortgage Diversion Program, which all require the engagement of a housing counselor.
- Continue to invest in Neighborhood Preservation Initiatives, The Philly First Home Grant, the Basic Systems Repair Program and other services.

- Provide additional funding to support housing counselors, who are experiencing elevated levels of stress and are at risk of burnout, during this unprecedented level of need.
- Increase funding for housing counseling agencies by \$2 million beyond the current allocation that DHCD receives from HUD under the CDBG program for the FY23 budget and beyond.
- DHCD, the Administration, and City Council should discuss capacity concerns and allocate additional resources to housing counseling agencies during major housing crises.
- Continue offering affordable and accessible housing through the Philadelphia Housing Authority.
- The Philadelphia Housing Authority should work more quickly to address repairs, heating and hot water issues.
- PHA should also prioritize customer service.
- Decrease wait times for affordable housing approval.
- Management companies should treat residents with respect.
- DHCD should prioritize housing development that is permanently affordable.
- City Council should pass legislation that will prioritize City owned vacant land for permanent affordability and community control.
- Continue to support the work of the Save Your Home Philly Hotline and take. Given the important role that the Save Your Home Philly Hotline plays in Philadelphia’s foreclosure and eviction prevention systems, DHCD should take the success of these programs into consideration in planning for next year.
- There is a need to focus on deep affordability and long-term affordability in housing.
- Continue to prioritize long-term affordability and continue to work to ensure that investment of public resources will benefit individuals and communities for generations to come.
- Prioritize housing development that’s permanent affordable and accessible.
- Support and pass legislation to prioritize City-owned vacant land for permanent affordability and community control.
- Address gentrification and make financing and assistance more available for low-income families.
- Create housing so that seniors can live in their own homes.
- Consider the availability of public transportation and amenities like grocery stores in conjunction with affordable housing.
- Invest in affordable housing in Chinatown.
- Address language barriers to finding affordable housing by providing translation and interpretation services.
- Provide more affordable homeownership opportunities for low-income immigrants.
- Provide adequate resources for community organizations to help more residents.

- Expand access to hearings and other activities by releasing announcements in multiple languages and offering interpretation services.

Virtual CAPER and Needs Assessment Hearing Participants: March 22, 2022

- John Elliot Churchville, President & CEO – Northwest CLT Corporation
- Renéé Cunningham, MSS, Executive Director – Center in the Park
- Will Gonzalez, Esq., Executive Director – CEIBA
- Alicia Dorsey, Family Community Advocate – PA Voter Court Watch
- Kenneth Bigos, Executive Director – Affordable Housing Centers of Pennsylvania
- Dana Mason, North Philadelphia resident, member – Philadelphia Coalition for Affordable Communities
- Jane Nylund, Supervising Attorney, SaveYourHomePhilly Hotline – Philadelphia Legal Assistance (PLA)
- Nora Lichtash – Women’s Community Revitalization Project
- Rodney Whitmore – Disabled in Action and Philadelphia Coalition for Affordable Communities
- Claudia Sherrod, President – Point Breeze Community Network
- Shirley Young, President – Hing Wah Yuen Homeowners’ Association
- Qinghong Liao

Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them

To be added

Summary

To be added

PR-05 Lead and Responsible Agencies

Agency/entity responsible for preparing the *Consolidated Plan* and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the *Consolidated Plan* and those responsible for administration of each grant program and funding source.

Table 1: Responsible Agencies

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

■ *Consolidated Plan* Public Contact Information

City of Philadelphia
 Division of Housing and Community Development
 Communications Department
 1234 Market St., 17th Floor, Philadelphia, PA 19107
 Phone number: 215-686-9749

PR-10 Consultation

Introduction

DHCD's consultation process is not simply in the context of preparing a Consolidated Plan and 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 updated its Assessment of Fair Housing (AFH). A citywide resident survey focusing on housing and neighborhood issues was administered. Additionally, a series of discussions were held with community partners to collect feedback on fair housing priorities.

Activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

DHCD consults with Continuum of Care and other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These organizations are asked to provide data on current and projected housing needs, inventory, services, and plans to provide housing and services in the future. The areas in which these organizations work include housing services, social services, fair housing services, health services, homeless services, agencies that discharge persons, business and civic leaders, lead-based paint, adjacent government, state (non-housing), metropolitan planning agencies, HOPWA and public housing. Because the City of Philadelphia and the County of Philadelphia are coterminous all City agencies also serve a county-wide function.

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

The City of Philadelphia's 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

organizations providing homeless services, legal assistance, housing, and physical and behavioral health services, as well as government entities, that comprise the Continuum of Care (CoC). OHS provides staff support to the CoC governing body, committees, and working groups. OHS is the CoC HMIS lead and serves as the Collaborative Applicant for CoC Program funds. As such, it is responsible for ensuring the CoC fulfills all the duties set forth in 24 CFR Part 578 and the Homeless Management Information System (HMIS) requirements as prescribed by the U.S. Department of Housing and Urban Development.

Participation in the Philadelphia CoC is open to all stakeholders interested in its mission of making homelessness rare, brief, and nonrecurring, including nonprofit homeless assistance providers, victim service providers, faith-based organizations, government agencies, businesses, advocates, public housing agencies, the 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 are elected by the community through a community election process and appointed by government agencies that service the homeless population. The board includes representatives with lived experiences of homelessness, as well as youths and members of underserved populations.

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

OHS launched its 5-year strategic plan for Philadelphia's homeless assistance system in 2018. It is called the Roadmap to Homes (RTH). The goal of the RTH 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, is guided by the Housing First approach, and is driven by both qualitative and quantitative data, including significant community input. It centers racial equity and equal access in policy and programmatic decisions. OHS is in the fourth year of implementing the plan.

Following the creation of the RTH Board, six committees were established to accomplish the action steps identified. In 2020, a sixth committee, the Racial Equity Commission, was created. Four of the committees—the Service Provider Commission, the Young Adult Leadership Commission, the Racial Equity Committee, and the Lived Experience Commission—help provide a forum for the community to provide feedback and recommendations for system improvement. The other committees, the HUD Alignment Committee and CEA-BHRS Evaluation Committee, ensure that the homeless assistance system adheres to the performance

standards and regulations and determine funding based on the strategic plan, HUD Alignment priorities informed by HUD, and the local community, which are approved by the CoC Board.

In early 2020, the Office of Homeless Services brought together public and private sector stakeholders to identify shared goals and actions for a plan to address the needs of individuals in Philadelphia who are experiencing homelessness during the COVID-19 Pandemic. This team developed the processes taken “on the ground” to prepare for, prevent, and respond to the COVID-19 pandemic. Teams focused on chronically homeless individuals and families, along with unaccompanied youth, have continued to meet regularly to advance the work of improving coordination and collaboration and better serving the needs of those target populations.

Homeless services advance racial equity. They are essential for achieving our vision of being a City “where all residents are safe, healthy, and have all basic needs met.” Homelessness is overwhelmingly experienced by people who are Black or African American: 43% of the City’s people are Black while 78% of those who experience homelessness are.

Homelessness cannot be separated from deep and abiding racial inequity the roots of which lie in America’s history of racist laws and policies: enslavement, displacement, government sanctioned stealing of Black-owned property, Jim Crow, redlining, housing discrimination and urban renewal that destroyed Black neighborhoods and stole Black wealth combined with an 80% reduction in federal investments in publicly supported housing.

Homeless services interrupt and reverse historic inequities. They are definitionally – and deliberately – antiracist. People who are housed have the basic necessary foundation for health, education, wealth, employment, family, and community.

Providing safe, stable housing is the core function of OHS. OHS services improve outcomes.

- 86% of those who get long-term housing are people of color
- 42% reduction in family homelessness over the past 3 years
- 19% reduction in chronic homelessness over the past 3 years

To address the significant unmet need for affordable homes in Philadelphia, the Office of Homeless Services facilitated the creation the Landlord Cohort comprised of 12 City Offices, Departments, and Agencies that have aligned to build a centralized landlord network. The goal of this Cohort is to ultimately create a “One Stop Shop” to support property owners in becoming lessors to those relying on publicly supported rent with the greatest impact centering around the small to moderate size landlords, and property of color. The goal is to engage current and first-time landlords to increase the number in the private market willing, and able, to partner with the City to rent to Philadelphians with low-incomes through our various programs. The creation of this centralized approach toward landlord engagement and education, will help landlords navigate multiple City departments, which can be overwhelming for small landlords. These landlords can be a valuable resource in creating new housing opportunities for our most at-risk populations. Aside from

OHS, the Cohort Members are: Philly311, Office of Community Empowerment and Opportunity, DHCD, Department of Behavioral Health and Intellectual Disability Services (DBHIDS), Department of Human Services (DHS), Managing Director's Office (MDO), Licenses and Inspections (L&I), Commerce, Reentry Partnerships, Philadelphia Housing Authority (PHA), and School District of Philadelphia. The Office of Diversity, Equity and Inclusion is consulting to ensure all of our landlord business dealings are presented to the City public in a fair, equitable, and inclusive way.

OHS will continue to refine and enhance our "Move On" strategies for people who have stabilized. HUD defines a "Move On" strategy as how participants who no longer require intensive services move from supportive housing to less intensive and service rich affordable options.

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 striving to make homelessness rare, brief, and non-recurring in our great city.

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 Memorandum of Understanding, DHCD assigns the administration of ESG funds to Homeless Services, which is already responsible for ensuring that the Philadelphia CoC fulfills the duties of a continuum of care as set forth in 24 CFR Part 578 and HUD requirements for HMIS, and also serves as the Collaborative Applicant for CoC funding. As a result, ESG and CoC resources and activities are intrinsically coordinated, as Homeless Services uses PIT data, HMIS, and unmet need estimates to direct resources and services to homelessness response in Philadelphia. Homeless Services monitors performance of ESG subrecipients through expectations defined in contract scopes of services.

Homeless Services prepares an annual plan to expend ESG funds in accordance with the Office's larger strategy. Making homelessness rare, brief, and non-recurring requires not only programs for short-term and supportive housing, but also a focus on emergency assistance and response, housing retention, homeless prevention, and rapid rehousing to provide cost-effective support, outreach, and assistance with avoiding extended experiences of homelessness. For this reason, in the *Consolidated Plan 2022-2026*, the ESG spending plan includes monies for homelessness prevention in addition to funding the operations of emergency shelters, for both singles and for families with children, and rapid rehousing activities. With the allocations for prevention and rapid rehousing, Homeless Services will contract with service providers to offer housing stability case management, short-term and medium-term rental assistance, security and utility deposits, and/or payments for utility arrearages to enable moves into stable housing, for extremely low-income households at risk of homelessness or experiencing homelessness, respectively.

The Office of Homeless Services ESG subrecipients are represented on the Service Providers Commission and the annual ESG spending plan is presented to the Continuum of Care Board to ensure agreement with and support for the proposed funding priorities. The CoC Board then votes on approving the plan. This year, the CoC will also be actively involved in developing a new Homeless Services strategic plan with clear, measurable metrics reflecting systems change agenda to drive performance, of programs with all sources of funding, toward making homelessness rare, brief, and nonrecurring. Right now, performance standards are based on ensuring that households move out of homelessness quickly and permanently.

The CoC Board annually reviews and approves the HMIS Governance Charter and HMIS Data Quality, Security, and Privacy Plans. The Charter designates the Office of Homeless Services as the CoC's HMIS Lead Agency. Meaning it is responsible for conducting oversight of the HMIS, creating policies and procedures for its operation, ensuring consistent participation, executing a written Participation Agreement with each participating agency, monitoring and enforcing compliance with all requirements, and acting to maintain input of high-quality data.

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

Table 2: Agencies, Groups, Organizations Who Participated

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Agency types not consulted and rationale for not consulting

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

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

Table 3: Other Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Philadelphia - Office of 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>Consolidated Plan</i> and <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 will inform the <i>Consolidated Plan</i> and <i>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 others issues related to Housing For Persons Living With AIDS (HOPWA).
Housing for Equity: An Action Plan for Philadelphia	City of Philadelphia, Department of Planning and Development	The <i>Annual Action Plan</i> addresses homelessness and eviction, production and preservation, affordable, workforce and market-rate housing.

Describe operation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the *Consolidated Plan*

The City of Philadelphia will distribute the Preliminary Consolidated Plan 2022-26 to neighboring municipalities and counties, as well as the region's Metropolitan Planning Organization and the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED). In doing so it invites comment on content of the Plan.

The City also works with the surrounding counties on the allocation of HOPWA funds. The City is the grantee for the metropolitan region that includes Delaware and Philadelphia counties. It also works with the Commonwealth of Pennsylvania's Department of Health to manage contracts that provide state-administered HOPWA funding to Bucks, Chester and Montgomery counties.

PR-15: Citizen Participation

Summary of citizen participation process and efforts made to broaden citizen participation

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

On March 7, 2022, DHCD advertised that it would hold a Needs Assessment Hearing on March 22, 2022, to solicit comments on housing and community development needs in preparation of the budget for the next fiscal year and on past performance included in the Consolidated Annual Performance and Evaluation Report (CAPER). DHCD also advertised that it would accept comments through March 24, 2022.

For both the CAPER and the *Preliminary Consolidated Plan*, in addition to the ad published in a newspaper of general circulation noting their availability, an e-mail noting their availability is sent to the DHCD electronic mailing list, it is publicized through social media, it is placed on DHCD's website and in selected public libraries, and a reasonable number of copies are available for free at DHCD. The electronic mailing list includes low- and moderate-income persons; residents of slum and blighted areas; minorities and organizations that represent minorities; organizations that represent non-English speaking persons; organizations representing persons with disabilities; public housing residents; and local and regional institutions, including the Continuum of Care, businesses, developers, nonprofit organizations, philanthropic organizations; and community-based and faith-based organizations.

The input provided at these hearings, as well as those in past years, has been incorporated into DHCD's goals, as evidenced by the number of participants whose testimony included acknowledgement of DHCD support.

Housing and Homeless Needs Assessment

NA-05: Overview

Please be advised that the information contained in the Needs Assessment is in draft form and is being released for public comment in an effort to solicit feedback on the data available. The analysis within the Needs Assessment will inform the development of the Strategic Plan section of the *Proposed Consolidated Plan*.

Needs assessment overview

The City's housing and community development needs were identified through a comprehensive analysis of the HUD-provided Comprehensive Housing Affordability Strategy (CHAS) data from 2013 to 2017 and 2014 to 2018; extensive public engagement; and research currently in draft form from the pending release of the 2022 *Assessment of Fair Housing (AFH)*, the 2019 Philadelphia Land Bank Strategic Plan, and the Philadelphia City Planning Commission's District Plans.

In short, Philadelphia has an affordable housing crisis.

Philadelphians – and especially communities of color – continue to struggle with both housing affordability and housing quality. Nearly 40 percent of Philadelphia households are cost burdened, spending over 30 percent of their income on housing costs. Census tracts with high concentrations of Black or Hispanic households had a higher proportion of cost-burdened households than census tracts with high concentrations of white households. Sixty percent of AFH survey respondents had experienced difficulty paying for at least one type of housing cost, with Black and Hispanic respondents most likely to struggle with rent and utilities, and Asian/Pacific Islander respondents most likely to struggle with mortgage payments. In addition, of those respondents who had looked to move in the past five years, 74.1 percent identified affordability as limiting their housing options.

Cost burden (spending more than 30 percent of household income on housing) and severe cost burdened (spending more than 50 percent of household income on housing) are the most prevalent housing problems. An overwhelming number of low-income households earning less than 50 percent of AMI are cost burdened as illustrated below:

- 243,000 households (41 percent of all households) earn less than 50 percent of Area Median Income (AMI). That represents \$36,150 for a three-person household.
- 27,950 renter households at 50 percent of AMI are cost burdened and 21,635 homeowners are cost burdened.

- An alarming number of renters at 50 percent of AMI -- 76,285 – are severely cost burdened, while 36,240 homeowners at 50 percent of AMI are severely cost burdened.

The 2016 AFH also revealed that a disproportionate percentage of Hispanic (31 percent), Black (24 percent) and Asian (21 percent) households are severely cost burdened.

At the same time, far too many neighborhoods lack the public facilities -- libraries, schools, health centers, parks, and fire and police stations – to provide vitally needed services to improve the health, education, safety and well-being of Philadelphia’s 1.58 million residents.

The City’s aging housing stock and 40,000 vacant properties threaten neighborhood stability. Although Philadelphia’s transit system provides access to job centers, low educational attainment rates contribute to a labor force participation rate well below the national average. Philadelphians with Limited English Proficiency (LEP) are challenged to access housing, services and jobs.

NA-10: Housing Needs Assessment

Summary of Housing Needs

Philadelphia is home to 1.6 million people and 601,337 households citywide (Table 5). According to the Census (Table 4). Since 2010, the city's population has increased by 5.1%; however, the number of households increased by less than one percent (0.3%). According to a 2021 Pew report, slow growth in household formation is indicative of slow population growth, increases in multigenerational living, growing racial or ethnic groups that are less likely to live in separate households (specifically, Asian and Hispanic households), and the decline in the number of individuals living alone. Pew also notes that rising housing costs is a factor that limits individuals' and families' ability to form their own households. Additionally, we see that median household income, though it continues to trend upward, is still very low (\$45,927), given rising costs of rental and homeownership housing.

Philadelphia is a racially and ethnically diverse city. Non-White (alone) and Hispanic populations account for 63.7 percent and 14.5% of the total population, respectively (Table 5). The number of residents identifying as two or more races, "some other race", Hispanic, or Asian increased substantially from 2010 to 2020. The largest change was observed in the multi-racial population; there was an increase of 67,830, or 156.5%, from 2010 to 2020. "Some other race", Hispanic, and Asian populations gained roughly 40,000 people over the same period, while Black and White populations lost around 30,000 to 40,000 people, respectively.

Approximately 62 percent of all Philadelphia households are low/moderate-income, earning less than 80 percent of AMI, according to CHAS data (Table 6). Seniors age 75 years and older and households with children 6 years old or younger are disproportionately low/moderate-income. Seventy eight percent of senior households and 71 percent of households with young children earn below 80 percent AMI. Small family households, however, account for the largest number of households with incomes below 80 percent of AMI. Additionally, 44 percent of households (260,300) earn less than 50 percent of AMI.

Of the various housing problems – lack of complete plumbing or kitchen facilities, overcrowding, housing cost burden, and zero/negative income – housing cost burden is far and away the most common issue households face (Table 7). Lower income households and renter households experience housing problems at higher rates relative to moderate income and owner households (Table 7). In addition to being disproportionately impacted by housing problems in general, renter households tend to have lower incomes and face higher housing costs than owners. As a result, renters experience severe housing cost burden (spending more than 50% of their income on housing costs) at higher rates compared to homeowners.

Examining the relationship between cost burden, tenure and household type, we see that single, non-elderly renter households experience the highest rates of housing cost burden, followed by small related renter households, and elderly renter and owner households (Tables 9-10). In terms of overcrowding, single

family households and multiple, unrelated family households who rent are more likely to double up and experience overcrowding (Table 11).

Lastly, an estimated 53,625 households below 80% of AMI have children, the majority of which are renter households (66.4 percent) (Table 12). Renter households with children have lower incomes relative to owner households with children. An estimated 18,485 renter households with children earn 0-30% of AMI, which is more than the total number of owner households with children earning 0-80% of AMI.

Table 4: Population by Race and Ethnicity

Population	2010		2020		% Change	# Difference
	#	%	#	%	%	#
Race						
Black	661,839	43.4%	630,462	39.3%	-4.7%	-31,377
White	626,221	41.0%	582,636	36.3%	-7.0%	-43,585
Asian	96,405	6.3%	133,553	8.3%	38.5%	37,148
American Indian and Alaskan Native	6,996	0.5%	6,212	0.4%	-11.2%	-784
Native Hawaiian and Other Pacific Islander	744	0.1%	932	0.1%	25.3%	188
Some other race	90,731	6.0%	139,102	8.7%	53.3%	48,371
Two or More Races	43,070	2.8%	110,900	6.9%	157.5%	67,830
Ethnicity						
Hispanic	187,611	12.3%	231,858	14.5%	23.6%	44,247
Non-Hispanic	1,338,395	87.7%	1,371,939	85.5%	2.5%	33,544
All Races/Ethnicities						
Total	1,526,006	100%	1,603,797	100%	5.1%	77,791

Source: 2010 and 2020 Census

Table 5: Population and Income

Demographics	2010	2020	% Change	# Difference
Population	1,526,006	1,603,797	5.1%	77,791
Households	599,736	601,337	0.3%	1,601
Median Income	\$36,251	\$45,927	26.7%	\$9,676

DATA SOURCE: 2010 AND 2020 CENSUS, 2015-2019 ACS. NOTE: 2020 MEDIAN INCOME NOT AVAILABLE. \$45,927 TAKEN FROM 2015-2019 ACS

Table 6: Household Type

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	169,745	90,555	107,325	53,135	170,520
Small Family Households *	45,955	31,050	40,480	20,240	77,405
Large Family Households *	10,610	7,640	7,810	4,005	10,260
Household contains at least one person 62-74 years of age	32,700	19,820	22,345	10,420	32,330
Household contains at least one person age 75 or older	21,720	15,555	12,285	4,385	9,665
Households with one or more children 6 years old or younger *	24,005	14,485	15,325	6,705	14,865
* the highest income category for these family types is >80% HAMFI					
Data Source: 2014-2018 CHAS					

Housing needs summary tables

1. Housing Problems (Households with one of the listed needs)

Table 7: Housing Problems

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Number of Households										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,075	630	295	240	3,240	885	495	340	220	1,940
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,610	880	630	295	3,415	100	150	105	135	490
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,275	1,375	1,140	580	5,370	555	735	880	380	2,550
Housing cost burden greater than 50% of income (and none of the above problems)	60,680	11,885	2,510	300	75,375	27,125	7,955	3,190	650	38,920
Housing cost burden greater than 30% of income (and none of the above problems)	10,150	22,145	15,375	3,065	50,735	11,190	11,805	12,105	3,840	38,940
Zero/negative Income (and none of the above problems)	19,865	0	0	0	19,865	6,540	0	0	0	6,540
Data Source: 2014-2018 CHAS										

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 8: Severe Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Having one or more of four housing problems	66,640	14,770	4,575	1,410	87,395	28,665	9,335	4,515	1,385	43,900
Having none of four housing problems	26,440	31,790	43,675	20,475	122,380	21,595	34,660	54,565	29,865	140,685
Household has negative income, but none of the other housing problems	19,865	0	0	0	19,865	6,540	0	0	0	6,540
Data Source: 2014-2018 CHAS										

3. Cost Burden > 30%

Table 9: Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	25,745	12,505	5,695	43,945	10,635	7,425	6,545	24,605
Large Related	6,465	2,825	240	9,530	2,290	1,575	1,170	5,035
Elderly	15,405	6,810	2,770	24,985	17,520	7,500	3,795	28,815
Other	28,010	13,550	9,530	51,090	8,825	3,675	4,170	16,670
Total need by income	75,625	35,690	18,235	129,550	39,270	20,175	15,680	75,125
Data Source: 2014-2018 CHAS								

4. Severe Cost Burden > 50%

Table 10: Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	22,380	3,235	540	26,155	7,900	2,710	1,020	11,630
Large Related	5,290	340	40	5,670	1,845	470	170	2,485
Elderly	11,140	2,710	465	14,315	10,995	2,770	1,195	14,960
Other	25,620	5,945	1,590	33,155	6,930	2,175	865	9,970
Total need by income	64,430	12,230	2,635	79,295	27,670	8,125	3,250	39,045
Data Source: 2014-2018 CHAS								

5. Crowding (More than one person per room)

Table 11: Crowding Information (1/2)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Single family households	2,945	1,685	1,435	690	6,755	460	595	600	265	1,920
Multiple, unrelated family households	665	395	270	70	1,400	210	260	390	250	1,110
Other, non-family households	375	175	60	140	750	0	34	0	0	34
Total need by income	3,985	2,255	1,765	900	8,905	670	889	990	515	3,064
Data Source: 2014-2018 CHAS										

Table 12: Crowding Information – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Households with Children Present	0	0	0	74,343	0	0	0	82,305
Data Source: 2014-2018 CHAS – Note data not available by renter/owner income categories								

Number and type of single person households in need of housing assistance

According to 2015 ACS estimates, there are 228,135 one-person households in the city. Single-person households account for 37.2 percent of all households and 43.5 percent of renter-occupied and 31.6 percent of owner-occupied housing units citywide.

The biggest housing issue facing single householders, as in the general population, is housing cost burden. The current median income for single-person households is \$29,876, which is 60.8 percent of AMI (\$49,127). At this income level, a single householder who spends over \$750 a month on housing would be considered cost burdened. Given the cost of housing in the city (e.g. median gross rent is \$1,084), it is likely that a significant portion of single householders are burdened by housing costs.

The 2013-2017 CHAS data provided in Tables 9 and 10 do not speak to single-person households specifically; however, 2015 ACS data suggest that almost a third of one-person households (29.7 percent; 67,300 households) are elderly householders age 65 and older and over 80 percent of nonfamily households are one-person households. Given that roughly 30 percent of “Elderly” households and 80 percent of “Other” households are single individuals, one-person householders likely account for around 30 percent of moderately cost burdened households and 20 percent of households with severe housing cost burden. Compared to single owner households, single renters have higher rates of moderate (40 percent) and severe cost burden (30 percent), a difference of more than 10 percentage points.

Thus, among single-person households, single renter households are most in need of housing assistance, particularly those at the lowest levels of income. The elderly are also especially vulnerable to housing cost burden, given their limited income and earning capacity.

Number and type of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault and stalking.

Disabled

Table 13: Disability Characteristics

Subject	Philadelphia County, Pennsylvania		
	Total	With a disability	% with a disability
	Estimate	Estimate	Estimate
Total civilian non-institutionalized population	1,567,879	261,646	16.7%
Sex			
Male	741,220	117,773	15.9%
Female	826,659	143,873	17.4%
Race And Hispanic Or Latino Origin			
Black or African American alone	646,847	120,513	18.6%
American Indian and Alaska Native alone	5,151	1,559	30.3%
Asian alone	117,156	11,756	10.03%
Native Hawaiian and Other Pacific Islander alone	578	143	24.7%
White alone, not Hispanic or Latino	534,901	79,954	14.9%
Hispanic or Latino (of any race)	236,751	44,119	18.6%
Disability Type By Detailed Age			
With a hearing difficulty	(X)	48,401	3.1%
With a vision difficulty	(X)	52,368	3.3%
With a cognitive difficulty	(X)	117,953	7.5%
With an ambulatory difficulty	(X)	143,098	9.1%
With a self-care difficulty	(X)	63,490	4.0%
With an independent living difficulty	(X)	111,775	7.1%

Both behavioral health difficulties and mobility, hearing, and vision impairments may impact an individual's ability to secure and maintain suitable housing. There are 261,646 persons with disabilities in Philadelphia—making up 16.7 percent of the population—all of whom require housing units that are appropriate for their distinct needs and not cost prohibitive.

In terms of behavioral health difficulties, persons with such conditions predominate in Philadelphia's homeless system. The 2020 Point in Time Count indicates that Philadelphia is home to 1,387 homeless persons with a severe mental illness and 1,140 homeless persons with a chronic substance abuse condition. The Department of Behavioral Health and Intellectual disAbility Services administers a full range of services for this population, from bringing homeless individuals indoors via their Homeless Outreach program to providing mobile psychiatric services that can better equip them to stay housed in units on the private market.

Finding accessible and affordable housing has been difficult amongst residents with disabilities in Philadelphia. The city has nearly 10 times more people with disabilities in poverty than people with disabilities living in subsidized housing. Highlighting a shortage of affordable and accessible housing options for residents that are disabled. With most residents with disabilities on fixed income and with fewer options available as rent increases disabled renters are finding accessible and affordable units difficult.

Finding accessible and affordable housing has been difficult amongst residents with disabilities in Philadelphia. The city has nearly 10 times more people with disabilities in poverty than people with disabilities living in subsidized housing, highlighting a shortage of affordable and accessible housing options for residents that are disabled. With most residents with disabilities on fixed income and with fewer options available as rent increases disabled renters are finding accessible and affordable units difficult.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

In January 2020, the Philadelphia Continuum of Care identified 373 victims of domestic violence within its system, including 281 persons sheltered in emergency housing, transitional housing, or safe havens and 92 unsheltered persons. As these data indicate, domestic violence is prevalent among shelter users throughout Philadelphia, not merely among those in dedicated domestic violence beds. In 2021, the Office of Homeless Services (then the Office of Supportive Housing) reported that 11 percent of residents in the City’s family shelters were victims of domestic violence. Data from social service agencies also evince the prevalence of family violence. In FY 2020, Women Against Abuse (WAA), the largest domestic violence agency in Philadelphia, served 1,052 people (children and adults) through its housing programs. These housing programs included two emergency domestic violence shelters for women and their children (200 beds total), a 15-unit transitional housing program for domestic violence survivors who were homeless and had children, and a community-based case management program for domestic violence survivors who were living independently. On average from FY 2017-2021, WAA was forced to turn away 6,160 requests for safe shelter due to lack of space. Congreso de Latinos Unidos, another agency offering domestic violence services, manages a Rapid Re-Housing program for victims of domestic violence; in FY 2021, Congreso received 36 referrals for that program. During the same time period, Lutheran Settlement House’s Bilingual domestic violence Program provided case management for eleven families in the Emergency Beds Placement program, which offers temporary hotel stays to high needs families and male victims/survivors when domestic violence shelters are full. Women In Transition provided the same service to nine families.

To meet the needs of this sizeable, yet underserved population, City of Philadelphia and its partners coordinate the provision of housing and other supports for victims of family violence. Further, the City’s recently appointed director of domestic violence strategies is working with myriad stakeholders to initiate a process for integrating cross-systems domestic violence data. This data set will then inform efforts to craft and expand policies and programs for persons who have experienced domestic violence and its aftereffects.

Most common housing problems

As previously stated, housing cost burden is far and away the most prevalent housing problem facing Philadelphia renters and owners. As shown in Table 7, among households reporting a single housing problem and earning 0-100 percent of the area median income (AMI), the vast majority—82.5 percent—spend over 30 percent or 50 percent of their income on housing-related costs. Of those renters experiencing severe housing cost burden, 76.8 percent are at or below 30 percent AMI. Similarly, more than half of the severely cost burdened homeowners are extremely-low income.

Relatively fewer households report substandard housing (2.1 percent), overcrowding (3.2.percent), and zero/negative income (10.7 percent); however, collectively, these issues impact almost 39,505 households citywide.

Recent estimates from the 2016-2020 ACS indicate that of Philadelphia households, 36.7 percent, or 224,790 households, are cost burdened, with renters accounting for 62 percent. Since 2015, the number of households burdened by housing costs decreased by 6.3 percent. , The number of cost burdened owner households decreased by 3.5 percent, renter households with cost burden decreased by 10.5 percent..

Table 14: Cost-Burdened Households

Cost Burdened Households	2015	2020	% Change
Renter	144,363	139,281	-3.5%
Owner	95,517	85,509	-10.5%
Total	239,800	224,790	-6.3%
DATA SOURCE: 2016-2020 ACS			

Populations/household types more affected than others by problems

Populations/Household Types

As detailed in Table 15 below, small related households account for the highest percentage (34percent) of households with moderate and severe housing cost burden, followed by elderly (30.9 percent), other (27.5 percent), and large related (7.6 percent) households

Table 15: Cost Burdened Households

Cost Burdened Households	Total				
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	
	#	#	#	#	%
Small Related	41,725	30,770	40,855	113,350	34%
Large Related	10,455	7,150	7,765	25,370	7.6%
Elderly	46,485	29,505	26,940	102,930	30.9%
Other	40,110	20,930	30,625	91,655	27.5%
Total need by income	138,775	88,355	106,185	333,315	100.0%
Data Source: 2014-2018 CHAS					

Extremely Low- and Low-Income Renters and Owners

Extremely low-income households—those earning 0-30 percent of AMI—report substandard housing, overcrowding, and moderate housing cost burden at higher rates than households at other income levels. In fact, more extremely low-income households report substandard housing and severe cost burden than households earning 30-50 percent, 50-80 percent, and 80-100 percent of AMI combined. Moderate housing cost burden, however, is more common among households earning 50-80 percent and 30-50 percent of AMI. Naturally, zero/negative income is an issue only affecting households at 0-30 percent of AMI.

Table 16: Housing Problems

Number of Households	Total									
	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		Total	
	#	%	#	%	#	%	#	%	#	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,845	50.5%	1,530	27.2%	745	13.2%	515	9.1%	5,635	2.3%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,565	37.4%	1,095	26.1%	1,065	25.4%	465	11.1%	4,190	1.7%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,255	39.4%	1,955	23.7%	2,170	26.2%	880	10.7%	8,260	3.4%
Housing cost burden greater than 50% of income (and none of the above problems)	86,780	76%	20,620	18%	5,925	5.2%	920	0.8%	114,245	47.5%
Housing cost burden greater than 30% of income (and none of the above problems)	20,585	23%	32,115	36%	29,035	32.5%	7,560	8.5%	89,295	37.2%
Zero/negative Income (and none of the above problems)	18,655	100%	0	0%	0	0%	0	0%	18,655	7.8%

Data Source: 2014-2018 CHAS

Comparing renter and owner households, renter households are more impacted by housing problems, both in relative and absolute terms (Table 17). Approximately 63.2 percent of renter households (138,605 households) have one or more housing problem, while only 44.1 percent of owner households (83,010 households) experience housing issues. Households with negative income are also more likely to be renter households than owner households.

Table 17: Households with One or More of Four Housing Problems

NUMBER OF HOUSEHOLDS	Households 0-100% AMI					
	Renter		Owner		Total	
	#	%	#	%	#	%
Having 1 or more of four housing problems	138,605	63.2%	83,010	44.1%	221,615	54.4%
Having none of four housing problems	67,950	31%	99,130	52.7%	167,080	41%
Household has negative income, but none of the other housing problems	12,760	5.8%	5,895	3.1%	18,655	4.6%

Data Source: 2014-2018 CHAS

Renter households also experience each individual housing problem at a higher rate than owner households (Table 18). Extremely low-income renter households have the highest incidence of housing problems compared to renter households at other income levels.

Among renter households under 100% of AMI, the most common housing problem is housing cost burden (and zero/negative income for households at 0-30% of AMI). Interestingly, for renter households earning 80-100% of AMI, overcrowding is more prevalent than severe housing cost burden (>50%), while the reverse is true for extremely low-income households (though many more households at 0-30% of AMI experience overcrowding, as well as all of the other housing issues). Looking across AMI bands, substandard housing is least common, but it still affects an estimated 3,980 renter households, the majority of which are extremely low-income.

Table 18: Renter Problems

Number of Households	Renter									
	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		Total	
	#	%	#	%	#	%	#	%	#	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,045	55.7%	900	24.5%	410	11.1%	315	8.6%	3,670	2.4%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,495	39.8%	925	24.6%	940	25%	395	10.5%	3,755	2.5%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,645	46.1%	1,280	23%	1,315	22.9%	500	8.7%	5,740	3.8%
Housing cost burden greater than 50% of income (and none of the above problems)	59,155	78.7%	12,755	17%	2,905	3.9%	305	0.4%	75,120	49.6%
Housing cost burden greater than 30% of income (and none of the above problems)	9,450	18.8%	20,585	40.9%	16,745	33.3%	3,535	7%	50,315	33.2%
Zero/negative Income (and none of the above problems)	12,760	100.0%	0	0.0%	0	0.0%	0	0.0%	12,760	8.4%
Data Source: 2014-2018 CHAS										

Like renters, the most common issue impacting owner households under 100% of AMI is housing cost burden (and zero/negative income for households at 0-30% of AMI). Overcrowding is more common at the 30-50% and 50-80% AMI bands, while substandard housing – like in the case of renters – is concentrated at the lowest AMI band.

Table 19: Owner Problems

Number of Households	Owner									
	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		Total	
	#	%	#	%	#	%	#	%	#	%
Substandard Housing - Lacking complete plumbing or kitchen facilities	800	40.7%	630	32.1%	335	17.0%	200	10.2%	1,965	2.2%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	16.1%	170	39.1%	125	28.7%	70	16.1%	435	0.5%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	610	24.2%	675	26.8%	855	33.9%	380	15.1%	2,520	2.8%
Housing cost burden greater than 50% of income (and none of the above problems)	27,625	70.6%	7,865	20.1%	3,020	7.7%	615	1.6%	39,125	44.0%
Housing cost burden greater than 30% of income (and none of the above problems)	11,135	28.6%	11,530	29.6%	12,290	31.5%	4,025	10.3%	38,980	43.8%
Zero/negative Income (and none of the above problems)	5,895	100.0%	0	0.0%	0	0.0%	0	0.0%	5,895	6.6%
Data Source: 2014-2018 CHAS										

Characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c), and the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In an effort to strengthen prevention and diversion practices, the Office of Homeless Services (OHS) increased its support for prevention and diversion assistance in FY21. As a result, 1,873 households received prevention or diversion assistance. Between FY20 and FY21, OHS reported a decrease in the number of persons experiencing homelessness for the first time by 4 percent.

Identifying the type of households served in crisis housing can be challenging as family structures are able to change for various reasons, such as children aging or individuals leaving a household. A total of 5,329 persons in a household with at least one adult and child were served in FY21, with an average household size of 3 people.

While broad generalizations about the characteristics and needs of persons at imminent risk of becoming homeless is not possible, the households residing in shelters (for families and for singles) and unsheltered persons represent the best proxies available for those at imminent risk of joining them.

Family Shelters – During the FY21 HUD reporting year, women, virtually all of whom were aged 18-30 (47 percent) or 31-50 (50 percent) years old, headed the vast majority (90 percent) of the households residing in family shelters. They were accompanied by young children; 49 percent were under age six and 38 percent

were between ages six and twelve. Most were 2-3 member households, with 3 being the average household size. The majority of families in shelters were Black (89 percent). Eight percent identified as Hispanic. Three percent of adults reported a disability, and less than one percent (0.08 percent) reported veteran status. Fifteen percent of the families were female headed households, heads aged 18-24.

Singles Shelters – More than half (58 percent) of those in shelters for singles were between 30 and 55 years of age. Approximately 25 percent were over 55, and 17 percent were under 30. Seventy percent were male. While predominantly serving Black individuals (69 percent), shelters for singles housed a higher percentage of Hispanic individuals (about 10 percent of residents) than the family facilities, which housed 8 percent. Thirty-seven percent reported a disability, and 4 percent identified as veterans. Eight percent of the single adults living in shelters were unaccompanied youth ages 18-24: 54 percent were young men, 42 percent were young women, and 4 percent were transgender or gender non-conforming youth. Ten percent of those served were under the age of 18; three-fifths were girls (58 percent).

As detailed below, Outreach teams had 39,750 contacts with 8,018 unduplicated individuals during calendar year 2016. Seventy one percent of the individuals were men. The population skewed older than those living in shelter, with 36 percent over age 50. Seventy three percent faced both substance abuse and mental health issues, with only four percent facing neither. Six percent were identified as veterans. Fifty nine percent were Black/African American and 33 percent were White.

During 2016, persons on the street were surveyed twice. Both times, about half of those surveyed had been homeless for over a year and few reported engagement with services. In addition to high rates of mental health and substance abuse concerns, more than 50 percent of those surveyed in Kensington in July had chronic medical problems. In the fall, Center City surveys indicated that what would be most helpful in getting “where they want to be” was (in order of number of affirmative responses): housing, work, an ID, entitlement benefits, and mental health, drug/alcohol, and medical treatment.

Only four percent of households served in shelters who shared their residence the night before entry had come from their own rental units, more frequently entering after staying with family or friends or from some kind of treatment program. However, the Office of Homeless Services (OHS) is committed to making homelessness rare for all populations and stabilizing housing as early as possible. OHS’s homelessness prevention programs serve people renting their homes, who need an average of \$1,619.75 in rent, security deposit, and/or eviction prevention assistance to maintain that housing.

Rapid Rehousing – Philadelphia has been rapidly expanding its supply of rapid rehousing resources, but since the program provides assistance over time, there is a delay between increases in the number of households assisted and increased numbers ending their period of assistance. 80 percent of households served in rapid rehousing exited to permanent housing and have not returned to the shelter system within a two-year period. Generally, the City’s programs offer up to 12 months of assistance, but depending on the source of funding, providers who determine that recipients need additional support may extend their assistance for another 12 months (up to 24 in total).

Description of the operational definition of the at-risk group and the methodology used to generate the estimates

The profile of the population who is at-risk of homelessness is based on Philadelphia's Longitudinal System Analysis submission to HUD and on the profile of households to whom Homeless Services' Emergency Assistance and Response Unit (EARU) provided homelessness prevention assistance between 7/1/2020 and 6/30/2021 (described further below). The data about unsheltered persons comes from Street Outreach team records of engagement and from two surveys.

OHS participates in what is referred to as "100 Day Challenges" which are driven by a joint task force encompassing 19 social services agencies and government offices. The goal of this annual challenge is to enroll several hundred unsheltered homeless persons into housing with supportive services. Based on PIT data, the largest area where individuals have had three or more contact with outreach staff is the Kensington neighborhood. This area also has the highest number of unsheltered homeless with either mental health barriers and/or opioid and substance abuse disorders.

The Office of Homeless Services will be leveraging PHARE grant funding to build a more expansive marketing strategy and hiring practices to reach Hispanic/Latino populations. It has been established that this community can be difficult to determine needs for, as it may present homelessness in ways that are not easily captured by traditional HUD metrics.

Particular housing characteristics that have been linked with instability and an increased risk of homelessness

Philadelphia has a mismatch between household income and housing costs. Renters with the median income for area would need a rent of \$831 per month or less to avoid being cost burdened. Only 34 percent of rental units are under \$750 per month, and median rents are increasing rapidly. Almost 29 percent of city households earn less than \$25,000 a year, so the need for affordable rental units is high. For units with three or more bedrooms, only 17 percent of units rent for under \$750 per month. Given the large number of families in the city, the lack of affordable rentals with larger bedroom counts is certainly a contributing factor to family households with children facing disproportionate housing needs.

Further, research shows that households living in housing located in areas of racial and/or ethnic concentration of poverty (R/ECAPs) more frequently experience the instability of eviction. The Reinvestment Fund evaluated eviction filings in Philadelphia Municipal Court in 2014 and 2015 to profile households that were at risk of eviction due to at least one court filing. This analysis does not capture efforts by landlords to remove tenants independent of the courts.

R/ECAPs had higher eviction filing rates than other parts of the city (10 percent compared to 7 percent) and more households subject to multiple eviction filings over a two-year period as a share of total households faced with evictions (12 percent compared to 7 percent).

Eviction filings were more common in distressed and middle markets than in strong markets (10 percent and nine percent compared to five percent), though there was little variation in households experiencing multiple filings between market types.

Within each market type (strong, middle, distressed), areas with heavily Black populations had eviction filing rates that were about twice as high as in areas with a smaller Black presence. As a group, areas with high Hispanic population levels did not experience elevated eviction levels. But when combined with race, areas with higher proportions of Black and Hispanic residents had different patterns than low-minority areas, particularly in terms of households with an eviction filing who faced more than one. In middle markets, 21 percent of households in high-Black/mid-Hispanic tracts faced multiple eviction filings, seven times the three percent rate in low-Black, low-Hispanic tracts. In distressed markets, 15 percent of all households with an eviction filing had multiple filings, compared to 8 percent of households living in mid-Black, low-Hispanic areas.

In order to respond to the needs of low-income individuals and families facing the city's rent/income mismatch and the danger of eviction, OHS operates an Emergency Assistance and Response Unit (EARU) funded by the Community Services Block Grant to prevent homelessness. Over Fiscal Year 2021 (July 1, 2020 – June 30, 2021), the average income of the 193 renter households assisted by the program was about 83 percent of the Federal poverty level for their household size. The recipients were overwhelmingly Black (91 percent) and non-Hispanic (94 percent). Forty eight percent had income from employment or sources connected to employment. While 36 percent of the households were comprised of single individuals, nearly half of the households were single-parent families (45 percent), almost entirely headed by a woman. Children accounted for 45 percent of the people prevented from experiencing homeless.

OHS provided an average of \$1,619.75 per household to meet needs for:

1. Rental assistance (92 (47 unduplicated) payments)
2. Security deposit assistance (23 payments)
3. Combined security deposit and rental assistance, usually first month's rent (14 payments)
4. Eviction prevention (109 payments)
5. Subsidized housing relocation assistance (0 payments)

In summary, 238 services provided to 193 families with a total of 428 individual family members.

Discussion

As stated throughout this section, housing cost burden is the most significant housing need facing low- and moderate-income Philadelphia owners and renters. The elderly, disabled and households with young children experiencing cost burden are particularly vulnerable. Public housing residents share the same challenges facing low-income Philadelphians.

Philadelphia's needs extend beyond housing to include the demand for high quality education, improved neighborhood assets and elimination of vacant and blighted properties.

The City will prioritize projects and programs in its Strategic Plan and Annual Action Plan to meet the most urgent housing and community development needs.

NA-15: Disproportionately Greater Need: Housing Problems

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than households (HHs) at that the income level as a whole. In this section, we discuss whether racial or ethnic groups are disproportionately impacted by housing problems at 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of area median income (AMI). The 2013-2017 CHAS data provided in the tables below include households with or more of the following housing problems:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- overcrowding (i.e. more than one person per room)
- cost burden greater than 30 percent (i.e. spending more than 30 percent of income on housing-related costs).

0%-30% of Area Median Income

Table 20: Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	116,645	26,695	26,405
White	28,920	6,090	9,530
Black / African American	58,755	15,075	11,230
Asian	6,195	1,610	1,950
American Indian, Alaskan Native	390	80	30
Pacific Islander	40	4	0
Hispanic	20,370	3,370	3,310
Data Source: 2013-2017 CHAS			

30%-50% of Area Median Income

Table 21: Disproportionately Greater Need 30-50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	58,055	32,505	0
White	18,770	11,420	0
Black / African American	26,145	15,005	0
Asian	3,325	2,040	0
American Indian, Alaskan Native	165	25	0
Pacific Islander	25	0	0
Hispanic	8,205	3,470	0
Data Source:	2013-2017 CHAS		

50%-80% of Area Median Income

Table 22: Disproportionately Greater Need 50-80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	36,570	70,760	0
White	15,950	24,095	0
Black / African American	13,115	34,185	0
Asian	2,565	3,185	0
American Indian, Alaskan Native	130	240	0
Pacific Islander	20	20	0
Hispanic	3,825	7,860	0
Data Source:	2013-2017 CHAS		

80-100% of Area Median Income

Table 23: Disproportionally Greater Need 80-100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	9,700	43,430	0
White	5,245	18,100	0
Black / African American	2,320	18,260	0
Asian	1,070	2,035	0
American Indian, Alaskan Native	25	49	0
Pacific Islander	0	0	0
Hispanic	665	4,330	0
Data Source:	2013-2017 CHAS		

Discussion

Tables 20-23 show the number of households with and without housing problems, as well the number of households with no or negative income (but no housing problems), for the city and each racial or ethnic group at four levels of AMI: Extremely Low Income (0-30 percent), Very Low Income (30-50 percent), Low Income (50-80 percent), and Middle Income (80-100 percent).

Disproportionate impact was determined using additional calculations.

Extremely Low Income (0-30 percent AMI)

Of the 169,745 households earning 0-30 percent of AMI, 69 percent, or 116,645 households, report one or more housing problems. At this income level, disproportionate impact, as defined by HUD, exists only for Pacific Islander households, of which 91 percent (40 HHs) face housing problems. Other groups with relatively greater need—i.e., where for a group, the proportion of households with housing problems is greater than that of the jurisdiction, but with a difference less than 10 percent—are: Hispanic (75 percent; 20,370 HHs) and American Indian and Alaskan Native (78 percent; 390 HHs) households.

Proportionately, Black/African American households account for the largest share of households with housing problems—50.4 percent, followed by White (24.8 percent), Hispanic (17.5 percent), Asian (5.3 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.03 percent).

Very Low Income (30-50 percent AMI)

Of the 90,560 households earning 30-50 percent of AMI, 64.1 percent, or 58,055 households, report one or more housing problems. At this income level, disproportionate impact exists for American Indian and Alaskan Native households, of which 86.8 percent (165 HHs) face housing problems, and for Pacific Islander households, of which 100 percent (25 HHs) face housing problems. The other group with relatively greater need is Hispanic (70.2 percent; 8,205 HHs) households.

Black/African American households account for the largest portion of households with housing problems—45 percent, followed by White (32.3 percent), Hispanic (14.1 percent), Asian (5.7 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.04 percent) households.

Low Income (50-80 percent AMI)

Of the 107,330 households earning 50-80 percent of AMI, 34.1 percent, or 36,570 households, report one or more housing problems. At this income level, disproportionate impact exists for Pacific Islander households, of which 50 percent (20 HHs) face housing problems, and Asian households, of which 44.6 percent (2,565 HHs) face housing problems. Other groups with relatively greater need include: White (39.8 percent; 15,950 HHs) and American Indian and Alaskan Native (35.1 percent, 130 HHs) households.

White households account for the largest portion of households with housing problems—43.6 percent, followed by Black/African American (35.9 percent), Hispanic (10.5 percent), Asian (7 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.1 percent) households.

Additionally, the percentage of White households with housing problems is greater than percentage of White households overall, suggesting White households may be disproportionately impacted by housing problems at this income level. White households account for 43.6 percent of impacted and 37.3 percent of total households—a difference of 6.3 percentage points.

Medium Income (80-100 percent AMI)

Of the 53,130 households earning 80-100 percent of AMI, 18.3 percent, or 9,700 households, report one or more housing problems. At this income level, disproportionate impact exists for Asian households, of which 34.5 percent (1,070 HHs) face housing problems, and for American Indian and Alaska Native households, of which 33.8 percent (25 HHs) face housing problems. White households also have relatively greater need, at 22.5 percent (5,245 HHs).

White households account for the largest portion of households with housing problems by far—54.1 percent, followed by Black/African American (23.9 percent), Asian (11.0 percent), Hispanic (6.9 percent), and American Indian and Alaskan Native (0.3 percent) households.

Also, for White and Asian households, the percentage of households with housing problems is greater than the percentage of households overall. White households account for 54.1 percent of impacted and 43.9 percent of total households, and Asian households make up 11 percent of impacted and 5.8 percent of households—a difference of 10.2 and 5.2 percentage points, respectively.

All Income Levels Below AMI (0-100 percent AMI)

Finally, of the 420,765 households with incomes below 100 percent AMI, 52.5 percent, or 220,970 households, report one or more housing problems. At 0-100 percent of AMI, Pacific Islander and American Indian and Alaska Native households are disproportionately impacted by housing problems, by HUD's definition. Of the 109 Pacific Islander households with incomes below AMI, 78 percent (85 HHs) have one or more housing problems. Of the 1,134 American Indian and Alaska Native households with incomes below AMI, 62.6 percent (710 HHs) have one or more housing problems. Other groups with relatively greater need include: Hispanic (59.7 percent; 33,065 HHs) and Asian (54.9 percent; 13,155 HHs) households.

In absolute terms, Black/African American households make up the largest portion of households impacted by housing problems citywide—45.4 percent, followed by White (31.2 percent), Hispanic (15 percent), Asian (6 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.04 percent) households.

Lastly, the proportion of households with housing problems generally mirrors the population at large for each racial or ethnic group. The largest difference is seen in the Hispanic population where the percentage of impacted households (15 percent) is 1.8 percentage points more than in the in the general population (13.2 percent).

NA-20: Disproportionately Greater Need: Severe Housing Problems

Introduction

HUD defines “disproportionately greater need” as existing when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Here, we discuss whether racial or ethnic groups are disproportionately impacted by severe housing problems at four levels of AMI: 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. Severe housing problems, as referenced in this section, include the following:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- severe overcrowding (i.e. more than 1.5 persons per room)
- cost burden over 50 percent (i.e. spending more than 50 percent of income on housing)

0-30% of Area Median Income

Table 24: Severe Housing Problems 0 - 30% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	95,305	48,035	26,405
White	24,130	10,875	9,530
Black / African American	46,925	26,905	11,230
Asian	4,995	2,815	1,950
American Indian, Alaskan Native	315	160	30
Pacific Islander	40	4	0
Hispanic	17,130	6,610	3,310
Data Source:	2013-2017 CHAS		

30-50% of Area Median Income

Table 25: Severe Housing Problems 30-50% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	24,105	66,450	0
White	9,405	20,785	0
Black / African American	9,320	31,830	0
Asian	1,700	3,665	0
American Indian, Alaskan Native	75	110	0
Pacific Islander	25	0	0
Hispanic	3,000	8,680	0
Data Source: 2013-2017 CHAS			

50-80% of Area Median Income

Table 26: Severe Housing Problems 50-80% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	9,090	98,240	0
White	4,335	35,715	0
Black / African American	2,535	44,765	0
Asian	1,055	4,700	0
American Indian, Alaskan Native	35	330	0
Pacific Islander	10	25	0
Hispanic	890	10,800	0
Data Source: 2013-2017 CHAS			

80-100% of Area Median Income

Table 27: Severe Housing Problems 80-100% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,795	50,340	0
White	980	22,365	0
Black / African American	790	19,790	0
Asian	455	2,650	0
American Indian, Alaskan Native	0	75	0
Pacific Islander	0	0	0
Hispanic	435	4,560	0
Data Source:	2013-2017 CHAS		

Discussion

Tables 24-27 show the number of households with severe housing problems at various levels of AMI.

Extremely Low Income (0-30 percent AMI)

Of the 169,745 households earning 0-30 percent of AMI, 56.1 percent, or 95,305 households, report one or more severe housing problems. At this income level, disproportionate impact exists only for Pacific Islander households, of which 90.9 percent (40 HHs) face severe housing problems. Other groups with relatively greater need include: Hispanic (63.3 percent; 17,130 HHs) and American Indian and Alaskan Native (62.3 percent; 315 HHs) households.

Additionally, absolute terms, Black/African American households account for the largest portion of households with housing problems by far—49.2 percent, followed by White (25.3 percent), Hispanic (18 percent), Asian (5.2 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.04 percent) households.

Very Low Income (30-50 percent AMI)

Of the 90,555 households earning 30-50 percent of AMI, 26.6 percent, or 24,105 households, report one or more severe housing problems. Pacific Islander (100 percent; 25 HHs) and American Indian and Alaskan Native (40.5 percent; 75 HHs) households exhibit disproportionate need based on the 10 percent threshold

outlined by HUD. Groups with relatively greater need include: White (31.2 percent; 9,405 HHs), and Asian (31.7 percent; 1,700 HHs) households.

White households account for the largest portion of households with housing problems— 39 percent, followed by Black/African American (38.7 percent), Hispanic (12.4 percent), Asian (7.1 percent), American Indian and Alaskan Native (0.3 percent) , and Pacific Islander (0.1 percent) households.

Additionally, the percentage of White households with housing problems is greater than percentage of White households overall. White households account for 39 percent of impacted and 33.3 percent of total households—a difference of 5.7 percentage points.

Low Income (50-80 percent AMI)

Of the 107,330 households earning 50-80 percent of AMI, 8.5 percent, or 9,090 households, report one or more severe housing problems. At this income level, disproportionate impact exists only for Pacific Islander households, of which 28.6 percent (10 HHs) face severe housing problems. Other groups with relatively greater need include: Asian (18.3 percent; 1,055 HHs) and White (10.8 percent; 4,335 HHs) households.

White households account for the largest portion of households with housing problems— 47.7 percent, followed by Black/African American (27.9 percent), Asian (11.6 percent), Hispanic (9.8 percent), American Indian and Alaskan Native (0.4 percent), and Pacific Islander (0.1 percent) households.

In addition, for White and Asian households, the percentage of households with housing problems is greater than the percentage of households overall. White households account for 47.7 percent of impacted and 37.3 percent of total households, and Asian households make up 11.6 percent of impacted and 5.4 percent of households—a difference of 10.4 and 6.2 percentage points, respectively.

Medium Income (80-100 percent AMI)

Of the 53,135 households earning 80-100 percent of AMI, 5.3 percent, or 2,795 households, report one or more severe housing problems. No group exhibits disproportionate need based on the 10 percent threshold; however, groups with relatively greater need include: Asian (14.6 percent; 455 HHs), , and Hispanic (8.7 percent; 435 HHs) households.

White households account for the largest portion of households with housing problems— 35.1 percent, followed by Black/African American (28.3 percent), Asian (16.3 percent), and Hispanic (15.6 percent).

Also, for Asian and Hispanic households, the percentage of households with housing problems is greater than percentage of households overall. Asian households account for 16.3 percent of impacted and 5.8 percent of total households, and Hispanic households make up 15.6 percent of impacted and 9.4 percent of households—a difference of 10.5 and 6.2 percentage points, respectively.

All Income Levels Below AMI (0-100 percent AMI)

Finally, of the 420,765 households with incomes below 100 percent AMI, 31.2 percent, or 131,295 households, report one or more severe housing problems. At 0-100 percent of AMI, only Pacific Islanders are disproportionately impacted by housing problems, by HUD's definition. Of the 104 Pacific Islander households with incomes below AMI, 72.1 percent (75 HHs) have one or more severe housing problems. Other groups with relatively greater need include: Hispanic (38.7 percent; 21,455 HHs), American Indian and Alaskan Native (37.6 percent; 425 HHs), and Asian (34.2 percent; 8,205 HHs) households.

In absolute terms, Black/African American households make up the largest portion of households impacted by housing problems citywide—45.4 percent, followed by White (29.6 percent), Hispanic (16.3 percent), Asian (6.2 percent), American Indian and Alaskan Native (0.3 percent), and Pacific Islander (0.1 percent) households.

The proportion of households with housing problems also generally mirrors the population at large for each racial or ethnic group. The largest difference exists in the Hispanic population where the percentage of impacted households (16.3 percent) is 3.1 percent higher than in the general population (13.2 percent).

NA-25: Disproportionately Greater Need: Housing Cost Burdens

Introduction:

According to HUD, disproportionately greater need exists when the members of a racial or ethnic group experience housing cost burden or no or negative income at a greater rate (10 percentage points or more) than the population as a whole. This section examines whether certain racial and ethnic groups disproportionately face housing cost burden or have no/negative income.

Housing cost burden

Table 28: Greater Need: Housing Cost Burdens AMI

HOUSING COST BURDEN	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	343,985	99,755	120,300	27,235
White	157,825	35,270	37,090	9,680
Black/African American	130,140	43,395	54,760	11,640
Asian	19,560	5,920	6,385	2,025
American Indian, Alaskan Native	615	290	430	30
Pacific Islander	60	10	65	0
Hispanic	30,000	12,655	19,110	3,500
Data Source:	2013-2017 CHAS			

Discussion

Table 28 shows the number of households with and without housing cost burden, as well as the number of households with no or negative income, by race/ethnicity and citywide. Households spending 30-50 percent or over 50 percent of their income on housing are considered moderately or severely cost burdened respectively. Disproportionate impact among households with no or negative income is also considered.

Moderate Housing Cost Burden (30-50 percent)

In the city, there are 99,755 households that spend 30-50 percent of their income on housing-related costs. Moderately cost burdened households account for 16.9 percent of the 591,275 households citywide. No racial or ethnic group is disproportionately affected by moderate housing cost burden, given the 10 percent threshold; however, American Indian and Alaska Native (21.2 percent; 290 HHs), Hispanic (19.4 percent; 12,655 HHs), Black/African American (18.1 percent; 43,395 HHs), and Asian (17.5 percent; 5,920 HHs) households are moderately cost burdened at a higher rate than the city as a whole.

Severe Housing Cost Burden (>50 percent)

Severely cost burdened households (i.e., households spending more than 50 percent of their income on housing) account for 20.3 percent of Philadelphia households, an estimated 120,300 households citywide. At the severe level of cost burden, Pacific Islander and American Indian and Alaskan Native households are disproportionately impacted, with 48 percent (65 HHs) of Pacific Islander households and 31.5 percent (430 HHs) of American Indian and Alaskan Native households expending more than 50 percent of their income on housing-related costs.

Hispanic and Black/African American households may also be disproportionately impacted, given that the proportion of Hispanic and Black/African American households with severe housing cost burden (15.9 percent and 45.5 percent, respectively) is greater than in the general population (11 percent and 40.6 percent, respectively) by a difference of 4.9 percentage points.

No/Negative Income

No groups are disproportionately represented in the “no/negative income” category; however, the percentage of Black/African American households with no/negative income (42.7 percent) is 2.1 percentage points greater than in the general population (40.6 percent), the percentage of Asian households with no/negative income (7.4 percent) is 1.7 percentage points greater than in the general population (5.7 percent), and the percentage of Hispanic households with no/negative income (12.9 percent) is 1.9 percentage points greater than in the general population (11 percent).

NA-30: Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole

Given HUD’s definition of “disproportionate impact,” extremely low, very low, and low-income Pacific Islander households are disproportionately affected by moderate and severe housing problems. Very low income American Indian and Alaskan Native households are disproportionately affected by moderate and severe housing problems. Medium income American Indian and Alaskan Native households are disproportionately affected by moderate housing problems. Medium and low income Asian households are also disproportionately impacted by housing problems .

No racial or ethnic group is disproportionately affected by moderate housing cost burden; however, Hispanic, Black/African American, Asian, and American Indian and Alaska Native Households are all impacted at a higher rate than the city as a whole. Pacific Islander and American Indian and Alaskan Native households are disproportionately impacted by severe housing cost burden. Housing cost burden is not calculated for those with no or negative income, and among this group, Black/African American, Hispanic, and Asian households are overrepresented, though not disproportionately.

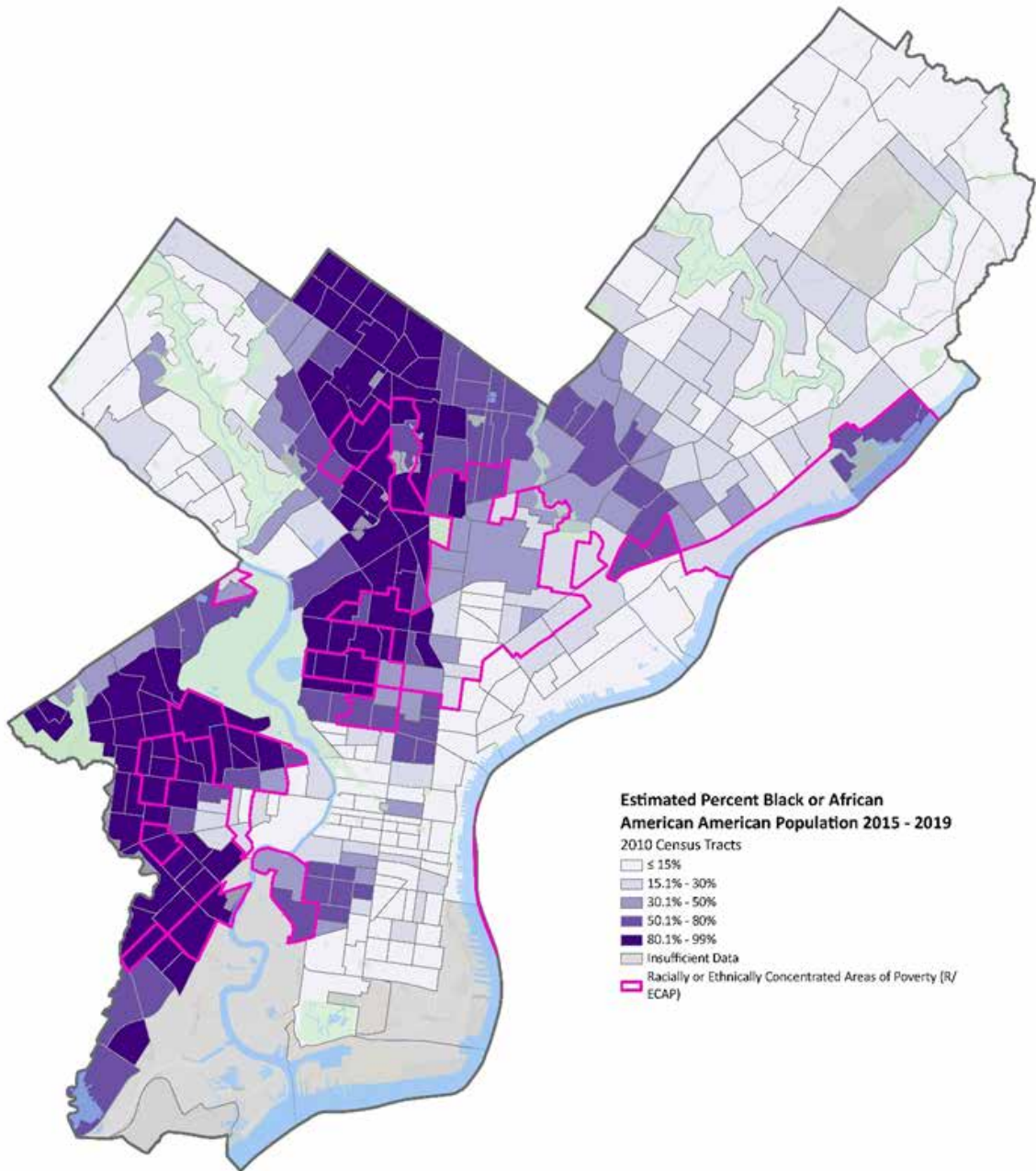
Needs not identified above, what are those needs

Not applicable.

Racial or ethnic groups located in specific areas or neighborhoods

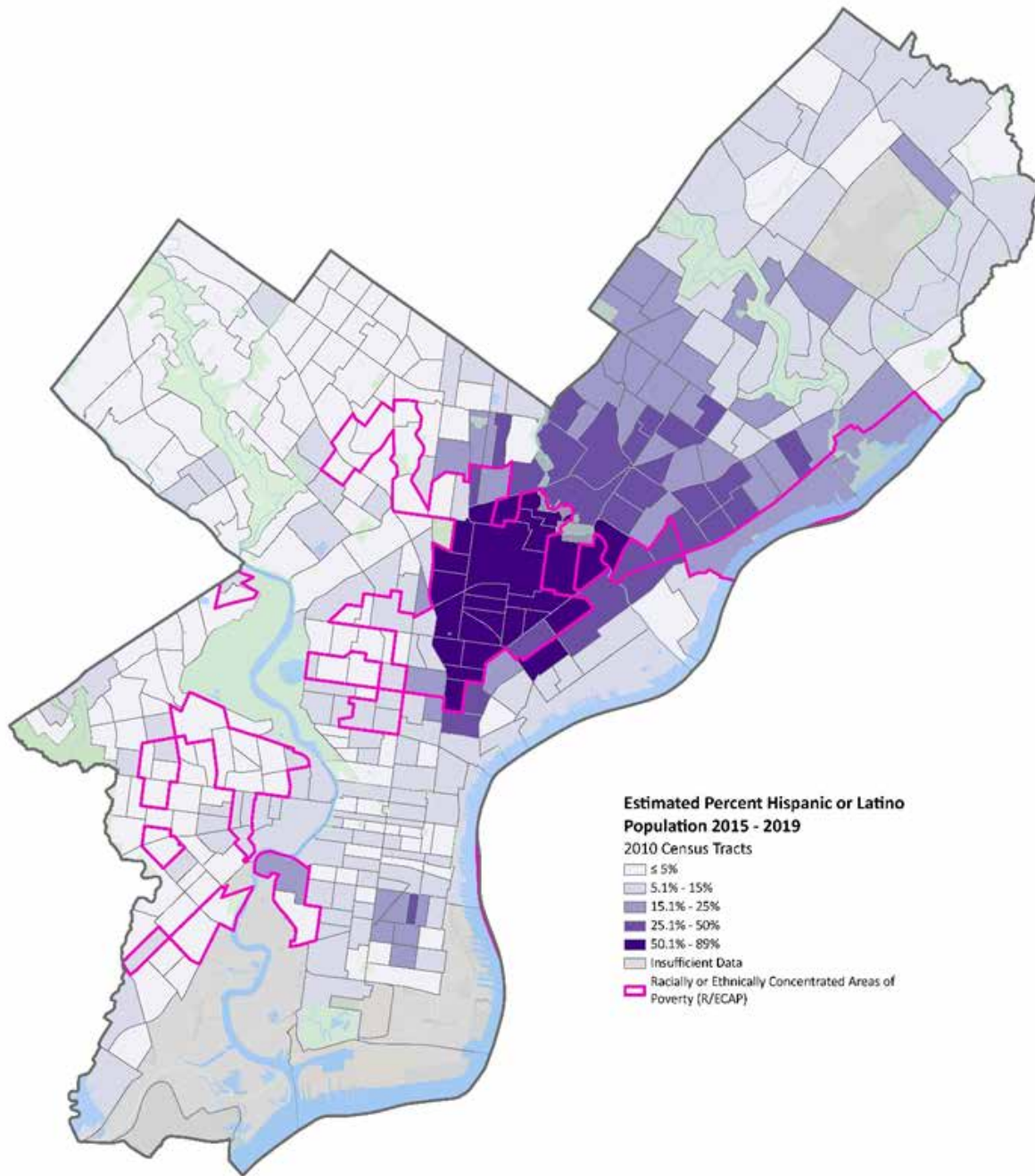
As reported in the 2016 AFH, page 115, there are a disproportionate number of Black and Hispanic individuals that reside in Racially and Ethnically Concentrations of Poverty (R/ECAP)s. The percentage of Black individuals found in R/ECAPs in the city is 13 percent higher than their overall percentage of the population here. This is particularly evident in the region where Black individuals constitute 55 percent of those in R/ECAPs and only 20 percent of the overall population. Similar characteristics can be seen with respect to Hispanic individuals . For example, in the city and region, Hispanic individuals account for approximately 28 and 29 percent respectively, of those living in R/ECAPs. However, they only comprise 12 and 8 percent of the overall population of these areas. The following maps show R/ECAPs in Philadelphia in relation to concentrations of the different races/ethnicities referenced above..

Estimated Percent Black and African American from 2015 and 2019 With R/ECAP overlay



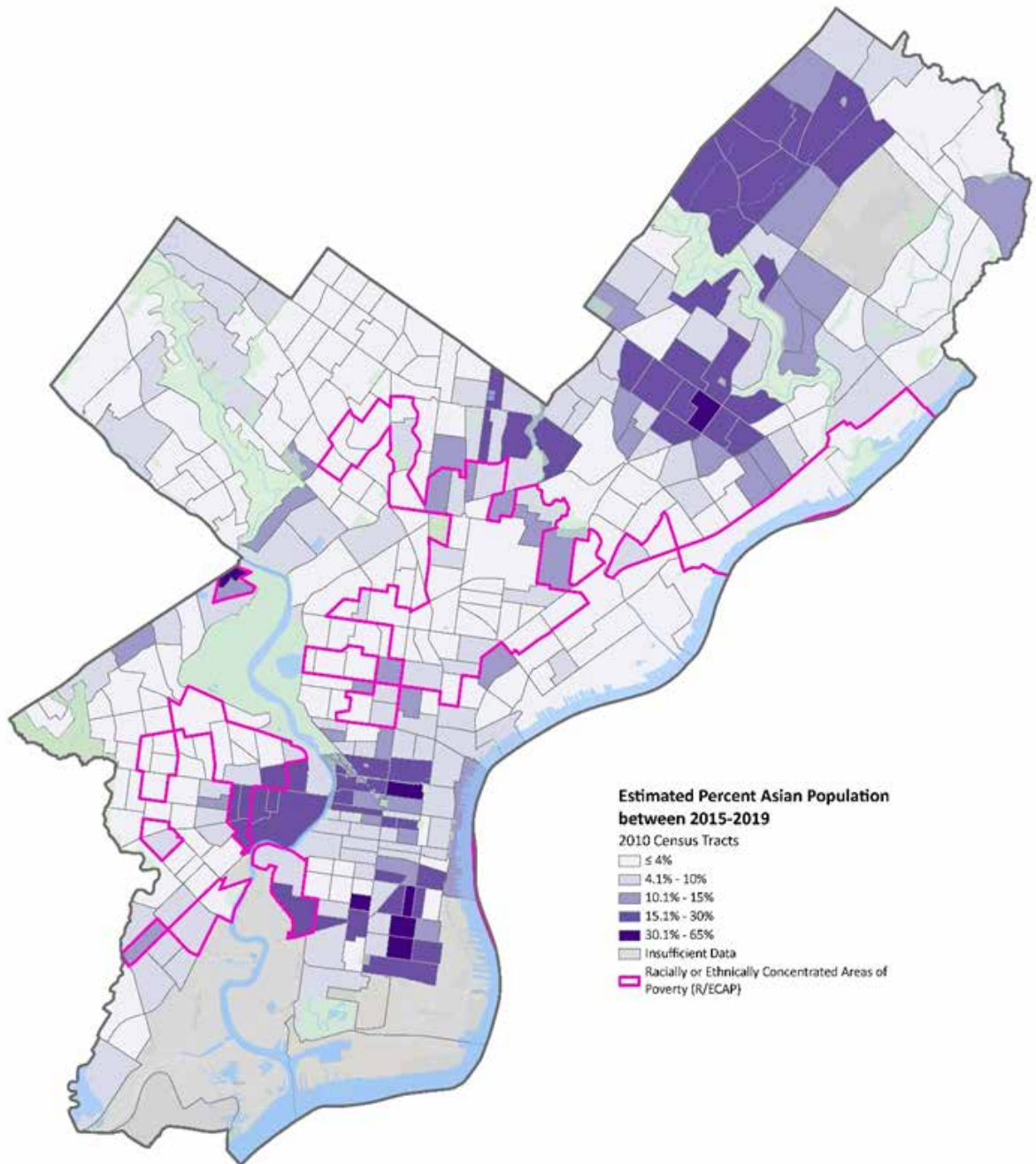
Data Source: R/ECAP - HUD updated 2020. PolicyMap - Estimated percent of all people who were Black or African American, between 2015-2019. 2010 Census Tracts.

Estimated Percent of Hispanic and Latino Population from 2015 to 2019 With R/ECAP overlay



Data Source: R/ECAP - HUD updated 2020, PolicyMap - Estimated percent of all people who were Hispanic or Latino, between 2015-2019, 2010 Census Tracts.

Estimated Percent of Asian Population from 2015 to 2019 With R/ECAP overlay



Data Source: R/ECAP - HUD updated 2020. PolicyMap - Estimated percent of all people who were Asian, between 2015-2019. 2010 Census Tracts.

NA-35: Public Housing

Introduction

The needs of public housing residents are similar to those of the population at large. They need access to education, medical care, employment opportunities, transportation to reach those employment opportunities, and neighborhood amenities such as grocery stores, banks and other retail. Transportation is also an issue for public housing residents who are elderly or disabled. In addition, similar to the general population, people with disabilities who are eligible for public housing and/or on the PHA waiting lists need homes that accommodate those disabilities.

Table 29: Public Housing by Program Type (Totals in Use)

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	416	11,683	19,453	3,651	14,717	724	361	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PHA									

Table 30: Characteristics of Public Housing Residents by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	11,224	19,969	16,876	16,442	18,661	15,812	16,590	
Average length of stay	0	7	10	9	5	10	6	10	
Average Household size	0	1	3	2	2	3	1	3	
# Homeless at admission	0	75	450	1,590	101	866	618	5	
# of Elderly Program Participants (>62)	0	132	4,292	5,267	1,421	3,454	367	25	
# of Disabled Families	0	272	3,558	6,531	1,111	4,861	479	80	
# of Families requesting accessibility features	0	0	53	0	0	0	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	
Data Source: PHA									

Table 31: Race of Public Housing Residents by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	72	1005	2273	484	1635	131	23	0
Black/African American	0	334	10494	16563	2991	12663	581	328	0
Asian	0	6	106	543	160	374	3	6	0
American Indian/Alaskan Native	0	2	26	46	9	30	4	3	0
Pacific Islander	0	1	52	23	4	15	3	1	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PHA									

Table 32: Ethnicity of Public Housing Residents by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	25	771	1293	351	895	29	18	0
Not Hispanic	0	490	10,912	18160	3300	13822	695	343	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PHA									

Needs of public housing tenants and applicants on the waiting list for accessible units

As indicated in Table 30, 53 public housing households require accessibility features. PHA has a formal process by which residents can request accessible units and/or other reasonable accommodations. PHA maintains waiting lists for the public housing program which allows applicants to choose either the “first available” unit or to select specific sites. There are over 1,100 applicants on PHA’s waiting lists that have requested an accessible unit and/or a reasonable accommodation. PHA matches applicants with housing units that include the specific accessibility/accommodation features needed by each household.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The capital needs of PHA developments are described elsewhere in this document. In addition to the need for additional capital resources, as described in the joint Assessment of Fair Housing prepared by PHA and the City, residents of Public Housing and HCV voucher holders have needs and face similar disparities in opportunity to other residents of the neighborhoods in which they reside, although these disparities are experienced to varying degrees depending on their individual household characteristics and further compounded by low household incomes:

- **Schools** – Access to quality education is one of the most important factors influencing children’s future health, career progression and economic potential. Relative to the broader region, Philadelphia’s school proficiency index is dramatically lower regardless of race, ethnicity or poverty status. Poor performing schools are an issue citywide for all racial and ethnic groups whether living in publicly supported housing or elsewhere; however, it is most acute for Black and Hispanic populations. For all groups, those living below the poverty level, school proficiency measures are even worse. PHA residents need improved access to quality public schools.
- **Employment** – While significant percentages of Public Housing residents and HCV voucher holders are elderly persons and others with disabilities who are effectively out of the workforce, there is an ongoing high need to expand jobs and training opportunities for workable adults. The need is very high for Hispanic and Black populations which have much lower labor market indexes (16.70 and 18.01 respectively), relative to White and Asian populations (48.03 and 37.08 respectively). For those living below the poverty line, lack of employment opportunities is an even more acute problem. Relative to the broader region, Philadelphia citizens have much fewer job prospects. Intensive efforts to remove barriers to employment through childcare, remedial education, skills training and other interventions, and to create new jobs opportunities nearby or within commuting distance to housing sites are essential to improving access to opportunity for PHA residents.
- **Transportation** – Relative to the broader region, Philadelphia offers a high degree of access to good, low-cost transportation; however, there are variations in service levels by neighborhood which effect PHA residents, especially seniors and people with disabilities.

Needs compared to the housing needs of the population at large

See above discussion. Relative to the population at large, the need for access to improved education, job opportunities and transportation options is assumed to be much higher among PHA residents than for the population at large due to the effects of persistent poverty and the underlying distress of many Philadelphia neighborhoods.

NA-40: Homeless Needs Assessment

Introduction

The City of Philadelphia conducted its annual homeless Point-in-Time Count on the night of January 27, 2021. On that night (see the following tables), 474 families, 2,148 households without children, and 3 households of only children under the age 18 years old were staying in emergency shelters, transitional housing programs, and safe havens in Philadelphia. In addition, 700 single adults spent the night unsheltered, 160 of whom were chronically homeless, 55 of whom were veterans. Thirty-one unaccompanied youth were counted on the street, and 236 were being served by emergency shelter or transitional housing programs. During this Point-in-Time Count, 45.4 percent of sheltered adults reported severe mental illness, and 33.5 percent reported chronic substance abuse. Both statistics underscore the challenges related to housing vulnerable populations with behavioral health concerns.

Table 33: Homeless Population Type

Population	Sheltered	Unsheltered	Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	1,431	0	3,089		1,069	251
Persons in Households with Only Child	3	0	57		29	76
Persons in Households with Only Adults	2,168	700	7,238		787	95
Chronically Homeless Individuals	773	160				
Chronically Homeless Families	19 (63 persons)	0				
Veterans	197	55	293		44	86
Unaccompanied Youth	135	31	1,257		277	61
Persons with HIV	100	NA				
Sheltered/Unsheltered Data from 2021 PIT Count Estimates are from EH and TH are from HUD Data Exchange Submission (HDX)						

Nature and Extent of Homelessness

Table 34: Nature and Extent of Homelessness

	Sheltered	Unsheltered
Race:		
White	681	296
Black	2,760	367
Asian	21	0
American Indian or Alaskan Native	17	7
Pacific Islander	22	4
Ethnicity:		
Hispanic	264	98
Not Hispanic	3,338	602
Data from 2016 PIT Count		

Number and type of families in need of housing assistance for families with children and the families of veterans

The most accurate annualized numbers that we can provide come from the Philadelphia CoC’s FY2021 APR (7/1/2020-6/30/2021).

The 3,089 persons in families with children who were served in Emergency and Transitional Housing Programs during the FY2021 comprised 1,051 families. The majority of the children in these families were very young: 160 (10 percent) were under 1 year old, 673 (42 percent) were age 1-5, 536 (34 percent) were ages 6-12, and 215 (14 percent) were ages 13-17. All of their families need housing assistance, because although sheltered, they meet HUD’s definition of literally homeless. In addition, during that year, the CoC served 409 families and 1,683 adults with Permanent Supportive Housing, all of whom would need ongoing assistance. Homelessness Prevention interventions were provided to 1,873 households. Rapid Rehousing services were provided to 491 families and 934 adults.

Nature and extent of homelessness by racial and ethnic group

The vast majority (78 percent) of people experiencing homelessness in Philadelphia are Black. An even higher percentage (86 percent) of people served in emergency shelters, transitional housing, and safe haven programs are Black. More than 10 percent of Black people experiencing homelessness on the night of the Point-in-Time count were unsheltered. In contrast, 13 percent of Philadelphians experiencing homelessness are White, but on the night of the 2016 Point-in-Time count, 30 percent of the White people counted were living on the street. White people account for 42 percent of the unsheltered adults counted on that night. Other racial categories accounted for one percent of persons experiencing homelessness. Nine percent of the people counted identified as Hispanic

Nature and extent of unsheltered and sheltered homelessness

The 2021 PIT Count shows that about 75 percent of the counted households experiencing chronic homelessness were sheltered and receiving services. Overall, Philadelphia's homeless services system shelters a population comprised by 63 percent adults without children, 36 percent persons in households with adults and children and less than one percent unaccompanied children. Veterans and unaccompanied youth ages 18-24 each represent 5 percent of the total number of persons sheltered.

Discussion

In addition to the annual HUD Point-in-Time Count, Philadelphia conducts unsheltered youth-specific Point-in-Time counts (Youth Counts) to track the incidence of youth homelessness throughout the year. The count targets unaccompanied youth ages 13-24 experiencing homelessness; young people who are unstably housed are also considered in the count.

Philadelphia participated in University of Chicago Chapin Hall's Voices of Youth Count (VOYC) in August 2016 and has since adopted the VOYC methodology for conducting Philadelphia's Youth Counts. This methodology uses youth guides, young people ages 18-25 who have experienced homelessness or housing instability, to help conduct the count. Youth guides are consulted via focus groups to identify areas in the city that should be targeted for the counts. Philadelphia also uses street outreach data to map out the zones across the city where homeless youth are known to frequent. These areas are targeted for the counts, and teams of trained enumerators, including youth guides, canvass these areas, surveying young people who are experiencing homelessness or housing instability. Trained Youth Count Volunteers use two strategies: a Visual Assessment Count and administration of surveys.

The Visual Assessment Count captures youth who, by the assessment of the volunteers, are homeless but unwilling, unavailable, or unable to take the survey. Conducting the Visual Assessment Count and surveys provides for more accurate data of homeless youth. The survey includes questions about demographics, sexual orientation, history of systems involvement, and questions about what services are helpful for the youth and locations that should be considered for future community sites. These additional questions are included to better understand how Philadelphia's youth navigate the formal and informal resources they utilize and the risks to which they are exposed in the process, as well as to better understand who the youth are.

Data gathered through Philadelphia's Point-in-Time count mirrors national data on youth experiencing homelessness and informs Philadelphia's strategies to prevent and end youth homelessness. For example, because surveys indicate that youth with a history in the child welfare system are at greater risk of experiencing homelessness, current efforts are directed toward ensuring that no young person is discharged from child welfare without a permanent placement. Another example is the high incidence of homelessness among LGBTQ youth and ensuring that LGBTQ-serving organizations are involved in efforts to prevent and respond to youth homelessness.

NA-45: Non-Homeless Special Needs Assessment

Introduction

As already discussed, cost burden is the most significant barrier to affordable housing. Persons with mental health challenges, addiction, intellectual disabilities, the elderly and persons with HIV/AIDs have additional challenges that require a range of supportive services to enable them to live in affordable housing.

Table 35: HOPWA Data

Current HOPWA Formula Use	
Cases of AIDS reported	10,002
Area incidence of AIDS	160
Rate per population	10.5
Number of new cases prior year (3 years of data)	2019=173 2018=170 2017=244
Rate per population (3 years of data)	2019=11.3 2018=11.1 2017=15.9
Current HIV surveillance data:	
Number of Persons living with HIC (PLWH)	18,621
Area Prevalence (PLWH per population)	1,220.2
Number of new HIV cases reported last year	332
Data Source: CDC HIV Surveillance	

Table 36: HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant-based rental assistance	283
Short-term rent, mortgage and utility	85
Facility-Based Housing (Permanent, short-term or transitional)	38
Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet	

Characteristics of special needs populations in your community

Elderly and frail elderly

An evaluation of older Philadelphians' housing needs must consider the preponderance of poverty and health concerns among this population. According to Census data compiled by the Philadelphia Corporation on Aging in 2021, there are 311,808 Philadelphians age 60 or over, and of this segment 75,769 live below the federal poverty line. Of this group, 13.5 percent experience cognitive difficulty, 29.9 percent have ambulatory difficulty, 9.2 percent have vision difficulties, 12.1 percent struggle with hearing, 23.3 percent experience challenges with Instrumental Activity of Daily Living (cooking, cleaning, transportation, laundry, managing finances) and 13.6 percent struggle with an activity of daily living, like eating or bathing.

The historic nature of Philadelphia's housing stock is also a key concern when considering housing opportunities for seniors. The 71.1 percent percent of adults age 60 and over live in homes built in 1950 or earlier, which consequently may be in a state of disrepair or lack visitable or accessible features to accommodate persons with ambulatory disabilities. The 2019 American Housing Survey data indicate that around four percent of Philadelphians age 55 or over live in severely inadequate or moderately inadequate housing.

Given the information above, a successful senior housing strategy would offer a range of supports to ensure the city's elders live in housing that is affordable, accessible, and livable. Low-income renters would have access to monthly subsidies that enable them to age in place and prevent them from being cost burdened during a period in their lives when overall earnings tend to decrease. Those with hearing, vision, or mobility impairments would access Adaptive Modifications funds in order to ensure that their homes are environments where they can thrive. Frail elderly in non-institutional settings would secure permanent supportive housing or reasonably priced community-based health supports for their long-term care needs. When executed with flexibility in mind and with intentional collaboration among the health and housing sectors, these programmatic supports would weave together to comprise a comprehensive suite of housing opportunities tailored to the senior population.

Persons with mental, physical, and/or developmental disabilities

The American Community Survey's latest five-year estimates note that there are 261,646 people with a disability in Philadelphia, including 143,098 persons with mobility impairments. According to the Department of Behavioral Health and Intellectual disAbility Services—Philadelphia's lead agency for coordinating mental health, addiction, and intellectual disability services has served over 183,000 Philadelphians who have experienced mental health challenges.

Experts typically cite permanent supportive housing as the appropriate intervention for vulnerable households with a member experiencing substance abuse, serious mental illness, or chronic medical problems. Philadelphia’s permanent supportive housing stock is not large enough to meet present need for this population.

Neither the City nor its partners at the local, state, and national levels maintain a data set that can be harnessed to assess the number of visitable and accessible units in Philadelphia. However, since 2012, DHCD has completed a total of 1,249 home modifications through its Adaptive Modifications program. Producing accessible, affordable units, funding adaptive modifications, and granting reasonable accommodations in City-operated units are critical to best serving persons with disabilities. DHCD has managed/completed a total of 434 1,249 home modifications through its Adaptive Modifications program and completed 13,590 rehabilitations through the Basic Systems Repair Program.

Persons with alcohol or other drug addiction

Due to the burgeoning opioid epidemic, housing and treatment opportunities for persons with substance abuse disorders have become an increasingly pressing matter in Philadelphia. Prescription painkillers and heroin drove a marked increase in overdose deaths over the last several years. In 2020, 1,214 Philadelphians died from a drug overdose, with opioids accounting for 85 percent of these fatalities.

State and national data help paint a fuller picture of addictive disorders in Philadelphia. 2020 survey data from the Pennsylvania Department of Health’s Behavioral Risk Factor Surveillance System show that 7.3 percent of the city’s population are at risk for problem drinking and for Pennsylvania adults, 7 percent are currently chronic drinkers.

Supportive housing is a crucial anchor for this population—a safe, long-term housing placement often affords persons with addictive disorders the stability that they need to address their condition. City leadership affirm that additional treatment beds will be required to best support those managing opioid and other substance abuse disorders.

Persons with HIV/AIDS and their families

While there has been a downward trend in HIV/AIDS diagnoses in Philadelphia, the persistence of this epidemic and its prevalence among vulnerable populations merits serious concern. The Philadelphia Department of Public Health reports that new diagnoses have steadily declined since the mid-2000s; there were just 332 new cases in 2020, compared to 928 in 2008. An increase persists in the proportion of new HIV diagnoses among men who have sex with men and persons who inject drugs (PWID).

Overall, both prevalent disease and new diagnoses continue to disproportionately affect communities of color. Black and African Americans account for 66.8 percent of new cases in 2020. Hispanic populations account for 16.2 percent, while White populations account for 14.1 percent. Men who have sex with men

account for 56.6 percent of new cases, followed by heterosexuals (24 percent), and intravenous drug users (8.1 percent).

HIV/AIDS's prevalence among low-income Philadelphians continues to persist. The Public Health Management Corporation reports that rates of people living with HIV/AIDS are generally higher in Philadelphia's "lower socio-economic status" neighborhoods. Given these data, a multi-pronged approach that combines affordable housing and various, tiered health, and social supports is ideal for people living HIV/AIDS.

Victims of domestic violence, dating violence, sexual assault, and stalking.

Gaps in data make it difficult to provide definitive, quantitative statements about any potential housing shortages for non-homeless, domestic violence survivors. According to Women Against Abuse's FY 2020 Client and Service Statistics, the Philadelphia Domestic Violence Hotline's counselors answered 11,259 calls, 75 percent of which identified as victims. In the previous year (FY 2019), 8,993 people were served through one or more of Women Against Abuse's services, including 4,301 survivors of domestic abuse.

In Philadelphia, tenant-based rental assistance programs like Rapid Re-Housing have proven successful in serving populations like those impacted by domestic violence. Philly's program offers up to two years of rental assistance, financial counseling, and case management focused on self-sufficiency to low-income families. Rapid Re-Housing works—its success rate is over 80 percent in the city.

Women Against Abuse offers numerous services to victims of domestic abuse. Emergency Safe Havens assisted 1,052 survivors who experienced intimate partner violence: offering two 100-bed safe havens with 24-hour security, three meals per day, and on-site supportive services. They offer interventions through the Office of Homeless Services who served 197 adults and their households from 2019-2020; this service stations a Domestic Violence Specialist from the Office of Homeless Services to screen for intimate partner violence among the general family homeless population and assists victims to appropriate support and interventions.

Sojourner House served 91 survivors, providing up to 18 months of safe housing (currently has 15 apartment units), case management, childcare, behavioral health services, and life skills education for families made homeless by domestic violence. The Safe at Home Program served 161 adults and children by providing up to 24 months of community-based case management services and permanent supportive housing relocation and rental assistance. The Women Against Abuse Legal Center has provided 1,101 individuals attorney representation and assistance, 927 individuals received court advocacy, 410 individuals received support at crucial point of need in the justice system, 660 received legal services via phone, and 425 high risk victims were supported after a 911 call.

Housing and supportive service needs of these populations and how are these needs determined

As stated throughout this assessment, the most common housing need across all populations is lack of affordable housing. This is particularly true for the special needs populations described above. Lack of income combined with the need for housing with accessible features and supportive services further limits affordability and availability. The City determines supportive service needs through data analysis; stakeholder and client engagement; needs assessments and input from supportive service providers.

Size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

The populations directly affected by HIV and AIDS have not remained static. The white, gay and bi-sexual male population, which in the early years of the epidemic was perceived to be the main group affected by HIV/AIDS, is no longer predominant. Increasingly, HIV and AIDS affect low-income people (especially persons of color), women (especially women of color) and young adults, those dually and triply diagnosed with mental illness, substance abuse and those who are homeless. There is also an increase in the number of cases of HIV among gay, bi-sexual, transgender and questioning youth (especially persons of color). As there are also more persons who have lived with HIV/AIDS for 25 years or more, many persons living with HIV or AIDS are now experiencing changes and health concerns related to aging, in addition to symptoms they might be experiencing due to HIV/AIDS and medications.

In Philadelphia, the number of people living with diagnosed HIV through June 2020 is 18,621, according to the most recent report by the City's AIDS Activities Coordinating Office (AACO). Women now comprise more than one-quarter of the HIV cases in Philadelphia. The majority of people diagnosed with HIV/AIDS since the beginning of reporting have been Black and African American (63.7 percent), followed by White (16.4 percent), Hispanic (16.1 percent), multi-racial (2.3 percent), "other race" (0.2 percent), and Asian (0.1 percent).

As of June 2020, men who have sex with men (MSM) have the highest number of cases (38.9 percent), followed by heterosexuals (34 percent) and then people who use drugs intravenously (18.7 percent).

The age range with the greatest number of newly diagnosed cases of AIDS is 30 to 39; this age group makes up 28.6 percent of the new cases, a 2.4 percent increase from 2019. The 25 to 29 age group accounts for the second highest number of new cases (22.5 percent), followed by 20 to 24 year olds (15.3 percent). Those 50+ and 40 to 49 account for 14.1 percent and 13.2 percent, respectively. Lastly, accounting for the fewest newly diagnosed AIDS cases are 13 to 19 year olds (5.7 percent) and children under 13 (less than one percent).

Discussion

As described above, Philadelphia’s special needs households require diverse supportive services to gain access to affordable opportunities.

NA-50: Non-Housing Community Development Needs

Need for public facilities:

Community-serving public facilities such as libraries, health centers, parks, and fire and police stations provide vitally needed services to improve the health, safety, and well-being of Philadelphia's 1.6 million residents. The Philadelphia City Planning Commission Comprehensive Plan, PHILA2035, recognizes public facilities as assets that strengthen and improve neighborhoods and recommends strategic capital investments that leverage public and private resources to keep these facilities in a state of good repair, while also ensuring that basic, convenient, and cost-efficient services are provided for all residents. The City Planning Commission's more detailed District Plans for the City's 18 planning districts identify all public facilities within a district and make specific recommendations for certain facilities, which include co-location, consolidation, or modernization depending on the physical conditions and locations of the buildings and the specific needs of the residents in the district.

COVID 19 has created large fiscal challenges for cities and governments all over the world. Even with federal relief to help replace lost revenues and funds related to pandemic response services, Philadelphia's finances remain under stress. With these challenges in mind, the City's Capital Program for FY22-27, and Capital Budget for FY22 focuses on the completion of ongoing projects and stabilization of existing assets, especially core services such as paving and reconstruction of streets and ADA ramps. This is why the Administration has made a historic, one-year commitment of \$132 million to allow for 115 miles of paving and the installation of approximately 6,955 ADA Ramps in order to address the condition of our streets.

The FY22 Capital Budget provides approximately \$274 million in new, City-supported general obligation borrowing (identified as CN funds) and \$399 million of prior year, tax-supported City loans. The FY22 new, City-supported general obligation borrowing is the largest amount in two decades and is made possible by the relief to Philadelphia in the American Rescue Plan, without which the City could not support the ongoing debt service while maintaining core City services. Over the last twenty years, the Capital Budget has experienced a low of \$52 million in FY09 and an average of \$158.6 million in CN appropriations. The FY22 amount represents a significant level of funding not seen in recent years. This City commitment will help leverage \$2.7 billion from federal, state, private, City self-sustaining enterprise, operating, and revolving fund sources for a total FY22 budget of \$3.4 billion. Over six years, the FY22-27 Capital Program includes a commitment of \$1.1 billion in CN borrowing as part of a proposed \$9.47 billion in total capital investment.

The largest items funded by the Capital Program include improvements to streets, transit, and recreation centers. The FY22 Capital Budget provides 74 percent of City tax-supported funds to be used for street

resurfacing, public transportation, upgrades to park and recreation facilities, business corridors, energy efficiency improvements, and Administration and Council improvements to existing facilities (ITEF) citywide.

How these needs were determined

In some cases, public facility needs were determined by individual agency's facility assessments or master plans. In other cases, needs were based on public input gathered during the planning process for the citywide comprehensive plan, PHILA2035, and from facility condition assessments completed by Planning Commission staff during the district planning process. Needs were also informed by a 2007 facilities assessment report completed by the Pennsylvania Intergovernmental Cooperation Authority (PICA), a financial oversight body. To better understand the implications of the City's inadequate capital budget, PICA commissioned an in-depth analysis of conditions in police, fire, public health, and prisons facilities. Although the report was completed almost ten years ago, due to limited funding for public facilities, much of the information in the report remains relevant today.

Need for public improvements:

As a historic city, Philadelphia's infrastructure is older and in need of constant repair and improvement, requiring funding far beyond what available resources can provide. While a citywide facilities assessment plan has not recently been completed, it is well-established that many public facilities have outlived their useful purpose and need replacement, while other facilities need major systems upgrades and structural improvements.

How these needs were determined

Similar to the way in which the City determined its needs for public facilities, needs for public improvements were based largely on public input garnered during the PHILA2035 planning process, facility condition assessments conducted by the Planning Commission during the district planning process, and agency-led facility assessments and master plans. Needs were also informed by PICA's 2007 facilities assessment, as described above.

Although *Consolidated Plan* funds will not be used for large scale infrastructure improvements, they will be utilized for neighborhood-based projects, such as commercial corridor improvements, preservation of occupied houses, and the rehabilitation of vacant houses.

Need for public services

With one of the highest poverty rates in the country, Philadelphia has an immense need for a wide range of public services. The City's needs include, but are not limited to early childhood, youth and adult educational programs, literacy and employment training, recreational programs, transportation, mental and physical health resources, nutrition and food access programs, services for the elderly, homeless services, housing counseling, community safety and crime reduction initiatives, legal assistance, and substance abuse counseling.

How these needs were determined

Needs for public services were informed by a number of City plans and related engagement efforts, including (but not limited to) the following:

In 2018, the City's Department of Planning and Development released the City's Housing Action Plan ("Housing for Equity: An Action Plan for Philadelphia"). This plan identified and set in motion numerous strategies to house the City's most vulnerable residents, stop the loss of affordable housing, preserve existing affordable housing, and increase housing opportunities at all income levels. The recommendations in the plan are the result of a comprehensive planning process, which included research and data analysis; cross-sector engagement; briefings with City Council; and four public meetings with the Housing Advisory Board.

In 2019, the City's Office of Transportation, Infrastructure, and Sustainability (OTIS) laid out a program of opportunities and challenges for building a transportation system that is safe, affordable, accessible, and reliable for all Philadelphians. CONNECT: Philadelphia's Strategic Transportation Plan (2019-2025) is a guiding document for City efforts to ensure that City streets, sidewalks, and transit services provide equitable access to opportunities. CONNECT is informed by insights from data analysis and civic engagement that highlight the transportation opportunities and challenges that residents face.

In May 2019, the City launched its plan for Growing with Equity: Philadelphia's Vision for Inclusive Growth. The City sets out—in partnership with public, private, and civic organizations—to grow the economy to create family-sustaining jobs, prepare residents for jobs that pay family-sustaining wages, and encourage equitable growth in neighborhoods without displacement. The plan was developed through a combination of stakeholder interviews, program evaluation, and best practice research.

In March 2020, Philadelphia City Council, in cooperation with the Kenney Administration, private and non-profit partners, released a Philadelphia Poverty Action Plan. The Administration's anti-poverty agenda aligns with City Council's goal to raise 100,000 residents out of poverty through a series of people-focused innovations in the social safety-net and housing, jobs, and education programs. The development of the plan was led by Council's Special Committee on Poverty Reduction and Prevention. The Special Committee

met at City Hall and in neighborhoods around the city listening to resident and stakeholder ideas for lifting Philadelphia residents out of poverty.

In June 2020, the City launched Pathways to Reform, Transformation and Reconciliation in response to widespread activism around police brutality and race-based disparities. The diverse steering committee for this initiative is focusing on short, medium, and long-term concerns for public safety, economic recovery, community engagement, and health.

During the summer and fall of 2020, the City and its partners developed the framework Respond, Restart, Recharge, Reimagine: An Equitable and Inclusive Economic Recovery for Philadelphia to provide relief to vulnerable businesses and communities, help establishments reopen, build resilience and position employers for growth, and increase access and opportunities for all. The Regional Recharge and Recovery Taskforce, led by the Chamber of Commerce for Greater Philadelphia, was launched in collaboration with the Department of Commerce, PIDC, and the PA Department of Community and Economic Development. Through this partnership, the Taskforce assembled eight distinct sub-committees, composed of more than 130 business and economic development stakeholders. The individuals engaged in a total of 16 group sessions to identify priorities for recovery and recommendations for long-term, inclusive economic recovery and competitiveness to drive growth across the region.

The stated needs for public services were also informed by public input gathered during the planning process for the citywide comprehensive plan, PHILA2035, and the individual district plans completed for fifteen of the City's eighteen planning districts.

Housing Market Analysis

MA-05: Overview

Please be advised that the information contained in the Market Analysis is in draft form and is being released for public comment in an effort to solicit feedback on the data available. The analysis within the Market Analysis will inform the development of the Strategic Plan section of the *Proposed Consolidated Plan*.

Overview

Housing is the foundation of a vibrant and resilient city and supports the health and well-being of all its residents. Over the last ten years, Philadelphia has seen high levels of construction and renovation. While this market activity represents important progress, the City has further to go to address current and future housing needs. Most of the new units developed in recent years have entered at the high end of the market. At the same time, poverty and homelessness persist and the number of existing units at the low end of the market has fallen. The age of housing and lack of income to maintain homes threaten to cause vacancy. In many ways Philadelphia is an affordable city, yet appreciating costs threaten to displace long-time residents in some neighborhoods. Although the new construction includes high-rise and low-rise condominiums and apartments, Philadelphia remains a rowhouse city and a majority of housing units are owner-occupied

This The growth in the housing market is putting pressure on affordable housing stock, encouraging property owners to increase rents or convert affordable units to market-rate units. The 58,600 publicly-supported affordable units do not meet the demand, and the affordability periods for many of those units are scheduled to expire in the next five years. At the same time, new market-rate and infill development is occurring in neighborhoods just outside or with easy connections to Center City. The infill development tends to be rowhouses while the larger scale developments are condominiums or apartments. Very little of this new housing is affordable.

In addition to publicly supported affordable units, naturally occurring affordable housing (NOAH) is also an important and threatened part of Philadelphia's affordable housing stock. In a 2021 report, the Urban Land Institute (ULI) defined NOAH as "unsubsidized rental housing owned by private entities that is affordable to households making between 30-80% (and potentially up to 120%) of the area median income (AMI)." The report estimates that 97,000 rental units across 76,000 properties are considered naturally affordable, and the majority are owned by small landlords. However, 40% of these units are considered vulnerable due to various factors, including poor condition, highly subject to displacement, or located in a strong market area, which is likely to increase upward pressure on rental rates.

Although housing costs continued to rise and incomes fell dramatically during the COVID-19 pandemic, the City was able to curb eviction filings through a temporary moratorium. In May 2020 Philadelphia began providing Emergency Rental Assistance (ERA) to tenants and landlords affected by the pandemic. Since then, Philadelphia has provided more than \$65.5 million in support to more than 14,000 households. Nearly 45% of the landlords who received payments are small landlords with five or fewer units. In September 2020, the City created the Eviction Diversion Program which enabled landlords and tenants to receive mediation and resolve issues through sustainable agreements. As of January 1, 2022, Philadelphia Code 9-811 requires Landlords to participate in the Eviction Diversion Program in reasonable good faith prior to filing an eviction case in Court.

Most of the housing in the city was built prior to 1980 and many homeowners do not have the income necessary to maintain their homes. In addition, foreclosure remains a threat for many.

For renters, evictions are a problem. For residents eligible for public housing, there is a long waiting list. There is also a shortage of housing for people with HIV/AIDS, and people with Limited English Proficiency face unique housing challenges. Although the City offers significant facilities and services to address the needs of those threatened with homelessness, homelessness remains an issue.

MA-10: Number of Housing Units

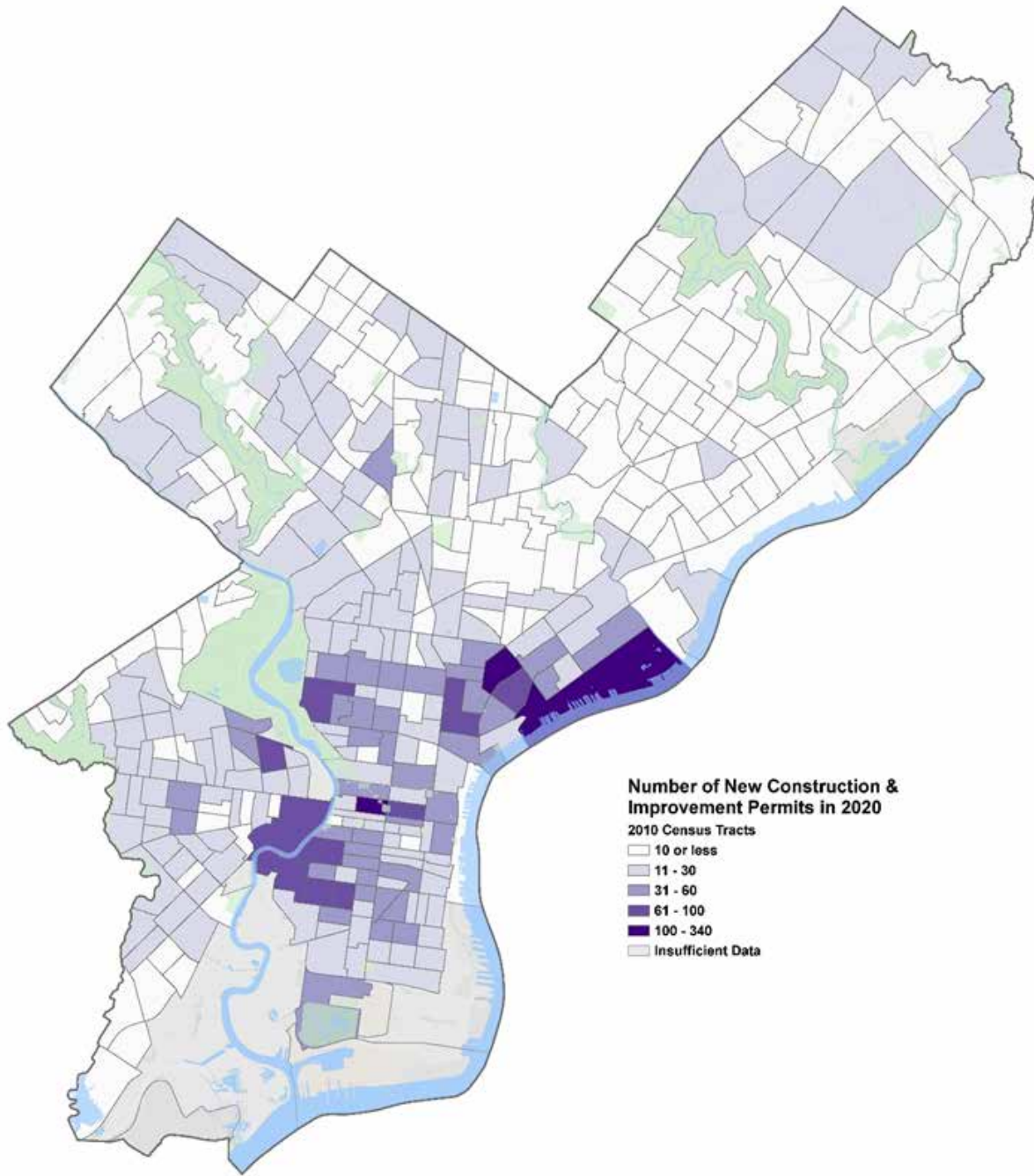
Introduction

Philadelphia is a city of high population density, maintaining a largely built out environment. Row homes, or one-unit, attached structures, comprise nearly 60 percent of the city's housing stock. While the traditional nature of row homes is changing in size and appearance, they continue to occupy a steady share of the overall housing market as shown in Table 37.

Between 2015 and 2017, over 9,500 housing units were added to Philadelphia's housing stock. All property types except one type gained units, i.e., 2-4 unit buildings (a decrease of 1,770 units). The most significant gains were seen in 1-unit attached properties (an increase of 8,540 units) and buildings with 20 or more units (an increase of 2,017 units).

The map following of new construction and improvement permits shows development emanating outward from Center City, the central business district and hub of arts, culture, retail, dining, and entertainment. Recent trends suggest that growth will continue to push in this general direction, reaching neighborhoods that formerly featured high concentrations of vacancy and/or poor to stagnant economic conditions.

Number of New Construction and Improvement Permits in 2020



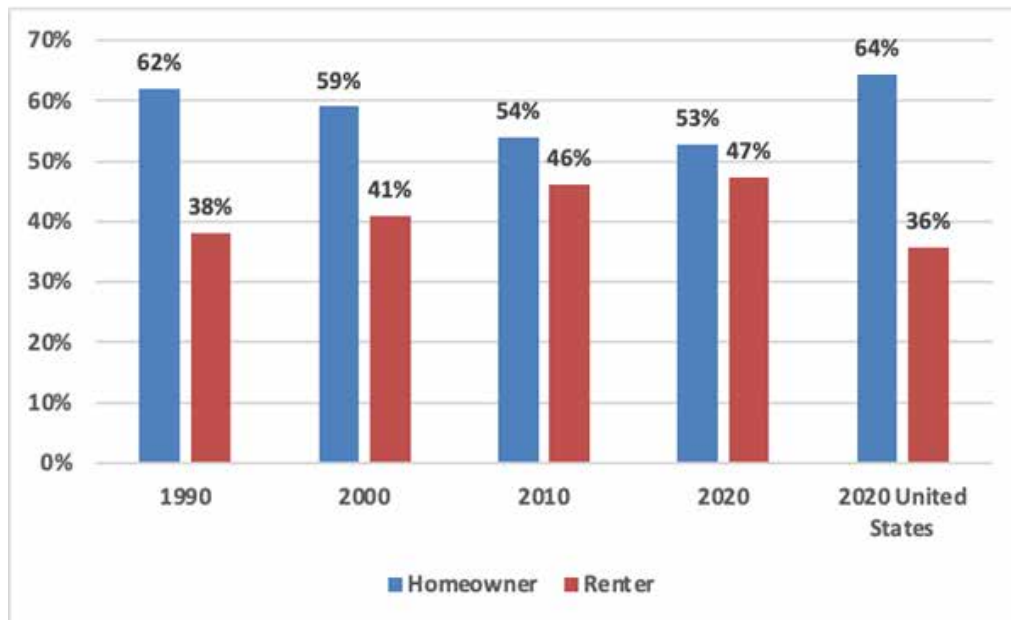
Data Source: PolicyMap - 2020 Number of New Construction and Improvement Permits, 2010 Census Tracts.

A combination of infill construction and new development continues to take place. The city’s skyline is increasingly dotted with large-scale, high-end condominiums, much of which is occurring in Center City. Infill construction, predominately in the form of row homes, are rapidly filling vacant parcels in many of the peripheral neighborhoods surrounding the city’s central core referenced above. When continuing this outward trajectory, it is possible to see entire blocks developed in one project, often as single family, attached structures or walk-up condominiums/duplexes. Lastly, it is becoming more common to see high rise conversions/rehabs happening in these same outlying areas, once home to industrial activity.

This new development is occurring in concert with population growth and the attraction of demographic subgroups often characterized as having a substantial amount of disposable income. Philadelphia’s population has risen slowly, albeit steadily, since 2010. During this time, Philadelphia has been successful in attracting young professionals, students and empty nesters, who have generated demand for rental housing and condominiums in Center City as well as surrounding neighborhoods.

At the same time, the city’s homeownership rate has decreased significantly. Since 1990, the share of owner-occupied units has fallen by 9 percentage points, taking Philadelphia farther and farther away from the national homeownership rate of 64%. However, comparing data from 2010 to 2020, we see only a slight decrease, suggesting that Philadelphia’s homeownership rate is stabilizing. Currently, homeowners account for 53% of occupied units, while renters make up 47%.

Chart 1: Percentage of Homeowner vs. Renters 1990-2020



Changes in the number and percentage of units by bedroom size between 2015 and 2017 by tenure were relatively small, if they were observed at all. Given the data, it appears there has been a shift in the number of 3+ bedroom unit from rental to owner-occupied, which could be a result of large, formerly rental units being converted into single-family homes. Additionally, we see a notable increase in the number of “no bedroom” rental units, i.e., efficiencies. Most of the other movement between groups and corresponding unit categories was negligible over this period.

Table 37: Residential Properties by Number of Units

Property Type	Number	%
1-unit, detached structure	54,075	8%
1-unit, attached structure	401,050	59%
2-4 units	99,795	15%
5-19 units	41,360	6%
20 or more units	81,350	12%
Mobile Home, boat, RV, van, etc	2,250	0%
Total	679,880	100%
Data Source: 2013-2017 ACS		

Table 38: Unit Size by Tenure

Property Type	Owners		Renters	
	Number	%	Number	%
No bedroom	1,335	0%	21,655	8%
1 bedroom	9,735	3%	81,485	29%
2 bedrooms	46,385	15%	79,340	28%
3 or more bedrooms	251,240	81%	100,095	35%
Total	308,695	99%	282,575	100%
Data Source: 2013-2017 ACS				

Number and targeting (income level/type of family served) of units assisted with federal, state, and local programs

There are an estimated 58,600 publicly supported housing units in various locations throughout Philadelphia. The distribution of unit sizes loosely resembles those occupied by renters citywide. Variations are seen, however, in that there are about six percent more 0-1 bedroom units and six percent less two-bedroom units in public housing inventory.

Table 39: Public Housing Units by Type of Family Served

Subsidized Housing Program	Units	Household Income	%of AMI	% 0-1 bedrooms	% 2 bedrooms	% 3+ bedrooms
All Programs	47161	14185	21	42	21	38
Housing Choice Vouchers	22386	17089	21	26	23	50
Public Housing	12539	17991	23	26	25	49
Project Based Section 8	9146	12831	18	78	14	8
202/PRAC	2379	13605	20	100	0	0
811/PRAC	298	12379	18	79	16	5
Mod Rehab	413	11216	16	86	14	0
Source: 2021 US Department of Housing and Urban Development's A Picture of Subsidized Households						
Note: %s may not total to 100% due to rounding						

Public housing eligibility is limited to households with incomes up to 80 percent of AMI, although the overwhelming percentage of current residents and waiting list households have much lower incomes, generally up to 30 percent of AMI (“extremely low income”). HCV Program eligibility is generally limited (with some exceptions) to households with incomes up to 50 percent of AMI (“very low income”). PHA data indicates that over 90 percent of Public Housing residents and 100 percent of HCV Program participants are very low income, and almost all new admissions are extremely low-income households.

Assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts

A study published in January 2017 by the Federal Reserve Bank of Philadelphia titled, *Gentrification and Changes in the Stock of Low-Cost Rental Housing in Philadelphia, 2000 to 2014*, outlined the following:

- Philadelphia increased its total stock of rental housing between 2000 and 2014, yet lost over 23,000 low-cost rental housing units, defined as units with gross rents of less than \$750 per month in 2014 dollars.

- Tract-level losses in low-cost rental units were scattered throughout the city, but had a higher concentration around the city's downtown core.
- 20 percent of the city's subsidized rental units are expected to see their affordability period expire within the next five years.
- Prior research has found that properties with expiring subsidies are more likely to lose their affordability if they have for-profit ownership and are located in areas where market rents for comparable properties are higher than the rent allowed by the subsidy.

Availability of housing units and the needs of the population

Despite the supply of publicly supported and “naturally-occurring” (unsubsidized, private market) affordable housing units, almost 40% of Philadelphia households (228,200 HHs) are cost burdened, paying over 30 percent of their income on rent.

The supply of publicly supported housing in Philadelphia is only about a fifth of the citywide demand/need for housing assistance, as measured by the number of low-income households.

Of the 76,000 naturally occurring affordable rental housing units (unsubsidized and privately owned), the City estimates that half are vulnerable due to poor condition or market pressures (e.g., displacement risk).

Housing costs continue to increase: between 2014 and 2019 (ACS), we see median rent increase by 14 percent, the number of units renting for under \$1000/month fall by 19 percent, and homes sold for under \$200,000 decrease by 6%.

In addition to housing cost, housing quality threatens the city's supply affordable housing. The vast majority (almost 90 percent) of Philadelphia's housing stock was built before 1980, much of which likely suffers from deferred maintenance and is need of repair.

Exacerbating the affordable housing supply issue is the number of affordable rental developments that may either see affordability controls expire or require an infusion of capital for rehabilitation in the future. All of the Low-Income Housing Tax Credit (LIHTC) financed developments currently have a 30-year affordability period through an extended use agreement. However, near year 15 of operation most of these projects will require funding – often federal, state, and/or local public resources – to make the necessary systems and other capital improvements to continue operations for the full 30 years.

The Urban Institute estimates that over half of Philadelphia's rental units that are affordable to extremely low-income households would be lost without assistance programs. Units with subsidized affordability are also often in better physical condition than similarly priced market-rate units because they must pass routine physical inspection in order to continue receiving funding. These subsidy programs, therefore, address both of the city's predominant forms of affordable housing loss.”

Need for specific types of housing

Of Philadelphia’s 594,770 households, 39.1 percent, across all ethnicities and races, face substandard housing, overcrowding, or cost burden, according to CHAS data. Large family and non-family households are disproportionately impacted by housing quality and affordability issues. Almost half (49.3 percent) of large family households (5 or more people) and 43.6 percent of non-family households experience one or more of housing problems. Of small family households (<5 people), 33.0 percent experience housing problems.

Table 40: Percentage of Family and Non-Family Households with One of Four Housing Problems

Disproportionate Housing Needs Households Experiencing Any of Four Housing Problems	(Philadelphia, PA CDBG, HOME, ESG) Jurisdiction		
	#HHs w/ Problems	#HH	% HHs w/ Problems
Household Type and Size			
Family households <5 people	90,795	275,150	33.0
Family households 5+ people	22,805	46,235	49.32
Non-family households	119,060	273,385	43.655

In addition to household size, the sub-populations disproportionately impacted by housing affordability and quality issues have implications for the types of housing needed as well.

Single mothers must meet housing and childcare costs often on a low level of income. In Philadelphia, where the median income for single female-headed households with children is \$25,884 (substantially lower than city’s median family income at \$45,927), an estimated 42.0 percent of single mothers with children fall below the poverty level. Single female-headed households with children make up 14.5 percent of all households and 37 percent of households living in subsidized housing.

People experiencing homelessness face unique barriers to accessing housing and other services. For homeless residents, the lack of access to publicly supported housing, and the lack of affordable, accessible housing results in dire consequences. On average, homeless individuals have a much lower life expectancy than the general population. In fact, homeless individuals aged 45+ account for 55% of all homeless deaths in Philadelphia. In its annual homeless Point in Time Count on the night of January 27, 2021, the City counted 474 families, 2,148 households without children, and 3 households with only children under 18 years old staying in emergency shelters, transitional housing programs, and safe havens across the city. In addition, 693 single individuals spent the night unsheltered, 31 of those unsheltered were unaccompanied youth, and 236 were being served by emergency shelter or transitional housing programs.

These figures underscore the wide range of people experiencing homelessness and their subsequent need for permanent housing.

Tight housing markets in cities across the country leave non-elderly adults with disabilities who rely on SSI particularly rent burdened. Philadelphia is no exception to this trend. The Technical Assistance Collaborative, a human services and community development nonprofit, calculates the disparity between monthly SSI payments and the average rental housing costs of a modest apartment. Their data indicates that persons with disabilities in the Philadelphia MSA receive a monthly SSI payment of only \$816, but that 127 percent of their SSI payment would be required to rent a one-bedroom apartment at Fair Market Rent (FMR) while 110 percent of their monthly income is required to rent a studio at FMR. Since SSI is many recipients' only source of income, these steep housing costs severely restrict disabled persons' abilities to meet their basic needs.

Roughly 10 percent of the city's subsidized housing is reserved for those with a disability, while persons with a disability constitute 15 percent of the population. Further intensifying this shortage of accessible housing is that 36.3 percent of individuals with a disability live in poverty and 24 percent of households living in subsidized housing include one or more persons with a disability.

As stated in NA-45, there are numerous challenges to securing and maintaining housing for persons living with HIV/AIDS. PLWHA are living longer, resulting in a low turnaround in the HOPWA program. Since PLWHA are living longer healthier lives, the need for hospice-based and project-based housing has decreased, while a need of Tenant Based Rental Assistance (TBRA) has increased.

Seniors, 62 or older, living on a fixed income often struggle to pay for and maintain adequate housing. Over one-third (35 percent) of the city's subsidized housing population is 62 or older, and 32.8 percent of homeowners and 54.6 percent of renters aged over 65 are burdened by housing costs. Households with individuals 65 and over account for 23.9 percent of the population, but only roughly 15 percent of the public housing supply is allocated specifically for senior living.

For persons with limited English proficiency, language can pose a significant barrier to securing affordable and adequate housing. LEP persons may have difficulty locating and applying for affordable housing, understanding their rights and responsibilities as tenants, and seeking help in instances of discrimination and unlawful treatment.

Discussion

The above analysis clearly indicates that there is a tremendous amount of need for affordable housing. Recent trends, in nearly every case, are only heightening this need. While sound policy decisions can help spread the positive impacts of federally subsidized housing, the need is such that all available strategies must be implemented to support the greatest number of people possible.

MA-15: Housing Analysis: Cost of Housing

Introduction

The Pew Charitable Trusts, in their 2021 State of the City report, notes that from 2009-2019 homeownership in Philadelphia stayed constant and the percentage of mortgages in delinquency decreased. Regarding the impact of the pandemic, Pew states, “In a challenging year, the housing market was a bright spot in Philadelphia. The city issued 58% more residential building permits in 2020 than in 2019, a show of developers’ confidence in the local housing market. Although home sales dropped to approximately the same total as in 2016, the median home sale price was the highest on record, at \$204,500, with the bulk of sales occurring in the final six months of the year—after the pandemic’s impact had become clear.” The report further highlighted figures showing that owner occupied and renter occupied units have both shown steady increases from 2016 to 2019. As Pew states, “In 2019, 52% of housing units were owner-occupied, and 48% were renter-occupied.”

Despite positive trends, Pew goes on to highlight that “Almost 52% of renters spent 30% or more of their income on rent and utilities, the highest rate among the comparison cities.” As previously noted in this plan, housing affordability is the primary issue facing low- and moderate-income households, and limited housing supply exacerbated by the pandemic has made housing that much more unaffordable and housing options that much more limited for Philadelphia’s lower income households. Taken together, these findings emphasize the need to bolster the production and preservation of affordable housing stock, as rents and home prices continue to rise

Table 41: Cost of Housing

	Base Year: 2015	Most Recent Year: 2020	% Change
Median Home Value	145,300	171,600	18%
Median Contract Rent	742	887	20%

Alternate Data Source Name: 2016-2020 ACS

Table 42: Rent Paid

Rent Paid	2015#	2015%	2020#	2020%
Less than \$500	51,197	25.2%	37,368	13%
\$500-999	153,212	56.0%	133,708	48%
\$1,000-1,499	37,102	11.9%	66,464	24%
\$1,500-1,999	13,348	4.4%	23,629	9%
\$2,000 or more	8,438	2.6%	16,695	6%
Total	263,297	100.0%	277,864	100%

Alternate Data Source Name: 2016-2020 ACS

Table 43: Housing Affordability

# of Households in Affordable Units by Income	Renter	Owner
0-30% HAMFI	31,755	10,285
30%-50% HAMFI	16,230	22,560
50%-80% HAMFI	24,065	41,495
80%-100% HAMFI	4,370	27,655
Total	76,240	219,465
Data Source: 2014-2018 CHAS		

Table 44: Monthly Rent

Monthly Rent (\$)	Efficiency {No Bedroom}	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Fair Market Rent	900	1,040	1,260	1,567	1,796
High HOME Rent	900	1,040	1,260	1,567	1,764
Low HOME Rent	846	906	1087	1,256	1,401
Data Source: HUD FMR and HOME Rents					

Sufficiency of housing for households at all income levels

Philadelphia's housing stock is skewed in terms of affordability, such that the majority of housing units are affordable to households earning 80-100 percent of HAMFI (Table 43). Severely cost burdened households account for 20.3 percent of Philadelphia households. Additionally, there are too few affordable rental units for households at the lowest income band, a fact that largely explains why over 75,000 households earning 0-30 percent of AMI are burdened by housing costs (Table 9). Similar statistics, though less dramatic, are shared by homeowners earning 0-30 percent of AMI, as over 40,000 households are cost burdened.

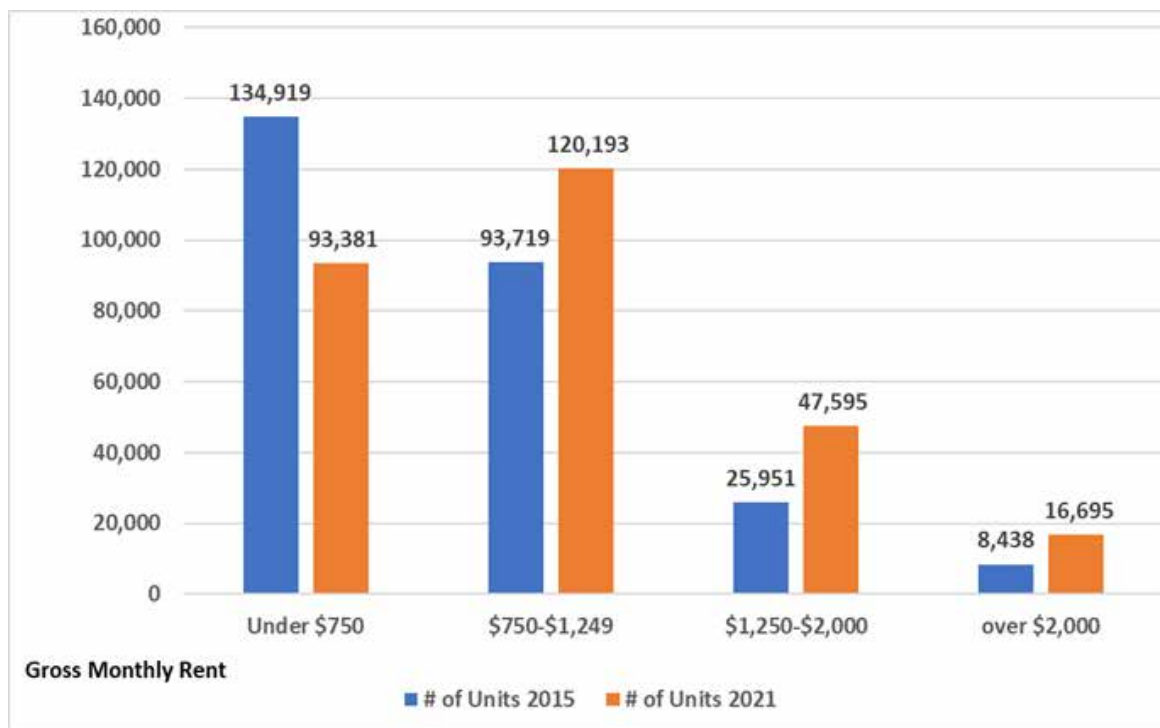
Some key takeaways from Table 42 indicate that over half of all renters are paying monthly rents of less than \$1,000., with the majority of rental payments (48.0percent) falling within the \$500-999 range. Most notable here is the increase in number of renters paying over \$1,000 in rent compared to prior years. Despite the increase, most renters in Philadelphia make 0-30 percent of HAMFI indicating that there is still a need for lower cost housing.

Affordability of housing and likelihood to change considering changes to home values and/or rents

Home values and rents have shown a steady increase over the years. From 2015 to 2020, median home value increased by 18 percent, from \$145,300 to \$171,600 (Table 41). Median contract rent (the cost of rent before utilities) also increased over this period from \$742 to \$887—a percent change of 20 percent.

As median contract rent increases, the number of units rented at four different cost levels from 2015 to 2020 have also shifted. Data from the Census indicate that the number of occupied units with rent under \$750 decreased significantly by 41,538 units. Yet the stock of occupied units with rents of \$750 and above have increased across all rent categories. Units with renters paying \$750 – 1,249 have the most units in 2021, with the city wide median gross rent falling within this cost range. Units with gross rent over \$2,000 had the largest percentage change, increasing by 98%.

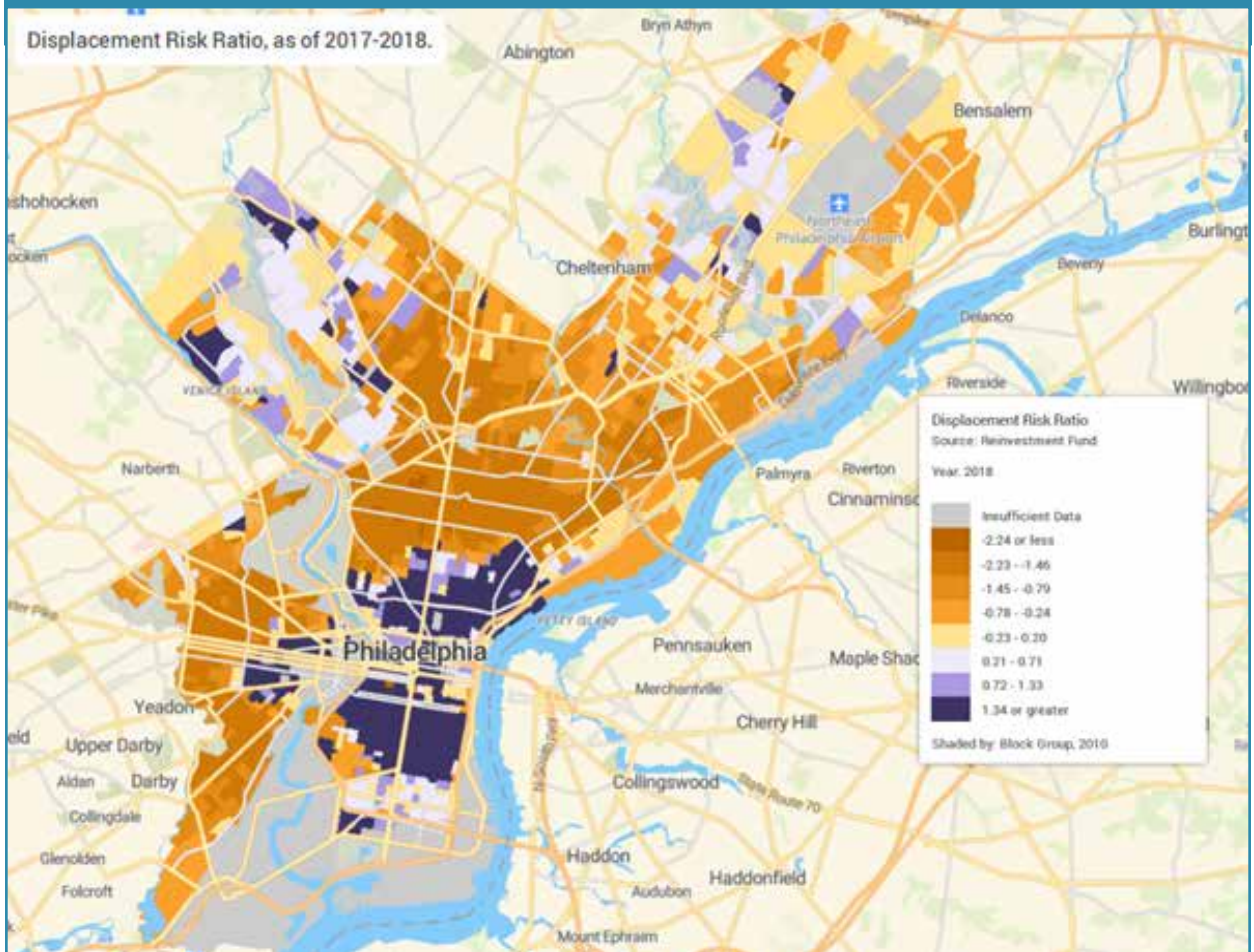
Chart 2: Changes in Number of Renter Occupied Units in Philadelphia by Cost Level 2015-2021



In a 2020 study published by the Pew Charitable Trusts on “The State of Housing Affordability in Philadelphia”, shows that only 19% of renters paying rent from \$750 – 1,249 have incomes that are within the range of affordability, while 48 percent of renters within those units have incomes below the range of affordability. As the stock of units below \$750 decreases, low-income renters are faced with an undersupply of affordable units and are placed in situations that make them cost burdened.

With appreciating markets come concerns about the displacement of long-time residents. The Displacement Risk Ratio is a Reinvestment Fund measure that identifies areas of concern for involuntary displacement by comparing homes sales price to median family income. In areas where prices rise at a rate similar to income, there is no concern about involuntary displacement; if prices rise faster than income - displacement or inability of households of similar economic circumstances to live in the neighborhood - is a potential concern worthy of further inquiry. The higher the index value, the more likely a typical household is to be priced out of the neighborhood. The map below shows that substantial sections of the city are in a position for residents to undergo involuntary displacement. In many cases, these areas are strongly correlated to those seeing higher amounts of new construction and improvement permit activity.

Displacement Risk Ratio as of 2017-2018



HOME rents/Fair Market Rent compared to Area Median Rent and the strategy to produce or preserve affordable housing

Area median contract rent (rent only) for Philadelphia is \$887, while median rent (rent plus utilities) is \$1,084(2016-2020ACS). Median rent (\$1,084) is above Fair Market Rent (FMR) and High/Low HOME Rent for efficiency (no bedroom) units and for one-bedroom units (Table 44). The table below goes a step further, identifying median gross rent by unit size.

Table 45: Median Gross Rent by Unit Size

Unit Size	Median Gross Rent
No bedroom	\$882
1 bedroom	\$990
2 bedrooms	\$1,142
3 bedrooms	\$1,137
4 bedrooms	\$1,253
5 or more bedrooms	\$1,095
Data Source: 2011-2015 ACS	

Based on the median income of renters, renters would need a rent of \$831 per month or less to avoid being cost burdened. Fifty percent of rental units are under \$900 per month, and median rents are increasing rapidly. From 2015 to 2020, the increase in rent was 20 percent, changing from \$742 to \$887. Although half of the number of rental units are under \$900, there is still a disparity in income and rent, indicating a need for rental subsidy.

In order to meet the housing needs of low-income residents, the City and PHA must also pursue both the production of new affordable units and the preservation of existing large-scale affordable rental projects.

Discussion

The analyses above demonstrate the severe housing cost burden faced by many renters and homeowners in Philadelphia. Additional pressures are experienced through the very real threat of foreclosure and eviction for thousands of Philadelphians.

Foreclosures

The Pew Charitable Trusts’ 2021 State of the City report states that the percentage of mortgages in delinquency has gone down steadily from 2014 to 2019. Rates of 90-day delinquency decreased from 5.1 percent in 2014 to 1.8 percent in 2019. Despite that a 2021 article published by WHYY on Philadelphia homeowners at

risk of foreclosure states that 13 percent of homeowners are behind on their mortgage in the Philadelphia metropolitan statistical area based on the latest available Census data

Evictions

In October 2019, the Reinvestment Fund released a Policy Brief update to their 2017 report, Evictions in Philadelphia, which found that eviction rates are strongly associated with neighborhood median income. “The number of filings in tracts with median incomes below \$25,000 increased 9% from 2016 to 2018 but remained below peak levels of 2014 and earlier. The greatest drops in eviction volume were in tracts with incomes between \$25,000 and \$45,000. The filing rate in the lowest-income tract was about three times higher than in the highest-income tract.” Table 46 shows the number of eviction filing and rates by census tract income level.

Table 46: Eviction Filings and Rates by Census Tract Income Level

Units Based on 2010-2015 5-Year ACS	2014	2015	2016	2017	2018	2019
Evictions (<\$25K HH Income)	6,617	5,896	5,441	6,594	5,931	6,116
Evictions (\$25K-\$45K HH Income)	11,146	10,613	10,524	9,363	8,500	8,364
Evictions (\$45K-\$70K HH Income)	3,931	3,405	4,193	3,841	3,390	3,872
Evictions (>\$70K HH Income)	742	837	789	880	809	932
Eviction Rate (<\$25K HH Income)	10.8%	9.7%	10%	9.9%	8.9%	9.2%
Eviction Rate (\$25K-\$45K HH Income)	9.1%	8.8%	8.8%	8.2%	7.4%	7.3%
Eviction Rate (\$45K-\$70K HH Income)	6%	6%	6%	5.7%	5.1%	6.1%
Eviction Rate (>\$70K HH Income)	3.1%	2.9%	2.4%	2.5%	2.4%	2.9%

In the National Low Income Housing Coalition report Out of Reach 2021, the annual household income needed for a 2-bedroom rental unit in Philadelphia at the fair market rent is \$50,400. This income is well above Philadelphia’s median household income, which for renter households is \$36,648. Additionally, according to the report a household would need the combined incomes of 2 full-time jobs at the current minimum wage to afford a 2-bedroom unit at the established fair market rent. To the extent that evictions are influenced by household income, prospects are not bright for low- and moderate-income Philadelphians.

MA-20: Condition of Housing

Introduction

The vast majority of homes in Philadelphia—about 88 percent—were built prior to 1980. Areas of the city that have not experienced growth and reinvestment as part of the pre- and post-recession real estate boom often deal with issues related to aging and deteriorating buildings and infrastructure. Negative housing conditions are prevalent, impacting almost four out of 10 Philadelphians. Vacant land and buildings are common and pervasive in these areas. Public investment is needed to stabilize properties and reduce the negative impact of derelict lots.

With minimal options for affordable housing, low-income families often reside in dated units with deferred maintenance needs, such as un-remediated paint installed before national lead regulations were put in place. Children’s consistent exposure to lead can cause developmental delays, learning and behavioral difficulties, and a number of physical ailments. This issue must be closely monitored and addressed where necessary.

Definition for “standard condition” and “substandard condition but suitable for rehabilitation”

Standard units

In certifying that re-housing accommodations are decent, safe, and sanitary, the Relocation Department uses the standards provided by the City of Philadelphia Property Maintenance Code. The Code establishes minimum standards for basic equipment and facilities; safe and sanitary maintenance; light, ventilation, and occupancy limits; plumbing, mechanical, and electrical systems; and fire protection systems. The Code also provides that the structural conditions of a dwelling or dwelling unit, including foundation, exterior walls and roof, interior walls and ceilings, floors, windows, doors, and stairs, be in sound condition and that they be substantially weathertight, watertight, and rodent-proof. The same standards apply to non-housekeeping units that may be occupied by individuals.

The City of Philadelphia defines “standard condition” as the condition of a housing unit that meets the Property Maintenance Code.

Substandard units

The City defines “substandard condition suitable for rehabilitation” as: the condition of a housing unit wherein the unit fails to meet the Property Maintenance Code requirements, but the cost to bring the unit in line with housing code standards is less than the fair market value of the unit after the rehabilitation is complete.

Table 47: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	#	%	#	%
With one selected Condition	87,405	28%	134,435	48%
With two selected Conditions	2,060	1%	6,940	2%
With three selected Conditions	210	0%	500	0%
With four selected Conditions	4	0%	0	0%
No selected Conditions	219,015	71%	140,710	50%
Total	308,694	100%	282,585	100%

Data Source: 2013-2017 ACS

Table 48: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	#	%	#	%
1980 or later	26,050	8%	46,575	17%
1940-1979	155,765	49%	128,295	46%
Before 1940	133,285	42%	104,810	37%
Total	315,100	100%	279,680	100%

Data Source 2014-2018 CHAS

Table 49: Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	#	%	#	%
Total Number of Units Built Before 1980	289,050	92%	233,105	83%
Housing Units build before 1980 with children present	35,945	12%	37,710	16%

Data Source: 2014-2018 CHAS (Total Units and Units with Children present)

Table 50: Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	6,407	3,082	9,489
Abandoned Vacant Units	N/A	NA	NA
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA
Data Sources: 2022.			

Need for owner and rental rehabilitation

As a largely built-out city, Philadelphia’s housing stock continues to age. Eighty-eight percent of Philadelphia homes were built before 1980 and more than half are more than 65 years old. Many of these homes are owned by low-income and minority households.

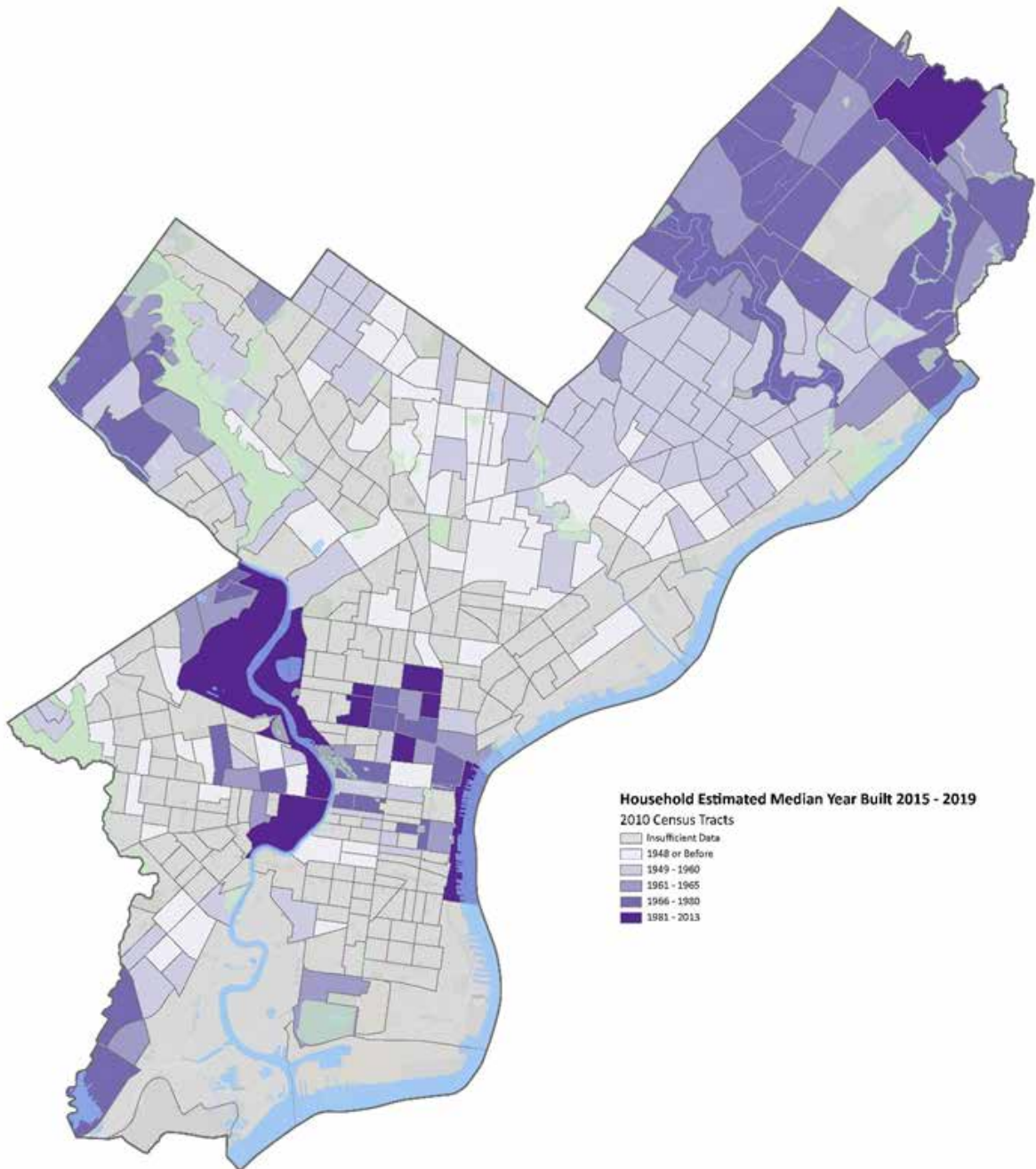
Selected conditions, as defined in the guidance, are similar to housing problems in the Needs Assessment and are:

1. lacks complete plumbing facilities
2. lacks complete kitchen facilities
3. more than one person per room
4. cost burden greater than 30 percent

In 2017, half of renter-occupied units and 3 in 10 owner-occupied units are affected by at least 1 housing condition . Almost 40 percent of the population is affected, illustrating the widespread nature of problems associated with an older housing stock. Fortunately, only a small fraction of homeowners and renters experience more than one housing condition, comprising roughly 1 and 2 percent of these populations, respectively.

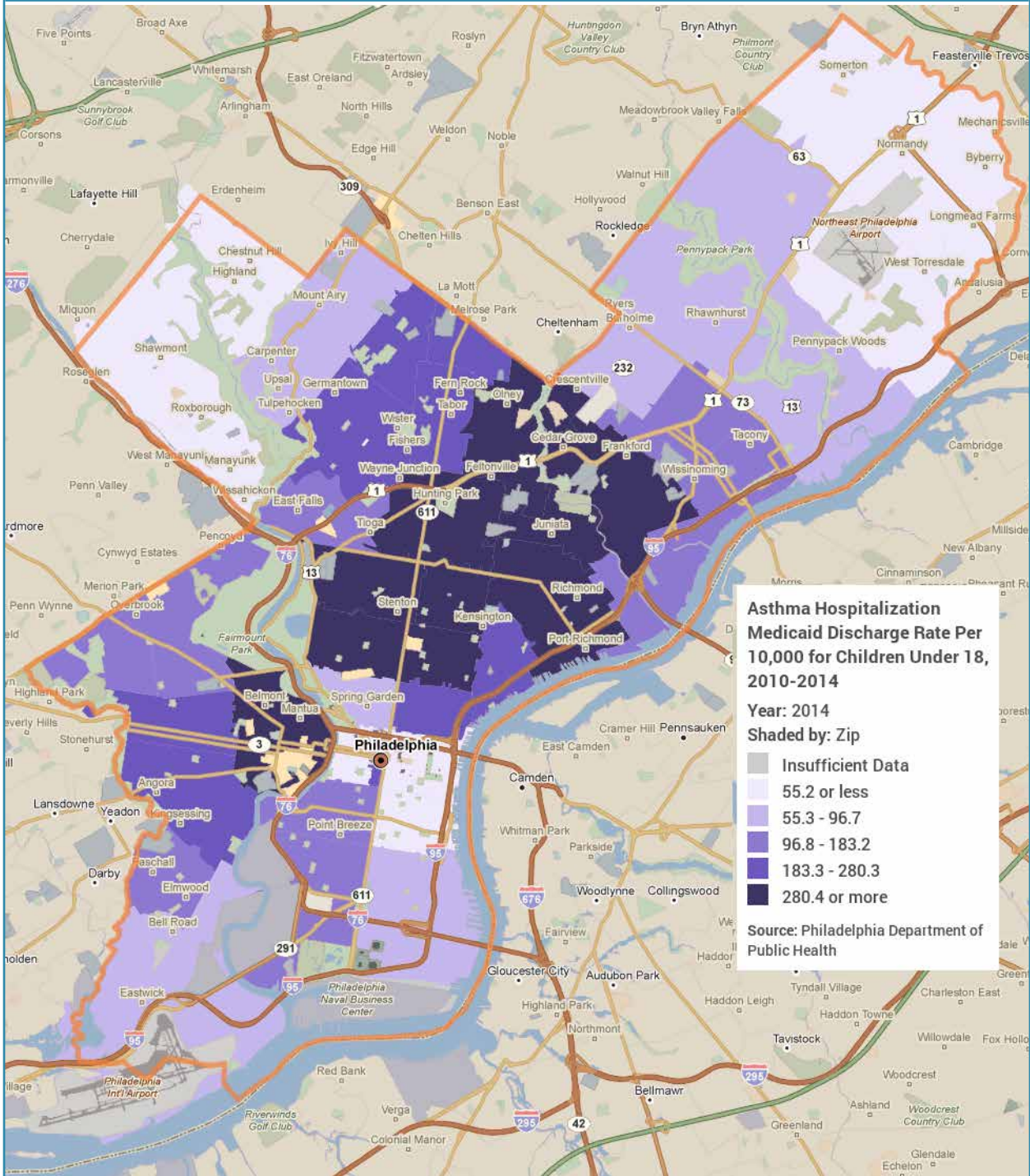
Specific breakdowns for owner- and renter-occupied units built before 1980 are 92 and 83 percent, respectively. Of these units, 12 percent of owner- and 16 percent of renter-occupied units have children present. Older units with deferred maintenance can present serious health problems, particularly when children are living in those environments.

Estimated Median Year Housing Unit Built, as of 2015-2019



Data Source: PolicyMap - Estimated median year a housing unit was built, as of 2015-2019.

Asthma Hospitalizations Medicaid Discharge Rate Per 10,000 for Children Under 18



According to the Centers for Disease Control and Prevention Black children are 2-3 times more likely to be hospitalized due to asthma. Other than access to care, environmental exposure for children living in substandard housing is a large contributing factor to higher rates of asthma in disadvantaged communities such as these. In addition, dozens of studies have shown that making repairs to homes dramatically improves the health of the families and individuals living there.

Further, data from the Pennsylvania Department of Health’s most recent Childhood Lead Surveillance Report indicates that lead poisoning among Philadelphia children is a decreasing, yet persistent phenomenon. The following table summarizes the agency’s findings from 2018 to 2020.

Table 51: Total Number of Children Tested for Lead in Philadelphia with Elevated Blood Lead Levels, 2018-2020

	<2 Years (0-23 Months)		< 6 Years (0-71 Months)	
	Number	% of age cohort	Number	% of age cohort
2018	845	1.91%	2,496	1.96%
2019	628	1.41%	2,017	1.58%
2020	540	1.23%	1,418	1.12%

Source: Pennsylvania Department of Health, Childhood Lead Surveillance Annual Report 2018-2020

PDPH and other City agencies work directly with children, medical providers, and home and building owners to combat this issue and promote healthy living conditions. Programs such as Lead Court and Lead and Healthy Homes have made measurable change in the number of Philadelphia properties that present a lead hazard to their occupants. Since October 1, 2020, landlords have been required to test and certify rental properties as lead safe or lead free, regardless of a child’s age, in order to execute a new or renewed lease or receive or renew a rental license. Local data sources are unable to replicate the definitions set forth earlier in this section pertaining to standard and substandard housing units. However, a robust vacancy model has been developed that measures vacancy probability by taking various local property datasets into account. The model indicates that over 9,000 residential properties in the city are vacant. Established in 2013, the Philadelphia Land Bank acquires, consolidates, and distributes vacant property for a wide range of purposes. The 2019 Land Bank Strategic Plan states that of the estimated 42,100 vacant properties citywide, about 8,500 (or 20 percent) are publicly owned by one of the City’s four land-holding entities. . One of the Land Bank’s key functions is to dispose of surplus publicly owned property by conveying it to private ownership for reuse and redevelopment. Importantly, this reuse and redevelopment is intended to support affordable, market rate, and mixed-income housing development, among other things.

Table 52: Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

	0-30% AMI	30-50% AMI	50-80% AMI	Low-Mod Households (0-80% AMI)	% of Total
Total Households	169,524	88,955	106,114	364,593	60.6%
Built before 1980	150,631	78,829	95,707	325,167	54.1%
Households with Children 6 and under Living in Units Built Before 1980	19,482	11,837	11,647	42,966	7.1%
Data Source: ACS 2019 5-year Public Use Microdata Sample (PUMS)					

The table above shows homes built before 1980 where low- and moderate-income persons reside. Homes built prior to 1980, the best available data source year, were used a proxy to denote the probability of homes containing lead-based paint (lead-based paint regulations enacted in 1978 were designed to prevent its use).

Using Public Use Microdata Sample (PUMS) data we see that over 54.1 percent of all households in Philadelphia are classified as low- or moderate-income and have the potential to contain lead-based paint. While 89 percent of low to moderate income households were built before 1980, only 85 percent of medium and high-income households live in homes that were built before 1980—a difference of 4 percent. Moreover, 12 percent of low to moderate income households have children under 6 years old present and are living in homes built before 1980, while only 9 percent of middle to high income households can say the same. This indicates that lower income households are at a moderately greater risk to be exposed to lead hazards. .

Children aged six and under are often considered to be at the highest risk for lead poisoning. Households built before 1980 with children in this age range make up about 7 percent of the total households in the city. This is perhaps the most vulnerable population, residing in households that have the most pressing need for intervention and preventive measures.

Discussion

The median year built of a home in Philadelphia is 1949 (ACS 2016-2020). While new construction is occurring and the real estate market is experiencing growth, problems associated with an older housing stock that is continuing to age must be addressed.

The high rate of households containing one or more select conditions indicates that a significant number of units, especially those commanding lower rents, are not without problems, the most serious of which carry health implications.

Owner-occupied households undergo similar hardships. Home improvement programs and other measures aimed at keeping homeowners in their homes are instrumental to preventing foreclosures and keeping neighborhoods intact.

MA-25: Public and Assisted Housing

Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation’s fourth-largest housing authority and the biggest landlord in Pennsylvania. PHA houses nearly 80,000 people in Philadelphia and employs 1,100 people to deliver services to its clients.

PHA’s approximately \$488 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.

Table 53: Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available	0	437	13,107	22,882	4,422	17,021	844	150	445
# of accessible units			1,204						
Data Source: PHA – Project based includes RAD									

Number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

As of March 2022, PHA’s public housing portfolio exceeds 13,100 units located at 78 multifamily developments and scattered site locations throughout the City. The size of the public housing portfolio varies from year-to-year to reflect changes to inventory including changes that result from adding new public housing and other units (including those built with local development partners) and from converting public housing units to project-based assistance through the Rental Assistance Demonstration (RAD) program.

Over 4,000 of PHA’s public housing units are scattered sites, i.e. housing units located in single family homes or small buildings of up to four units. PHA operates one of the largest scattered site public housing programs in the country.

The backlog of unmet and unfunded capital needs for PHA’s public housing communities is estimated at greater than \$1.5 billion and growing, while the most recent Capital Fund grant from the U.S. Department of Housing and Urban Development (HUD) was \$53.2 million. PHA is able to address only a small fraction of its capital needs with existing funding. The oldest PHA developments were built more than 70 years ago, and 28 sites are more than 40 years old. Several sites are functionally obsolete from design, efficiency and operating cost perspectives. However, the availability of funding to support major redevelopment efforts has been extremely limited, a situation that appears unlikely to change in the near future, given federal budget constraints.

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Table 54: Public Housing Condition

Public Housing Development	Average Inspection Score
All	See HUD website at this link for inspection data: https://portal.hud.gov/hudportal/HUD?src=/topics/physical_inspection_scores/public_housing_property_physical_inspection_data https://www.hud.gov/program_offices/public_indian_housing/reac/products/prodpass/phscores

Restoration and revitalization needs of public housing units in the jurisdiction

As noted, many of PHA’s existing public housing developments are more than 40 years old, and require major renovation, reinvestment and/or complete revitalization. There is an estimated need of approximately \$1.5 billion to address urgent capital needs and to revitalize distressed public housing sites. In relation to the need, available public housing funds to address capital improvements continue to decline.

Public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing

PHA works aggressively to utilize its existing, inadequate level of financial resources to leverage additional funding to address the enormous backlog of unfunded capital repairs. In recent years, PHA has undertaken successful efforts to secure funding to support capital improvements including Low Income Housing Tax Credits (LIHTC), ARRA funding, Choice Neighborhoods funding and other sources.

At the present time, PHA is engaged with the City and other partners in the implementation of two major HUD-approved Choice Neighborhoods Transformation Plans in the Sharswood and North Central Philadelphia communities. In both cases, PHA is working to transform obsolete public housing developments by implementing comprehensive, multi-disciplinary strategies that address housing, economic development, public safety, educational, supportive services and other neighborhood needs.

Under the Rental Assistance Demonstration (RAD) program, PHA is converting approximately 3,200 public housing units to project-based assistance. RAD will help generate new funds to support the long term preservation of these communities, while also providing significant protections to existing residents. As a key part of its RAD strategy, PHA is transferring assistance from long-term vacant and uninhabitable scattered site units to primarily new or substantially rehabilitated developments built by PHA or its partners. PHA also plans to expand the number of units converted to RAD and to utilize HUD's new "Faircloth to RAD" initiative to expand the supply of affordable housing. Under this initiative, PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing using that authority and then convert the public housing to Project Based Voucher assistance under the RAD program.

PHA is also working to expand the supply of affordable housing through its MTW Unit Based Voucher (UBV) program, which provides long-term project-based contracts to developments around the City, many of which serve homeless, special needs and other underserved populations. PHA's Fiscal Year 2023 MTW Annual Plan projects that 752 new units will be placed under long-term UBV contracts in the coming year, including RAD developments.

Please refer to the PHA MTW Annual Plan posted at www.pha.phila.gov for a more detailed discussion of PHA's planned strategies.

MA-30: Homeless Facilities

Introduction

The Office Homeless Services (OHS) collaborates with nonprofit housing and service providers and municipal, state, and federal government entities to create the City's homelessness response system. Currently, based on the 2021 Housing Inventory Chart, the Philadelphia Continuum of Care includes an inventory of 107 emergency housing facilities for singles and families with a total capacity of 3,631 beds; 28 transitional housing programs with 1,061 beds; and 111 Permanent Supportive Housing programs with 3,800 units containing 5,341 beds. The Office of Homeless Services provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the City of Philadelphia.

Homelessness prevention

Prevention services include cash assistance with rent and mortgages, security deposits, or utility payments, made on a case-by-case basis to help to families and individuals at risk of becoming homeless to resolve a housing crisis.

Centralized Intake Services

Homeless Services provides centralized intake services for 23 emergency housing programs with which it has contracts. Caseworkers explore options for shelter diversion and prevention of homelessness. If necessary, they assess the eligibility and service needs of consumers presenting for placement into emergency housing and attempt to place them in the most appropriate housing facilities. Emergency housing programs that are not under City contract are funded primarily with private resources and may thus perform their own intake and independently arrange for the delivery of services.

Emergency Housing

Emergency housing refers to facilities that provide accommodations for homeless individuals and families, through which providers help residents resolve immediate housing crises, assess level of need, and provide case management assistance to help obtain appropriate housing.

Safe Haven

Safe Havens are programs that serve hard-to-reach homeless persons who have severe mental illness, are living on the streets, and have been unable or unwilling to participate in supportive services. They provide 24-hour residence for an unspecified duration, and do not require participation in services or referrals as a condition of occupancy. It is hoped that after a period of stabilization, safe haven residents will be able to move to a permanent housing situation.

Transitional Housing

Transitional housing is housing in which homeless persons may live up to 24 months and receive supportive services to facilitate moves to permanent housing.

Rapid Re-Housing

Rapid rehousing services target families and individuals that are currently “literally homeless,” providing the resources needed to move into private market housing. Rapid rehousing programs may provide rental assistance for up to 24 months or other types of financial assistance required to secure permanent housing. Households receive supportive services on a time-limited basis, including assistance with locating, securing, and stabilizing in affordable housing.

Permanent Supportive Housing (PSH)

Permanent supportive housing refers to long-term (not time-limited), independent, safe, and decent living arrangements that are linked to supportive services for homeless and disabled individuals and families.

Table 55: Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds*	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,234	176	626	3,120	-
Households with Only Adults	2,150	343	435	3,606	-
Chronically Homeless Households**	247	0	0	1,546	-
Veterans	27	3	188	1,010	-
Unaccompanied Youth	64	0	21	51	-
Data from 2021 HIC					
* Additional 6 Transitional Housing (TH) beds for Households with Children, 2 TH beds for Households with only Adults, and 6 TH beds for unaccompanied youth under development					
** Counting Safe Haven as Emergency Housing (EH) for Chronic					

Mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Philadelphia's work depends upon collaboration between OHS the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). DBHIDS has been able to achieve savings from its administration of a single-payer system for Medicaid behavioral health care, overseeing Community Behavioral Health's (CBH) services for approximately 600,000 Philadelphia Medicaid enrollees, and reinvest in system improvements, including services for persons experiencing homelessness.

DBHIDS provides \$12.5 million for matches in supportive services in 39 CoC-funded permanent supportive housing (PSH) projects with 1,437 units. CBH's Community Support Services (CSS) Team monitors, coordinates, and provides residents of PSH a single point of access to behavioral health services, including Targeted Case Management, Behavioral Health Special Initiative case management, Assertive Community Treatment, mobile psychiatric rehabilitation, tenant services coordinators, and certified peer specialist services. The CSS Team assembles the appropriate package of services for each participant in advance of referral to a housing opportunity through OHS's Supportive Housing Clearinghouse. Participants in CoC/DBHIDS co-funded projects enroll in Medicaid as part of housing entry. This partnership has resulted in an 88-91 percent success rate for individuals and a 97 percent success rate for families in Philadelphia's PSH.

DBHIDS also provides case management in city-contracted shelters and funds five outreach teams to outreach services throughout the city, 24/7. Teams are trained in Mental Health and Substance Abuse Disorders and provide services including crisis intervention, limited case management support, mental health/addiction support, and housing assistance. Outreach workers build trusting relationships so that homeless individuals will accept placement in an appropriate setting where they are able to stabilize their lives.

The city's SSI Outreach Access & Recovery (SOAR) Project secures federal disability benefits for homeless or at-risk persons. The Project has a 98 percent approval rate and has secured SSI benefits for more than 1,800 clients in an average of only 52 days. SOAR also serves disabled youth transitioning from foster care and treatment facilities, avoiding discharge to the streets, and disabled prisoners who need a stable income stream that can be activated upon release, decreasing the likelihood of recidivism by enabling them to obtain stable housing.

The PA Dept of Human Services' PA State Interagency Coordinating Council for Early Intervention is training shelter staff about accessing services for children. The Achieving Independence Center (AIC) provides youth in dependent care with support and tools for transitioning from foster care to independent adulthood.

The VA Medical Center uses risk assessments, a by-name list, and case conferencing to determine homeless Veterans' priorities for services and housing. A Specialist from the VA visits the local homeless day program weekly to offer information on benefits and assist with claims and up-grades.

OHS is engaging with PhillyWorks, the local WIB, and private sector partners to identify opportunities to support employment of participants in the homeless services system. The City's Health and Human Services (HHS) Cabinet is working to strengthen connections to financial and benefits counseling for at-risk households and to support benefits enrollment at shelter and emergency meal sites. The Cabinet also supports a citywide workforce agenda to connect low-income workers to opportunities. These efforts aim to increase the number of clients enrolled in public benefits, increase the number of DHS/OHS-involved households with a significant increase in credit score/decrease in debt, and increase the number of individuals with employment barriers engaged by the City in career pathways opportunities.

Services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, and how these facilities and services specifically address the needs of these populations.

People experiencing homelessness first and foremost need housing. For this reason, Homeless Services' focus in serving homeless persons is on the centralized intake, emergency housing, safe havens, transitional housing, rapid rehousing, and permanent supportive housing facilities and services described above and listed in the housing inventory tables in the Appendix. All of these facilities offer more than housing, through linkages to other supportive services. Similarly, for those who are living on the street, Street Outreach workers provide access to a range of services. Day programs and cafes provide places for people experiencing homelessness to go during daytime hours, as well as personal care opportunities, meals, and peer support. A sampling of available services and facilities that address other basic and essential needs of homeless persons is provided in the service inventory in the Appendix, which includes but is not limited to the following.

Homeless Services ensures that each city-contracted emergency shelter has designated staff whose role is to connect families to educational services. The School District of Philadelphia (SDP) McKinney Liaison meets regularly with service providers to ensure access to services and supports, and connects families and providers with designated staff in each school. SDP teachers deliver afterschool programming in the SDP administration building for all sheltered students, with planned expansion to shelters.

Homeless Services coordinates Ages & Stages assessments to address developmental concerns in children 0-5 years old and is a partner in efforts to increase the number of homeless children in early childhood education. Several CoC-funded programs have written agreements with Head Start grantees in close proximity to their programs, and a few operate their own early childhood programs. Child and Adult Care Food Program funds provide nutritious meals and snacks in family shelters.

Philadelphia's homeless service system includes Runaway and Homeless Youth funded basic center programs for youth under the age of 18. In the adult system, there are programs specifically designed to serve

unaccompanied youth, including shelters, transitional housing programs, safe havens for young adults with mental health needs, rapid rehousing programs, and permanent supportive housing programs. Some of these programs are designated for subpopulations of youth, including pregnant/parenting youth, LGBTQ youth, youth who have exited the foster care system, or youth with mental health needs. There are also drop-in type programs in Philadelphia that provide supportive services for homeless youth, including access to basic needs (food, clothing, showers, laundry), case management, health and mental health services, social programming, and education and employment services. Youth housing providers often work alongside these providers to coordinate services targeted for young adults experiencing homelessness.

The emergency and transitional housing inventory includes two emergency shelter facilities, with a total of 200 beds, dedicated to survivors of domestic violence and their children and a number of projects are that are in the process of dedicating units to households who have experienced domestic violence. Philadelphia has four programs that offer these survivors services such as legal assistance and representation, 24-hour hotline for support and counseling, child advocacy and counseling, housing assistance, educational workshops, and clinical and case management support.

MA-35: Special Needs Facilities and Services

Introduction

- Many actors in and around City government collaborate to provide housing and other supports to Philadelphia’s special needs populations. In addition to DHCD, relevant bodies include the Philadelphia Housing Authority (PHA), the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Office of Homeless Services (OHS), the Philadelphia Department of Public Health (PDPH), and importantly, their overlapping, robust networks of subcontractors and providers. These organizations harness their collective capacity to provision housing, health care, and social services to Philadelphia’s vulnerable, with an emphasis on housing accessibility and affordability. A snapshot of their work on behalf of special-needs populations appears below.
- DBHIDS: 116,236 Medicaid recipients receive behavioral health treatment from the department. The agency contracts with 200 providers offering a full continuum of services. DBHIDS provided 2,494 individuals with DBHIDS Recovery Housing through Housing and Homeless Services in FY 2019-2020 and expanded capacity of the DBHIDS Recovery House Network from 160 beds to 470 beds.
- OHS: The Philadelphia Continuum of Care sets aside 148 beds at three locations for victims of domestic violence.
- PDPH: Convened by PDPH’s AIDS Activities Coordinating Office, a battalion of public and privately funded organizations offer services such as ambulatory care, case management, home-delivered and congregate meals, and home health care to people living with HIV/AIDS in the Philadelphia

Table 56: HOPWA Assistance Baseline

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	653
Permanent Housing - Facilities	38
STRMU: Rent, Mortgage, Utilities	150
STRMU: Permanent Housing Placement	0
Supportive Services with TBRA	470
Supportive Services w/o TBRA	183
Housing Information Services	0
Data Source: HOPWA Year 41 CAPER	

Supporting housing and related supportive services available to groups and how well the current level of need is satisfied by existing services. Identify any gaps in services and/or unmet need

Elderly and frail elderly

Older adults age 65 and up comprise approximately 19.7 percent of the city's total population. Research from the Philadelphia Corporation for Aging (PCA) reveals several important trends about this subpopulation. First, PCA recognizes that many seniors fall in between income eligibility guidelines for state and federal assistance programs, which can make them less able to access resources in an emergency and increases their overall vulnerability. Second, PCA notes that a significant proportion of older Philadelphians (32.3 percent) live alone, which may lead to "a greater reliance on the formal aging care system" over time. As elderly individuals increasingly seek to live alone and "age in place" within their communities, adaptive modifications and reasonable accommodations can offer crucial home repairs to this population. Rental subsidies, financial counseling, and financial products like Individual Development Accounts can also help lower-income seniors navigate their twilight years.

Persons with mental, physical, and/or developmental disabilities

An estimated 16.7 percent of Philadelphia's population age five and older live with one or more disabilities. These rates can trend upward for low-income populations. A jurisdiction's approach to serving persons with mental, physical, and developmental disabilities must be nuanced and tailored to the individual. A suitable strategy will offer both supportive housing and in-home care, a range of Long-Term Services and Supports, and meaningful amenities that can promote social inclusion, such as employment services and accessible transportation.

Persons with alcohol or other drug addiction

Responding to the opioid epidemic and its aftereffects, several Philadelphia leadership tables are working to ensure that persons managing substance abuse disorders can access the housing and services they need to thrive. Inpatient detoxification and rehabilitation, outpatient treatment and long-term residential treatment are available through the Department of Behavioral Health and Intellectual disAbility Services. Depending on client need and funding availability, these programs are coupled with rental subsidies to provide permanent supportive housing that can buttress system users' efforts to maintain their sobriety.

Persons with HIV/AIDS and their families

People living with HIV/AIDS can be at risk for housing instability due to difficulties paying for expensive medications and difficulties remaining employed while managing their conditions. Data from Philadelphia's Continuum of Care bears this out. Their January 2021 Point in Time Count identified 100 sheltered homeless persons living with HIV/AIDS and the Office of Homeless Services FY2020 Data Snapshot identified 41 unsheltered homeless persons. According to the 2020 Department of Public Health's "A community Plan to End the HIV Epidemic in Philadelphia", people living with HIV (PLWH) experiencing homelessness were 53 percent less likely to receive anti-retroviral therapy (ART), and PLWH in temporary or unstable housing were 49 percent less likely to achieve viral suppression. Having access to stable housing improves health outcomes. Through HOPWA-funded housing and supports provisioned by the City's AIDS Activities Coordinating Office, Philadelphia hopes to prevent housing instability among persons undergoing HIV treatment.

Victims of domestic violence, dating violence, sexual assault and stalking.

Philadelphia's offerings for domestic violence survivors should encompass accessible health care, services, and tiered housing supports that begin to repair the lives of people who have experienced tumultuous home environments. In July 2019 through June 2020, Women Against Abuse reported that their Emergency Safe Havens service served 1,052 survivors (49% children 0-12, 4% teens 13-17, and 47% adults 18+). However, the service had to deny 3,856 requests for safety due to lack of space in the emergency safe havens. The Department of Behavioral Health and Intellectual disAbility Services is focused on addressing the behavioral health challenges experienced by Philadelphians across a variety of traumatic experiences. Their work strategies include administering existing programming, increasing stakeholder engagement, inclusion of nationwide identified best practices, and continuing to develop new programming to ensure Philadelphians experiencing trauma have access to resources, tools, and support to heal and thrive. DBHIDS offers over 20 trauma focused initiatives.

Addressing domestic violence with services from organizations like Woman Against Abuse, and initiatives and services offered by DBHIDS for mental health are essential in the healing and thriving of Philadelphians. Forging such collaborations and funding additional shelter beds and services would help close the City's service gaps for survivors of domestic violence. Longer term strategies focused on client self-sufficiency, such as Rapid Re-Housing, have also proven to be effective for vulnerable, low-income households in Philadelphia.

Supportive housing programs specifically designed for persons returning from mental and physical health institutions

Guided by the Pennsylvania Department of Human Services' Supporting Pennsylvanians Through Housing plan, the City of Philadelphia is committed to providing housing opportunities to people exiting mental and physical health institutions. Philadelphia works toward supporting people exiting institutions by developing a system of community-based services and supports. The Department of Behavioral Health and Intellectual disAbility Services leads the City's work in this area by leveraging Medicaid and reinvestment dollars to fund housing-related supports, de-emphasizing congregate care, and pursuing strategies that promote continuity of care for people exiting institutions. Their efforts are a buoy for the large population of Philadelphians within mental and physical health institutions.

Actions to serve special needs populations

In accordance with its 2016 Assessment of Fair Housing, the Division of Housing and Community Development has undertaken the following strategies to ensure non-homeless persons with special needs have access to affordable, accessible housing:

Affordability

- Support preservation of existing LIHTC units at or around 15 years compliance period
- Leverage available PHA resources to support affordable multi-family rental housing developments with priority points for developments in high opportunity areas
- Expand affordable rental units "transfer of assistance" provisions of the Rental Assistance Demonstration program to increase housing opportunities
- Create new funding opportunities to expand affordable homeowner preservation programs

Accessibility

- Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners
- Continue accessible unit and visitable unit requirements for City-supported projects

Led by the Managing Director's Office, departments within the City's Health and Human Services cluster will support DHCD's efforts through the implementation of their guiding framework, *Together We Thrive*. Related 2017 action steps from that framework include:

- Fund expanded services to prevent human trafficking and provide housing and other services to victims

- Establish 90 new permanent supported housing and 15 rapid rehousing supports for the chronically homeless
- Evaluate and redesign emergency housing and family homelessness supports
- Partner with the private sector to develop new housing options
- Develop new housing support tools for families to reduce delays in reunification
- Add 33 new Housing First units for the chronically homeless
- Complete the conversion of 138 transitional housing units to Rapid Rehousing
- Develop a shallow rent pilot
- Revise the discharge planning process for youth aging out of the child welfare system to increase access to housing resources

MA-40: Barriers to Affordable Housing

Effects of public policies on affordable housing and residential investment

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

- Modernized Naturally Occurring Affordable Housing: New policies and financing to generate affordable market units, including zoning and building code reform and an expanded Mixed Income Housing Program.
- Public land disposition
- Affordable Housing Labor Rate: A distinct wage rate for the construction of affordable housing.
- Taxes
- Code enforcement
- Permitting process
- Zoning

In addition, the City and the Philadelphia Housing Authority's 2016 Assessment of Fair Housing (AFH) identified a number of contributing factors that create barriers to affordable housing and opportunities that are still applicable today. A detailed description can be found in the 2016 AFH (<http://www.phila.gov/dhcd/affirmatively-furthering-fair-housing/>) and highlights are listed below:

Displacement of residents due to economic pressures

Philadelphia's housing market changes and economic pressures such as increasing rents and property taxes in appreciating neighborhoods may pose a threat to long-term affordability and to current residents. Displacement may disproportionately impact people of color, ethnicity and LEP.

Lack of public investment in specific neighborhoods, including services of amenities

A range of public amenities and services— parks, high-performing schools, libraries, recreation centers, lighting, sidewalks and trash collection – are important factors in stabilizing neighborhoods and ensuring equitable access. Many public facilities are in need of repairs and/or many communities lack this range of public amenities. Lack of high quality public amenities may impact segregation patterns.

Deteriorated vacant structures and land

Decades of urban disinvestment and population loss to the suburbs have left Philadelphia with approximately 40,000 vacant properties, approximately 8,000 of which are publicly owned. These blighting conditions further exacerbate neighborhood instability and present a challenge for turning R/ECAP areas into communities of opportunity. Philadelphia's Land Bank will be a strategic tool in addressing vacancy issues.

Location and type of affordable housing

Of the occupied units of publicly supported housing an estimated 35 percent are located in R/ECAP tracts. Stakeholders emphasized the need to develop new affordable rental and homeownership housing in all neighborhoods, and to encourage private developers to take advantage of the city's inclusionary zoning mixed-income housing bonus to provide affordable housing in areas of opportunity

Inability to access existing housing and other city resources

While the City, PHA and other partners offer a wide range of services, stakeholders mentioned that community residents – especially LEP and disabled residents—are often not aware of these services. Stakeholders recommended broader outreach and services to community residents.

Location and access to proficient schools

Very few Philadelphians have access to good schools. Access to quality education starts with high quality childcare options. Work completed by Reinvestment Fund reveals that there are many R/ECAP areas in need of high quality Pre-K options.

Lack of income

According to the City's Office of Community Empowerment and Opportunity (CEO), one out of every five eligible residents is not receiving nutritional assistance under the Supplemental Nutrition Assistance Program (SNAP) or receiving the extra cash available to the working poor under the Earned Income Tax Credit (EITC). About 15 percent of adults and five percent of children in Philadelphia lack health insurance, even though many of them would likely qualify for public options. Unemployment rates for Philadelphians are higher than the region and even higher for Black and Hispanic residents. There is an urgent need to connect residents to available benefits and provide job skills development and training projects and programs.

The availability of affordable units in a range of sizes

Given the large number of families in the city, the lack of affordable rentals with larger bedroom counts is a contributing factor to family households with children facing disproportionate housing needs. Additionally, Philadelphia housing prices and sale volume are also at an all-time high, which may pose issues for first-time homebuyers.

Lack of communication between government and residents

The City, PHA and partners have wide-range of housing services such as home repair, housing counseling, tangled title and tax relief programs. There is a need to work with the network of partners – Neighborhood Advisory Committees, Community Development Corporations, Universities and other City agencies such as the Office of Community Empowerment and Opportunity to conduct outreach, trainings and to provide assistance in connecting low-income residents to programs that promote access to housing and opportunity.

Residential foreclosures

A high rate of foreclosures in a neighborhood can indicate housing instability, both for owners at risk of losing their homes and for their neighbors. Foreclosures can feed into cycles of property deterioration and abandonment, increasing the severity of disproportionate housing needs. In addition to mortgage and reverse-mortgage foreclosures, housing counseling agencies and nonprofit legal advocates are seeing a rise of low-income residents in tax foreclosure.

Residential evictions

Evictions are often a sign of housing instability. Reinvestment Fund analyzed evictions for 2014-2015 and reported 40,547 evictions out of 271,086 rental units – approximately one in seven. Nine percent of those households experienced multiple evictions. There is a need for expanded housing counseling for tenants to help them remain in housing.

Age and condition of housing

The majority of Philadelphia's housing stock was built before 1979 and in R/ECAP areas homes large portion of homes are older than 1939. Many of the households in these homes pay up to 50 percent of their annual income on housing and do not have available resources to make necessary repairs..

Lack of local private fair housing outreach and enforcement

Federal and local cuts have had an impact on fair housing and outreach efforts in Philadelphia. Both the Philadelphia Commission on Human Relations (PCHR) and the Fair Housing Commission (FHC) are poised to explore new challenges to end the disparities in Philadelphia's neighborhoods, focusing on rental housing as a priority. Specifically, under the Fair Housing Ordinance, the FHC can initiate its own complaints against serial slumlords and get multiple housing units repaired and back to code at one time. In addition, a recent study showed that in Philadelphia, over 50 percent of the homeless youth population identifies as LGBTQ. It is important to ensure that these residents have equal access to housing choice. Additional funding is needed to conduct increased outreach to all of our communities and to take on a wide range of large-scale projects.

MA-45: Non-Housing Community Development Assets

Introduction

The City of Philadelphia's Department of Commerce is the economic catalyst for the City of Philadelphia helping all businesses thrive. Commerce creates equitable wealth building opportunities through strategic investments and ecosystem partnerships to grow quality jobs, build capacity in under-resourced communities, and make it easier to operate a successful business in Philadelphia. The Department's strategic priorities for 2022 and beyond are as follows:

- **Provide trusted guidance and a simplified process to establish, grow, and operate a business**
We work with community organizations to provide one-on-one customer service, outreach, and education. We prioritize trusted guidance alongside community organizations to ensure entrepreneurs have access to business supports and capacity building.
- **Drive equitable neighborhood revitalization that contributes to vibrant commercial corridors**
Commerce delivers programs and streetscape enhancements in partnership with community-based organizations and business associations. We make strategic investments in community infrastructure to attract businesses and sustain commercial districts.
- **Attract and retain businesses through business resources and strategic investments**
Commerce will set strategy and leverage partners to make Philadelphia a great place to do business. We use data to create, administer, and evaluate business incentives, as well as deliver marketing and communication campaigns.
- **Connect talent to growth industries and to jobs that pay family-sustaining wages**
Commerce works with key partners to convene strategy roundtables and inform employers of workforce resources. We utilize data on emerging industries to better connect our education and training networks with growth industries.
- **Strive to build wealth in communities of color through more equitable access to capital and contracting opportunities**
Commerce will continue to implement programs and lead coordination to increase access to capital and contracts through the work of the Philadelphia Equitable Entrepreneurship Ecosystem.
- **Leverage economic research to drive policy and strategy**

Economic development market analysis

Table 57: Business Activity

Business by Sector	# of Workers	# of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,602	33	0.2%	0%	0.2%
Construction	29,478	15,765	4.1%	2.2%	1.9%
Manufacturing	44,949	20,116	6.3%	2.8%	3.5%
Wholesale Trade	14,361	16,076	2%	2.2%	-0.2%
Retail Trade	65,582	51,148	9.2%	7.1%	2.1%
Transportation, Warehousing and Utilities	44,550	41,853	6.2%	5.7%	0.5%
Information	14,555	17,035	2%	2.3%	-0.3%
Finance, Insurance, and Real Estate	46,785	44,832	6.6%	6.1%	0.5%
Professional, Scientific, Management Services, and Waste Management Services	86,469	108,245	12.1%	14.8%	-2.7%
Education and Health Care Services	224,655	270,381	31.5%	36.9%	19.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	65,124	77,573	9.1%	10.6%	-1.5%
Other Services (Except Public Administration)	35,592	26,500	5%	3.6%	1.4%
Public Administration	40,149	40,661	5.6%	5.6%	0%
Total	713,851	547,782			

Data Source Comments: 2016-2020 ACS (Workers), 2019 Longitudinal Employer-Household Dynamics (Jobs)

Table 58: Labor Force

Total Population in the Civilian Labor Force	782,637
Civilian Employed Population 16 years and over	713,851
Unemployment Rate	8.8
Unemployment Rate for Ages 16 to 19 years	29.7
Unemployment Rate for Ages 20 to 24 years	14.7
Unemployment Rate for Ages 25 to 29 years	8.1
Unemployment Rate for Ages 30 to 34 years	7.9
Unemployment Rate for Ages 35 to 44 years	7.4
Unemployment Rate for Ages 45 to 54 years	7.6
Unemployment Rate for Ages 55 to 59 years	6.3
Unemployment Rate for Ages 60 to 64 years	5.1
Unemployment Rate for Ages 65 to 74 years	7.7
Unemployment Rate for Ages 75 years and over	7.7

Data Source: 2016-2020 ACS

Table 59: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	291,424
Farming, fisheries and forestry occupations	1,602
Service occupations	159,263
Sales and office occupations	138,713
Natural resources, construction, extraction, maintenance occupations	39,314
Production, transportation and material moving	85,137
Unemployment Rate for Ages 25-65	
Alternate Data Source Name: 2011-2015 ACS Data Source Comments: Occupational Categories: Management, business, science, and arts, farming, fisheries and forestry service, sales and office, construction and extraction and installation, maintenance, and repair production, transportation and material moving	

Table 60: Travel Time

Travel Time	#	%
< 30 Minutes	289,873	45%
30-59 Minutes	262,054	41%
60 or More Minutes	92,675	14%
Total	644,602	100%

Table 61: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not In Labor Force
Less than high school graduate	45,845	6,545	50,726
High school graduate (includes equivalency)	158,800	20,173	85,287
Some college or Associate's degree	147,606	11,813	46,002
Bachelor's degree or higher	249,660	9,709	32,285
Alternate Data Source Name: 2016-2020 ACS			

Table 62: Educational Attainment by Age

Educational Attainment	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	2107	6310	8276	20564	21741
9th to 12th grade, no diploma	16677	14920	14685	38361	29487
High school graduate, GED, or alternative	50653	73359	57320	133628	79776
Some college, no degree	57476	50106	36277	63568	31000
Associate's degree	5153	16768	14128	24773	9206
Bachelor's degree	21428	89601	37055	45507	22038
Graduate or professional degree	1880	51238	30799	37637	24155
Alternate Data Source Name: 2016-2020 ACS					

Table 63: Educational Attainment – Median Earnings Past 12 Months

Educational Attainment	Median Earnings Past 12 months
Less than high school graduate	\$24,277
High school graduate (includes equivalency)	\$28,209
Some college or Associate's degree	\$34,556
Bachelor's degree	\$52,020
Graduate or professional degree	\$66,531
Alternate Data Source Name: 2016-2020 ACS	

Major employment sectors

The 'Eds and Meds' sector, made up of Education, Health Care, and Social Assistance, accounts for roughly a third of all city jobs (36 percent) and workers (31 percent), making it the largest and most significant sector in the Philadelphia economy (Table 57). The concentration of Educational Services not only provides stable support to the local economy, but also generates a steady and educated workforce, fueling the City's professional services and healthcare industries.

Sectors in the second tier, with over 10 percent of the city's jobs and/or workers, include: Professional, Scientific, and Management Services (14.8 percent jobs; 12.1 percent workers); Arts, Entertainment, and Accommodation (10.6 percent jobs; 9.1 percent workers); and Retail Trade (9.2 percent jobs; 7.1 percent workers). Notably, the Accommodation and hospitality sector had demonstrated strong growth until contracting in 2020. Such contraction can be attributed to the COVID-19 pandemic and thus can be expected to rebound.

Notably, there are several shrinking sectors with declining shares of jobs and workers. These include: Manufacturing; Public Administration; Information; and Finance, Insurance, Real Estate, Rental, and Leasing.

Workforce and infrastructure needs of the business community

In general the business community needs access to a better educated, better trained workforce. Companies in Greater Philadelphia generally report difficulty hiring qualified candidates and spend considerable time and resources on recruitment to maintain operations and personnel. The skills gap between primary education and employers' hiring needs is an ongoing struggle for businesses, as well as job seekers.

Several of Philadelphia's high-growth, high-impact sectors require Philadelphians to be prepared for middle-skill jobs – positions thought to produce a livable income and not require a bachelor's degree. In 2019, the largest number of these positions were in Health Care and Social Assistance; Educational Services; Public Administration; Transportation, Warehousing, and Utilities; and Professional, Scientific, and Management Services. For Manufacturing, the lack of skilled talent is primarily due to limited training programs in manufacturing design and process. Additionally, students do not see manufacturing as a viable career option due to a lack of exposure or an outdated perception of the sector.

Needing to compete, many employers cannot afford to invest in training their own workers who are inexperienced or lack specific skill sets. Aligning Philadelphia's academic institutions, training programs, and workforce development system to employer talent needs is essential to dually support businesses and low-skill workers. We recognize that employer engagement is an essential element of this process. Thus, the City partners with workforce development training providers and local businesses on equitable talent pipeline development with the goal of ensuring that all Philadelphians can find and retain living-wage, family sustaining jobs.

While infrastructure, needs vary by industry, but the majority of industries require technology to carry out daily operations and to remain competitive. A sufficient tech talent pool is therefore necessary for the business community to keep up with growth, the rise of e-commerce, and other digital trends accelerated during the COVID-19 pandemic. Greater Philadelphia's tech workforce is large and growing, but is constrained by an undersupply of qualified candidates and a lack of diversity.

Major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period: needs for workforce development, business support or infrastructure

There are several large-scale projects recently completed or underway by some of the region's major employment centers that are expected to have a significant impact on job and business growth opportunities over the next five years.

The University of Pennsylvania and its health system (Penn) are the largest private sector employers in Philadelphia, comprising 47,200 employees in 2021. Penn Medicine, which has invested more than \$200 million in major capital investments between 2014 and 2015, began construction in 2016 on a new 1.5 million square foot Patient Pavilion. The Pavilion has been one of the largest hospital projects underway in the United States and the largest capital project in Penn's history. Co-located with some of the world's most advanced research laboratories and specialized treatment facilities, the building opened in late 2021.

Thomas Jefferson University acquired Philadelphia University in 2017 to become the sixth largest educational institution in Philadelphia. In late 2021, Einstein Healthcare Network merged with Thomas Jefferson University, creating an integrated 18-hospital health system. Einstein Healthcare Network's facilities and outpatient centers have been in existence for over 150 years. Combined, they represent the second-largest Philadelphia employer, comprising over 40,200 employees.

Live! Casino & Hotel Philadelphia, which opened in January 2021, is a \$700 million world-class hotel, gaming, dining and entertainment destination featuring 2,200 slot machines and 150+ live action table games, an upscale 200+ room hotel, a new 2,700-space parking garage, locally and nationally recognized restaurants and live entertainment venues. The project is located in the heart of the Stadium District in South Philadelphia, immediately proximate to Xfinity Live!, The Cordish Companies' premier dining & entertainment district. The project creates the first comprehensive gaming, resort, entertainment, and sports destination in the United States, making it a true regional destination.

Philadelphia's Market East section is an important commercial area experiencing significant development. The redevelopment of The Gallery, 130-store retail mall, was completed in late 2019. Construction included a complete renovation and reconfiguration of the 1.5 million square feet, mixed-use facility. The redevelopment project, called the Fashion District, cost an estimated \$325 million. Included in the revamp are accessible storefronts, sidewalk cafes, a new streetscape, and digital signage, with direct accessibility to Market Street's three-block corridor and SEPTA subway lines.

The Delaware River Waterfront Corporation (DRWC), in partnership with the City, is a nonprofit corporation that works to transform the central Delaware River waterfront into a vibrant destination for recreational, cultural, and commercial activities. Over the last 10 years, DRWC has successfully opened four adaptive reuse park projects built on former pier structures, including the newly renovated Cherry Street Pier in 2018.

I-95 Overcap Park will cap a section of I-95 and connect Old City Philadelphia with the Delaware River. The proposed 11-acre, multimillion-dollar park project is in the planning stages, with construction anticipated to begin in Fall of 2022 and be completed in 2026.

In addition, DRWC, the City, and the Commonwealth have partnered to redevelop Penn's Landing, a major public space along the Delaware River waterfront. The resulting civic space will leverage investment from private sources for the redevelopment of the adjoining parcels. The master plan consists of an expanded Penn's Landing Park, as well as new waterfront park space and several high-rise buildings. The development is projected to generate tax revenue of \$62 million for the Commonwealth and schools around the city.

Lastly, Philadelphia has seen an influx in new hotel development in recent years, with numerous new developments underway or confirmed prior to the COVID-19 pandemic. Such development has represented over \$1 billion in investment. In 2019, two major hotels opened – the Four Seasons and Pod Philly. Since 2020, Philadelphia saw the addition of six new hotels: LIVE, Hotel & Casino, Element Hotel, Hyatt Centric, W Hotel, Guild House, and Delta Hotel, bringing the city's hotel room inventory to exceed 30,000 guestrooms.

In light of this exciting economic activity, the City is taking a leadership role in driving growth with equity. For example, Philadelphia City Council recently confirmed a \$400 million master plan for the Neighborhood Preservation Initiative, which will borrow money to make massive, citywide investments in affordable housing production, home repairs, small business revitalization, and neighborhood preservation.

Skills and education of the current workforce and employment opportunities

Philadelphia's talent pool is consistently cited as a core strength of the region. By industry, the Transportation, Construction, and Professional Services sectors have all experienced net increases in regional employment since the pandemic began. By November 2021, the Transportation sector alone had added more than 20,000 jobs in the Philadelphia MSA since February 2020.

Just as the rest of the country, Philadelphia experienced a dramatic increase in its unemployment rate since 2019. In 2021, Philadelphia's overall labor market saw marginal improvements. In 2022, employment remains down by nearly 50,000, while the size of the labor force continues to decline. Monthly data from the Bureau of Labor Statistics show that the February 2022 unemployment rate was 6.8%. Recent improvements in the unemployment rate have been caused by individuals deciding to no longer look for work, rather than the long-term unemployed finding new opportunities.

In February 2022, Philadelphia employers reported 715,800 total jobs, a change of 10,000 from the previous month. Relative to the previous month, employers in Education Services, Leisure and Hospitality, and Health Care and Social Assistance sectors experienced the largest employment gains.

Recent online job postings by occupation reveal the types of jobs employers are trying to fill. In March 2022, Philadelphia experienced overall net growth in postings for healthcare and administrative occupations.

In addition to Table 59 and the above, anecdotal evidence suggests that employers increasingly show preference for candidates with higher levels of skills, education, and related employment. This preference often holds true even for entry-level jobs that on paper should be accessible to individuals with limited educational attainment and job-specific training. Likewise, the majority of 2020-2021 unemployment claims are concentrated in low-skill service industries most impacted by the pandemic, as well as by people with a high school diploma, its equivalent, or lower.

Philadelphia's workforce investment board, Philadelphia Works Inc., published a set of 2021-2022 "recovery occupations." These occupations were drawn from our analysis of labor market and employment data; job posting data; and local employer feedback on the skills and credentials that workers need to become competitive candidates. All recovery occupations have experienced minimal negative impact to employment during the pandemic or have projected growth through 2022 and pay \$15 or more per hour. Critically, most are middle-skill jobs or low-skill entry points into career paths with opportunity for advancement. These jobs require workers to have educational attainment of an Associate degree or less. Opportunity sectors include:

- Telecommunications
- Transportation and Logistics
- Healthcare and Life Sciences
- Information Technology
- Sales and Customer Service
- Business and Professional Services
- Maintenance and Repair
- Manufacturing and Construction
- Food Accommodation and Hospitality

Current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations and how these efforts will support the *Consolidated Plan*

Philadelphia Works Inc. (PWI) is the City's Workforce Board and the recipient of all state funds flowing into Philadelphia County that support employers and job seekers, provides funding for approved workforce development entities and projects; functions as the Mayor's Workforce Board, and oversees the four PA CareerLink Centers that services all Philadelphia residents. Their outcomes for job placement, and retention are reported to the State to receive funding for TANF and WIOA (Workforce Innovation & Opportunity Act) participants. The Philadelphia Department of Commerce has a strong relationship with PW for workforce development and business attraction and retention efforts. Aligned efforts include: Skills Forward Initiative, Recharge & Reimagine Commitment, City Wide Campaign, Navy Yard workforce initiatives, Career Connected

Learning Initiative, Workforce System Alignment, Business/employer incentives and funding, and On-the-Job Training and Customized Training Funds.

The Community College of Philadelphia (CCP) serves over 19,000 students in associate degree and certificate programs. CCP offers more than 100 associate's degree, academic and proficiency certificate, and workforce programs. It is one of 30 community colleges in the nation to undertake a new Career Pathways model under which it has expanded its dual enrollment programs, including establishing the first Middle College in the Commonwealth, with the School District of Philadelphia. Upon completion of high school, enrolled students will receive both a high school degree and an associate degree.

CCP has vastly expanded its role in workforce development and economic innovation, establishing a division that is responsible for employer engagement and skills matching. CCP has established new post-secondary programs matched with Philadelphia's high priority occupations, enabling Philadelphians to access quality jobs without a degree.

In 2021, CCP launched the Octavius Catto Scholarship, a new initiative designed to make education available to Pennsylvania high school students by providing funding for tuition, books, food, transportation, benefits, childcare, and housing. Over the next five years, the City projects that \$54 million will be spent on Catto Scholarships.

The Office of Workforce Development staff within the Philadelphia Commerce Department serves as the intermediary that connects employers to workforce training and education providers and other resources. Commerce's local talent efforts have been driven by targeted investments, population-specific workforce solution strategies, and building capacity in the workforce provider community. Four priority strategies include:

Workforce Professionals Alliance (WPA)

Commerce convenes the WPA, comprising 24 of Philadelphia's top workforce training providers that collaborate to increase the quality, capacity, and professionalism of the workforce development field, ultimately increasing outcomes for Philadelphians seeking jobs and careers.

Fair Chance Hiring Initiative (FCHI)

The FCHI was revised to expand its pool of employers and strengthen the resources for returning citizens to be recruited and hired by small and medium-sized local employers.

Workforce Solutions Grants

In 2021, Commerce awarded \$1 million to four organizations to invest in innovative, top-performing workforce training demonstration programs with employer partners that will result in 200 jobs per year. In 2022, Commerce allocated \$730,000 for a second funding round.

Workforce Ecosystem Alignment

This system alignment seeks to work with integral City departments, workforce partners, the business community, and Philadelphia residents to ensure there is connection and collaboration between these entities. It will serve stakeholders as we build and in turn build a more easily understandable workforce ecosystem between programs and partners while making it more navigable for job seekers.

These initiatives support the *Consolidated Plan* by aligning with the goal to “Address Economic, Education and Income Needs of People and Communities.”

Comprehensive Economic Development Strategy (CEDS)

Philadelphia participates in a Comprehensive Economic Development Strategy (CEDS) via the Delaware Valley Regional Planning Commission.

Economic development initiatives that may be coordinated with the *Consolidated Plan* and other local/regional plans or initiatives that impact economic growth

Projects in the CEDS include the following: Community Development, Commercialization Innovation Centers, Environment Energy Infrastructure, Regional Business Promotion, Research and Development, Transportation and Infrastructure, Workforce Development and Retention. These are all complementary to our Consolidated Plan activities, especially the CEDS projects categorized as Community, Transportation, and Workforce Development.

Additionally the City supports community organizations as partners to engage in research and planning activities for neighborhood commercial revitalization. In coordination, the Commerce Department’s strategy includes programs to support the capacity of community organizations, the physical environment of commercial corridors, and technical assistance and capital needs of small businesses.

Following are some of the activities undertaken by Philadelphia’s Department of Commerce:

Storefront Improvement Program

This program reimburses owners of commercial buildings and businesses within designated commercial corridors who make storefront improvements. The program can reimburse up to 50 percent of the cost of eligible improvements to a maximum of \$10,000 for a single commercial property, or up to \$15,000 for a multiple-address or corner business property.

Streetscapes, Corridor Beautification, and Corridor Cleaning

The City provides funding to undertake design and construction of streetscape improvements for neighborhood commercial corridors around the City. These projects typically include enhancements such as new curbs and sidewalk, lighting upgrades, street trees and landscaping, and street furniture including Big Belly solar trash compactors, benches, and bike racks.

Philadelphia Taking Care of Business (PHL-TCB)

Philadelphia Taking Care of Business (PHL TCB) Clean Corridors Program funds community-based nonprofits to sweep sidewalks and remove litter within neighborhood commercial corridors.

PHL TCB has four main goals:

- Maintain clean commercial districts in Philadelphia neighborhoods
- Promote the economic success of neighborhood businesses by creating an inviting environment for shoppers
- Create work opportunities for Philadelphians
- Grow the capacity of local small businesses and organizations that provide cleaning services

The Department of Commerce funds 38 organizations who employ 200 Cleaning Ambassadors who clean 85 commercial corridors across the city.

Business Improvement District (BID) Support

All across the city, BIDs have a tremendous impact in maintaining and enhancing the vitality of the areas they serve. BIDs provide a way for property owners and businesses to cooperate to keep their areas competitive. Creating a BID is a serious effort that requires cooperation among businesses, property owners, public officials, and other community stakeholders.

To assist commercial districts in understanding and completing the BID process, the Department of Commerce, with the aid of Drexel University's Center for Public Policy, created a guide that outlines each

step of the BID formation process, describes how to evaluate whether creating a BID might make sense, and offers guidelines on how to create a successful new BID, cost-efficiently and time-effectively.

Commercial Corridor & Main Street Management

Vibrant commercial corridors or “Main Streets” contribute to strong neighborhoods. They provide a place to work, shop, and meet your neighbors. What strong corridors have in common is a corridor manager that provides assistance to businesses, brings planning and resources to the corridor, oversees activities to make the corridor clean and safe, and works to attract new businesses to the area.

The City supports the redevelopment of commercial corridors by providing funding to Community Based Development Organizations to hire Corridor Management Staff. Funding for Corridor Managers is awarded through a competitive Request for Proposals process.

Neighborhood Economic Development Grants

Commerce seeks to identify and invest in opportunities that contribute to revitalizing neighborhood commercial areas, enhance community-based development projects, and expand the City’s employment base. The Commerce Department solicits proposals from community-based nonprofits to fund acquisition, planning, and development costs related to the construction of commercial and mixed-use facilities. This support allows nonprofits to maintain local control of key real estate assets.

Business Technical Assistance, Coaching, and Lending

Commerce provides funding to select nonprofit organizations to assist businesses. Funding provided through the Business Technical Assistance Program (BTAP) helps organizations equip business with: business skills training, lending, English language assistance, legal aid, and more. Business coaching provides one-on-one assessment and consultation to tackle business’ needs in order to successfully access capital.

Economic Development Strategies for Commercial Areas

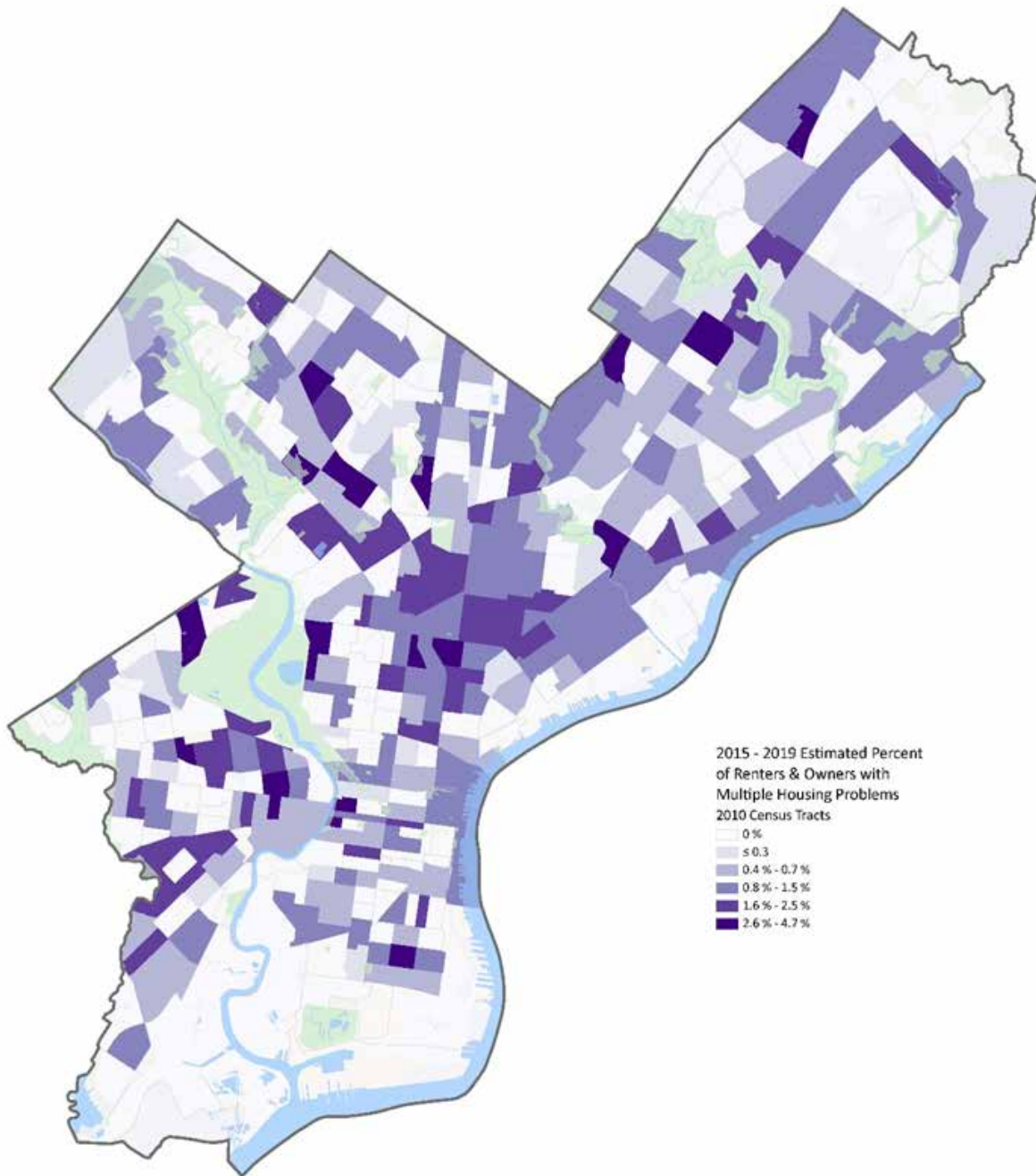
Some important commercial areas in the City need planning to develop an implementation strategy, an organizational structure, and financing framework. Department of Commerce staff initiates or participates in these types of planning efforts in partnership with Community Groups to create momentum for revitalization. Some areas in which Commerce staff have recently been involved in this type of strategic planning and intensive engagement are 52nd Street, Broad and Erie, and Germantown and Lehigh.

MA-50: Needs and Market Analysis Discussion

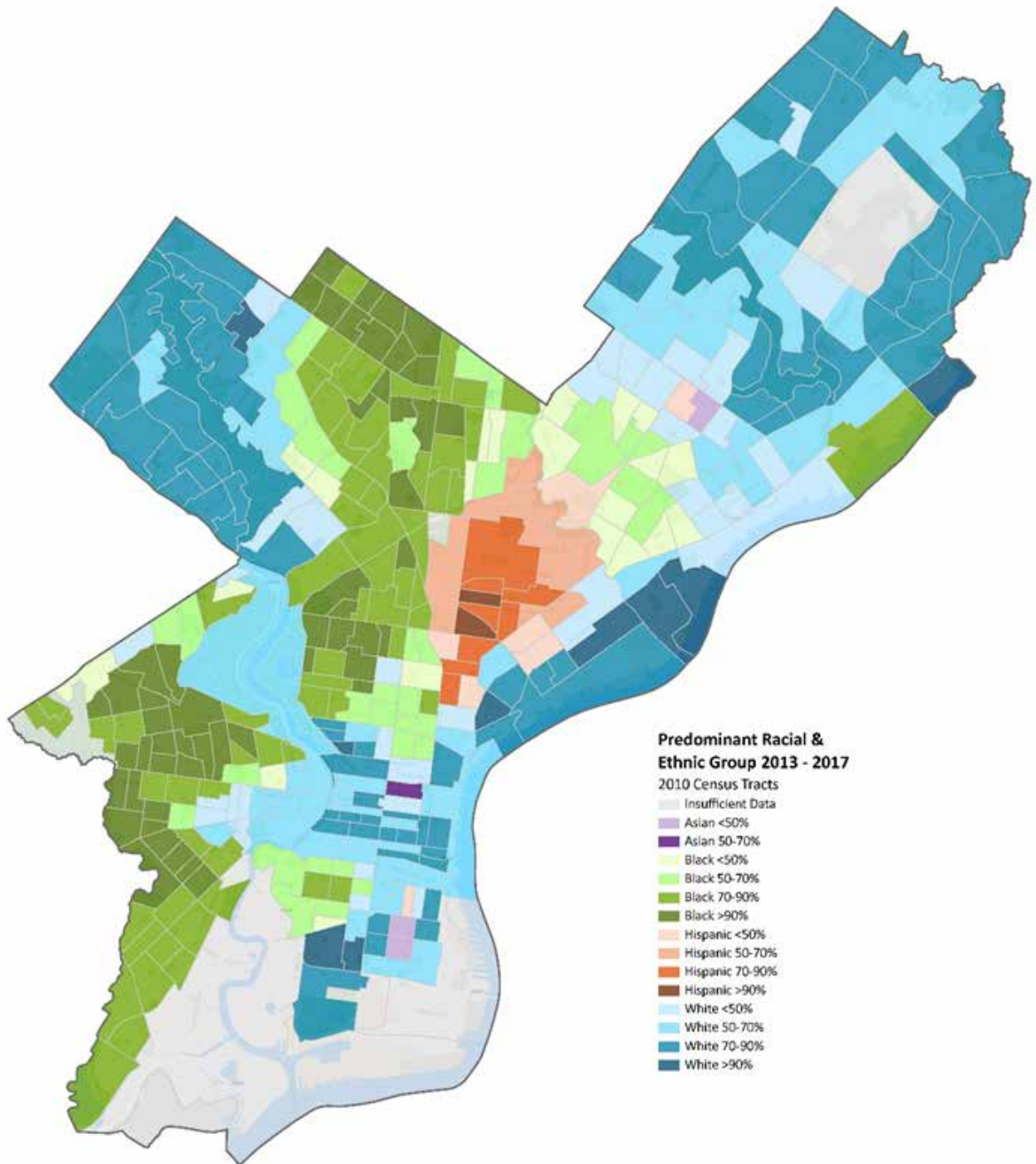
Areas where households with multiple housing problems are concentrated

Multiple housing problems are often concentrated where protected classes reside. The first map below shows the percentage households in each census tract that experience more than one housing problem. Housing problems as defined in the guidance and section MA-20 are those that meet the following conditions (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The second map depicts the predominant racial or ethnic group in census tracts throughout the city. Examining the two maps together allows the viewer to understand the demographics of those most impacted by housing problems.

Multiple Housing Problems



Predominant Racial or Ethnic Group 2013-2017



While areas with multiple housing problems are spread throughout the city, there are specific locations that are disproportionately affected. The highest concentration of multiple housing problems is seen in North Philadelphia. This section of the city is home to a majority Hispanic population. Other notable areas with more than one housing condition include eastern pockets of the Upper Northwest; West Philadelphia in and around the Belmont neighborhood bordering Fairmount Park, and along the Chestnut and Market Street corridors in the far western portion of the city; the Strawberry Mansion neighborhood of North Philadelphia; Chinatown in Center City; and a few pockets in the Northeast and South Philadelphia. These areas of Northeast and South Philadelphia are home to a majority White population. Chinatown sees a dense concentration of Asian individuals. All other areas referenced have a majority Black population. There are clear connections between minority groups and multiple housing problems.

These findings are consistent with those referenced in the 2016 Assessment of Fair Housing (AFH). For example, in the AFH, Hispanic households were shown to be disproportionately impacted by housing problems, with 53.2 percent experiencing one or more. They are followed by non-Hispanic Black (45.5 percent), Asian or Pacific Islander (44.8 percent), and White (35.3 percent) households. The following table shows the percentage of housing units with two or more physical or financial issues by the census tracts' predominant race. Census tracts that were predominantly Black and Hispanic had greater percentages of households with housing quality issues than predominantly White areas.

Table 64: Disproportionate Housing Needs by Race/Ethnicity

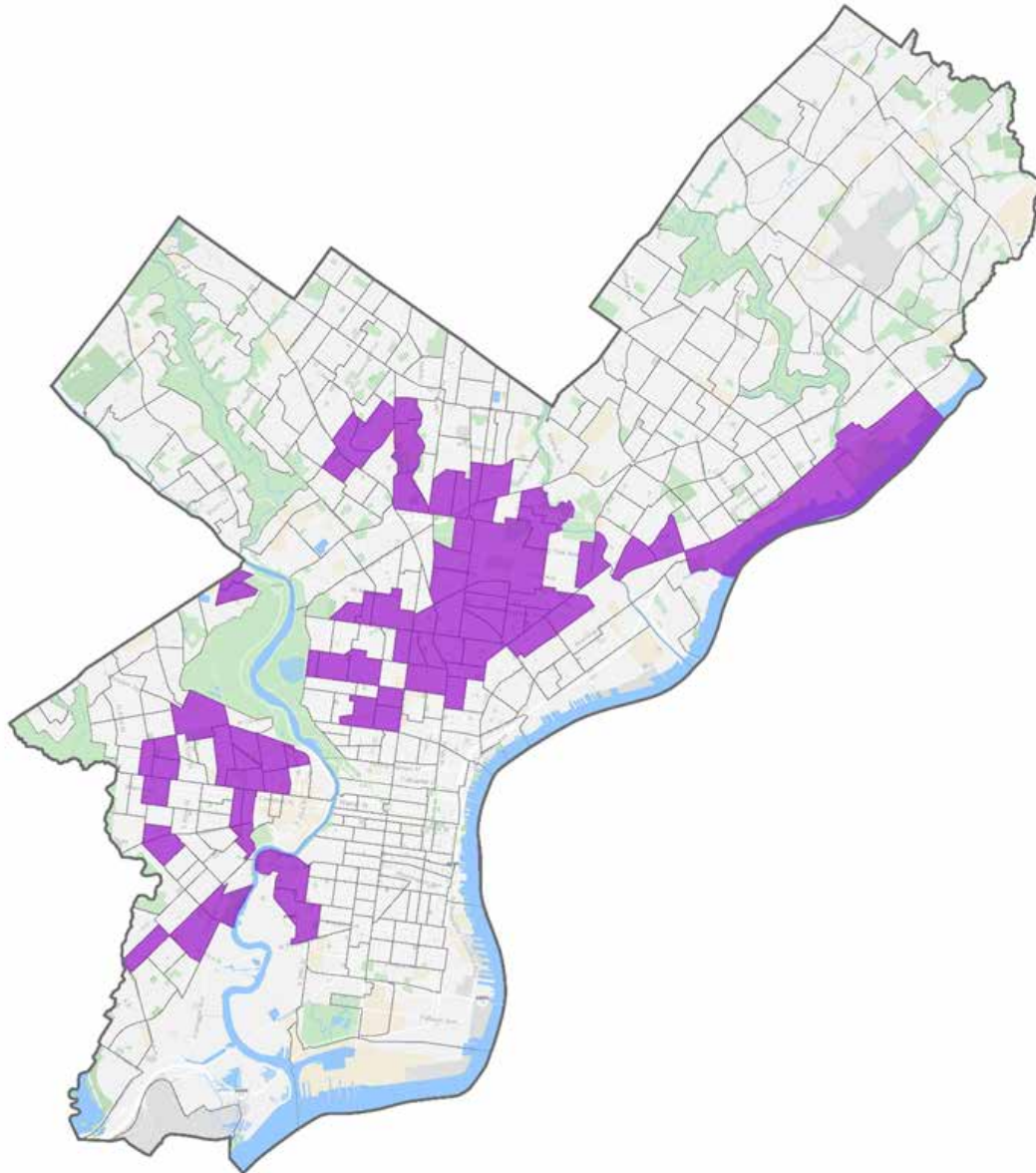
	Total Households	Housing Units with 2+ Physical or Financial Issues
Population over 80% White	61,169	0.57%
Population over 80% Black	139,682	1.80%
Population over 50% Hispanic	40,333	4.12%
All Other Areas	360,153	1.79%
Citywide	601,337	1.82%

Areas where racial or ethnic minorities or low-income families are concentrated

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where:

1. the non-White population comprises 50 percent or more of the total population and
2. the percentage of individuals living in households with incomes below the poverty rate is either
 - (a) 40 percent or above or
 - (b) three times the average poverty rate for the metropolitan area, whichever is lower.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)



Data Source: HUD - Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), Updated May 15th 2020.

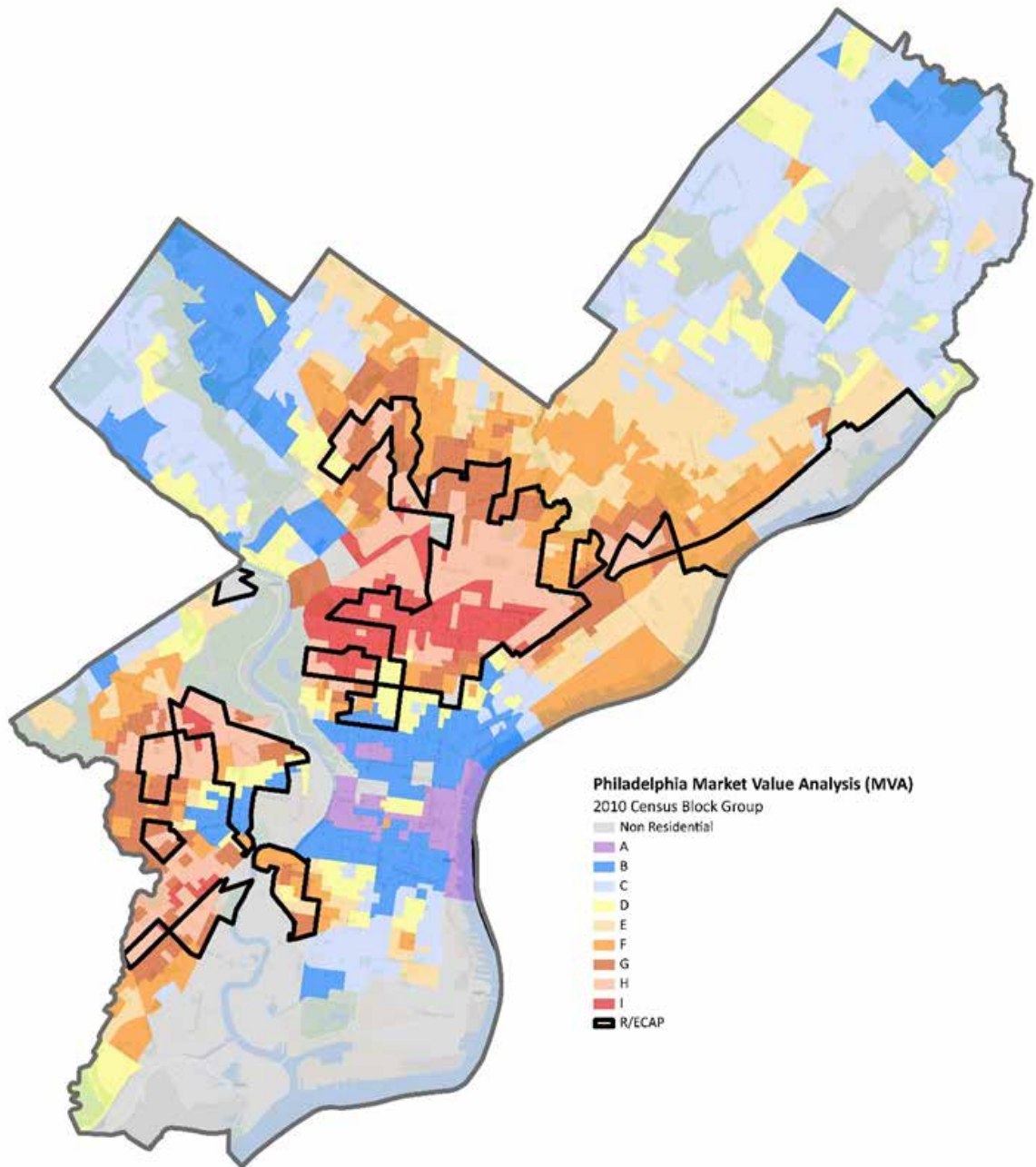
Racially and ethnically concentrated areas of poverty (R/ECAPs) occupy a significant swath of the city limits. While much of Northeast, Northwest, and South Philadelphia do not contain R/ECAPs, sizeable designations are seen in the following areas as shown in the map above:

- The largest R/ECAP area is found in North Philadelphia, east of Broad Street. This area contains predominately Black and Hispanic populations. Also, just east of here lies a R/ECAP centered in Juniata, home a mainly Hispanic population.
- The Sharswood/Blumberg neighborhood, south of Cecil B Moore Avenue and north of Poplar Street, contains a predominately Black population and is identified as an R/ECAP.
- Additional groupings in North Philadelphia include Strawberry Mansion to the west of Sharswood/Blumberg, which is also principally Black, and Germantown and Olney to the north, which exhibit a mix of Black, Hispanic and White populations.
- In the Lower Northeast, a narrow census tract running along the river, mainly consisting of a prison population, is designated as a R/ECAP.
- Much of West Philadelphia falls within a R/ECAP. Neighborhoods include Mantua, Haddington, and Cobbs Creek/Angora, all of which are home to predominately Black populations.
- An anomaly is seen in a section south of Market Street between 41st Street and 45th Street, most likely due to a large student population. Also, R/ECAP coverage dissipates at the western portion of Lancaster Avenue, approaching the Main Line region of the Philadelphia suburbs.
- Two neighborhoods in Southwest Philadelphia, Elmwood and Paschall, are situated in R/ ECAPs. They each share a diverse mix of races.
- In South Philadelphia, the only R/ECAP is predominately located in the Grays Ferry neighborhood, located on the western side adjacent to I-76 and an industrial swath of land. This neighborhood shares a mix of Black and White residents.

Characteristics of the market in these areas/neighborhoods

- In 2018, Reinvestment Fund conducted a Market Value Analysis (MVA) for the city of Philadelphia. The analysis displays typologies of local real estate markets, designed to help governments and private investors target investment and prioritize action in ways that can leverage investment and revitalize neighborhoods. The map below shows the MVA for Philadelphia with R/ECAPs overlaid.
- There is a striking correlation between the location of R/ECAPs and markets classified as stressed or distressed. Block groups meeting these criteria contain the following characteristics:
- Market Type G: Highest subsidy usage for renters. Evenly split renters and owners. High foreclosure and vacancy rates.
- Market Type H: Low sale prices, highest rates of vacancy and foreclosure in the city. Roughly one in five renters rely on subsidy.
- Market Type I: Lowest sale prices and highest sale variance, highest vacancy rate. Moderate homeownership. New construction essentially nonexistent.

Reinvestment Fund's 2018 Market Value Analysis (MVA) of Philadelphia with R/ECAP Overlay

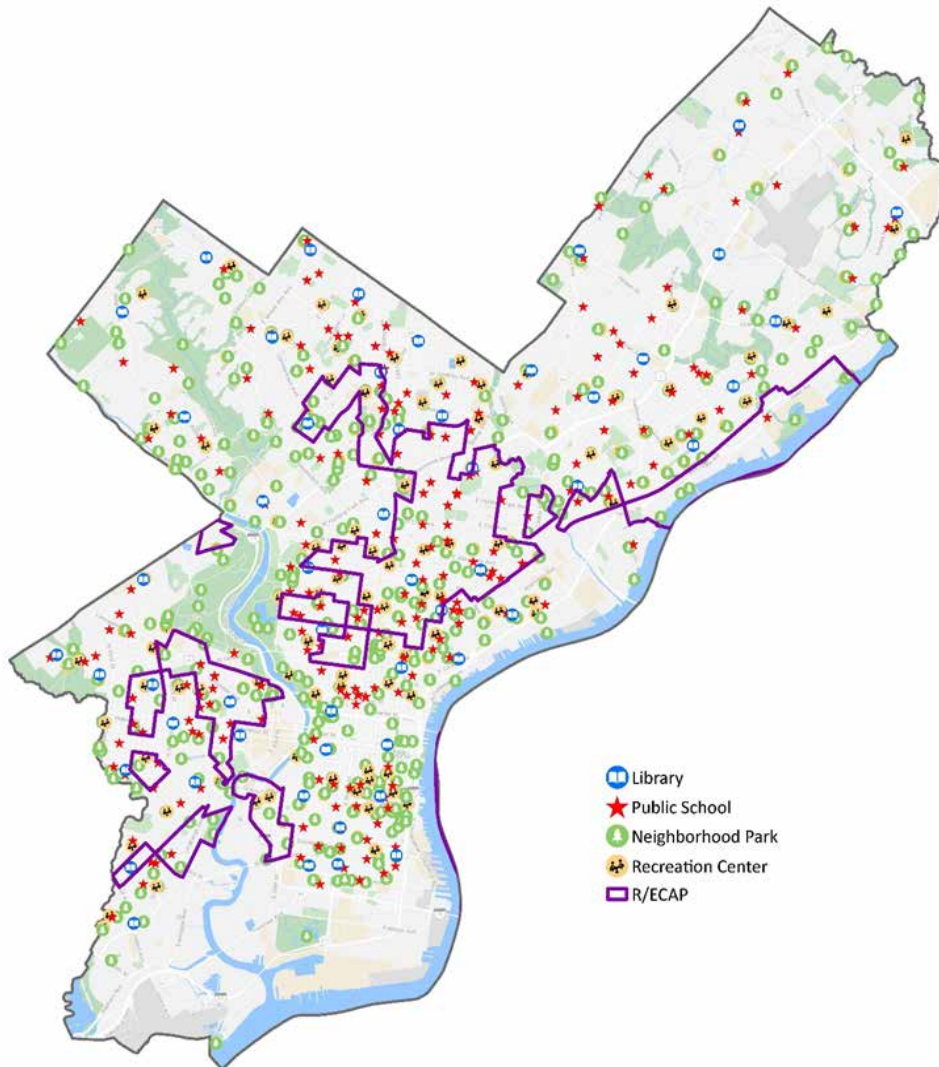


Data Source: Reinvestment Fund's 2019 Market Value Analysis (MVA) of Philadelphia, 2010 Census Block Groups.

Community assets in these areas/neighborhoods

Stressed/distressed areas are not without community assets. Schools, libraries, parks, and recreation centers, as demonstrated in the map below, are all located here. Strong anchor institutions, including universities and hospitals, are located in and around these areas as well. Furthermore, Neighborhood Advisory Committees (NACs) are based here, helping to connect and engage residents.

Community Assets and R/ECAPs



Strategic opportunities in these areas

There are several new initiatives underway aimed at creating access to resources across the city. Some areas being targeted are those that have traditionally been economically depressed, where health, safety, jobs, and education are pressing concerns. In order to address these needs, the City has proposed a comprehensive plan that would make quality pre-K accessible to thousands of families, create 20 community schools, and rebuild Philadelphia's parks, recreation centers and libraries.

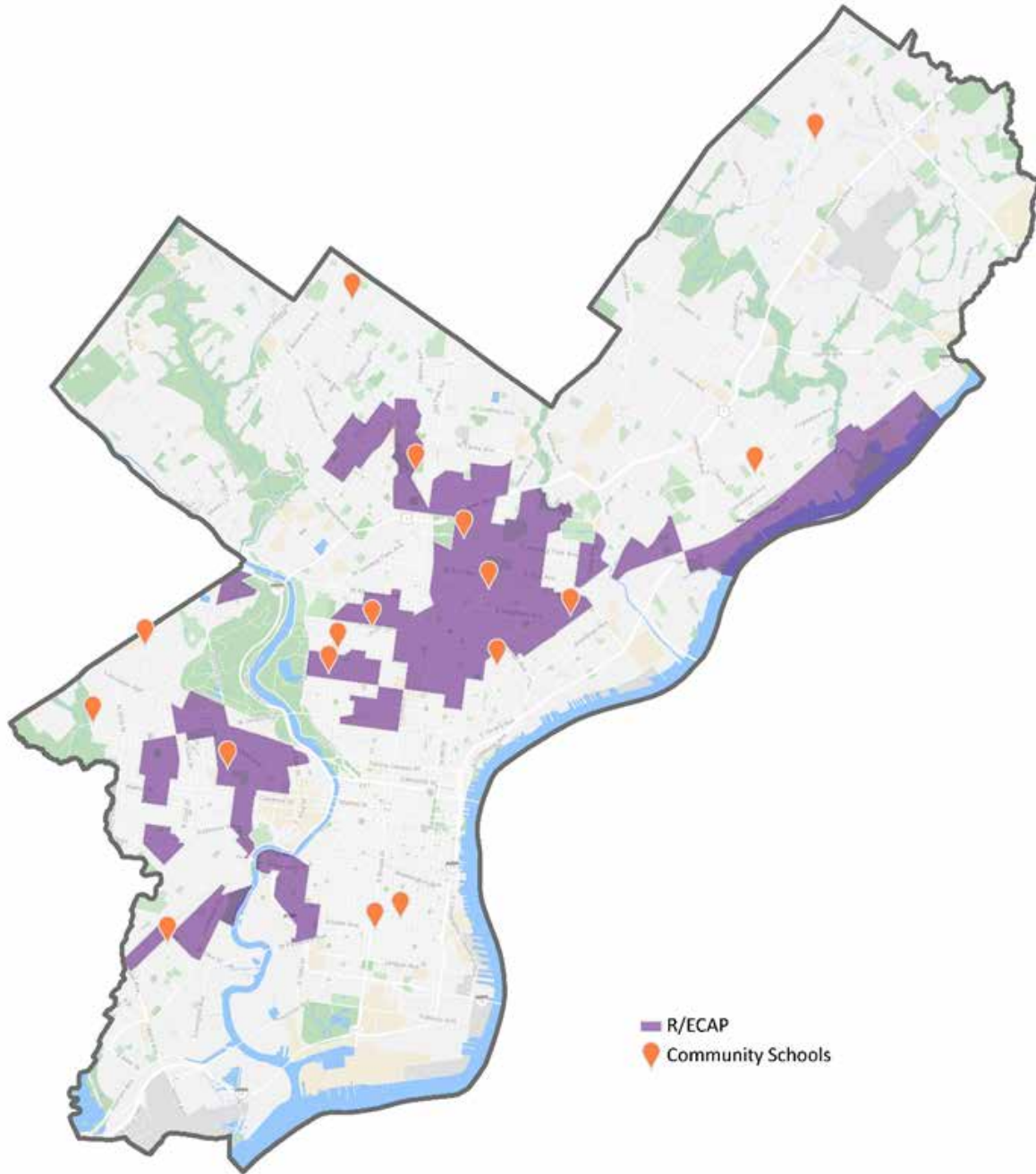
Community Schools

The City and City Council recognize the pressing need to coordinate and leverage a wide range of services using neighborhood schools as an anchor. They have selected a total of seventeen schools to receive extra money and support to create hubs for social, health, and other services in their neighborhoods as part of Mayor Kenney's community schools initiative. In 2019, five Philadelphia schools were added to a list of 12 previously selected community schools. Drawn from 28 applicants, these schools were chosen based on neighborhood poverty and other risk factors, including having high rates of asthma, diabetes, and obesity. The goal is to identify the specific needs of students, parents, and their communities, and then forge partnerships with private providers to offer the needed services in the schools .

According to the Mayor's initiative, over the next five years, the City will invest nearly \$40 million to transform 25 existing public schools into community schools. In the 2021-2022 school year the City will invest over \$2.9 million towards the addition of general case management services in nine Community Schools, bringing more support directly to students and families.

As the map on the next page illustrates, 10 of the 17 community schools, indicated by the orange markers, are within a R/ECAP or are at most two blocks away.

Community Schools and R/ECAPs



For more information on each Community School, please visit <https://www.phila.gov/programs/community-schools/>.

Rebuild

The Rebuild program invests in Philadelphia’s parks, recreation centers, and libraries utilizing funds generated by the Philadelphia Beverage Tax. Rebuild prioritizes sites in high-need neighborhoods, as well as sites that are in extremely poor condition. Across Philadelphia, more than 400 sites are eligible for Rebuild investment. As outlined in its 2020 Annual Report, through its capital projects Rebuild is:

- Improving facilities at parks, recreation centers, and libraries
- Promoting diversity and economic inclusion in the design and construction industries
- Creating career pathways for diverse Philadelphians to enter the building trades
- Engaging residents to shape the improvements made to their neighborhood spaces

Project budgets range from \$50,000 to more than \$13 million based on the condition of the facility. City Council must approve Rebuild projects, and approved projects move forward in phases, often starting with community engagement or time-sensitive improvements. Most sites are expected to be in high-need communities that face high rates of poverty, drug crimes, and health risks. Rebuild also prioritizes sites where the investment could promote community development and stabilization, as well as sites that are in extremely poor condition.

High Quality Pre-K/Childcare

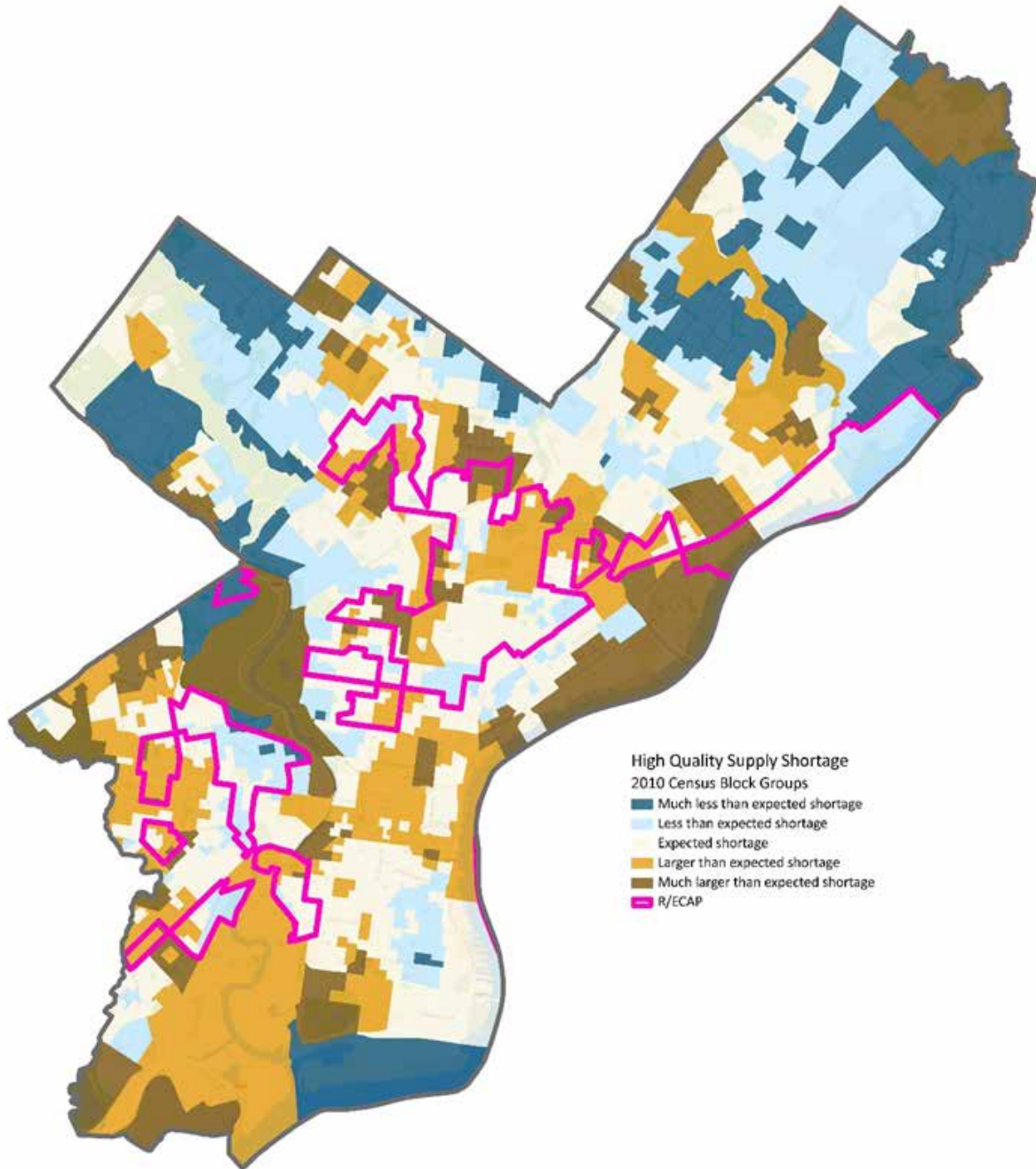
Because children are entering school at vastly different levels of academic readiness, experts view enhancing access to high-quality care for lower-income and minority children as essential to leveling the playing field. Although Philadelphia’s access problem does not fall strictly along income or race/ ethnicity lines, there are communities where a lack of access to certified and high-quality care is a pressing concern.

Reinvestment Fund’s analysis of gaps in the supply of childcare is unique because it takes into consideration not only where children live (i.e., resident demand) but also the fact that parents often seek childcare near where they work. Since 2014, this analysis has led to more than \$20 million of investment by the William Penn Foundation (and managed by Reinvestment Fund) in the expansion of high-quality childcare.

In general, where there is more demand, there is more supply – the market is generally working. However, the application of Commonwealth certification and quality metrics shows a somewhat different pattern. In fact, many of the City’s poor and minority areas have an adequate (or near adequate) supply but it is not certified by the Commonwealth and most typically it is not rated high-quality.

The following map shows the estimated gap in high-quality childcare in Philadelphia. Overall, less than 20 percent of all childcare capacity in Philadelphia is high-quality. Still, some areas fare better than others. Areas in brown tones are less well served while areas in blue tones are, relative to other parts of Philadelphia, reasonably well-served. Most of Philadelphia’s R/ECAP areas are relatively well-served. Targeting investments to expand the supply of high-quality childcare (either through upgrading existing supply or the creation of new supply) could be productive.

Estimated Gap in High-Quality Childcare in Philadelphia 2021



MA-60: Broadband Needs of Housing occupied by Low- and Moderate-Income Households

Introduction

In 2022, the City of Philadelphia’s Office of Innovation and Technology released the City’s first Digital Equity Plan and established an executive order dedicated to addressing the digital equity needs of Philadelphia. The plan describes how the City will confront issues of affordability and access to broadband and devices. Additionally, it addresses intersecting barriers of language, race, limited digital literacy skills, disabilities, and more—all of which contribute to the digital divide in Philadelphia. While digital equity has remained a focus for the City’s Office of Innovation and Technology (OIT) for over 10 years, the COVID-19 pandemic has forced the consequences of the digital divide into day-to-day life for residents. To address these barriers, the City created this overarching plan to serve as a roadmap for digital equity for the next 5 years.

Need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods

One of the four key goals of the Digital Equity Plan is for Philadelphians to access and afford the internet connectivity they need. The strategies outlined to achieve these goals include:

- Establish sustainable household-based models for internet subsidies.
- Facilitate sustainable community-based networks to increase public Wi-Fi and free or low-cost broadband.
- Encourage the expansion of high quality, low-cost broadband subscription options by commercial ISP and wireless providers operating in Philadelphia.

The Digital Equity Plan reports that Philadelphia made significant progress toward this goal during the pandemic, with 84 percent of residents now connected through wireline broadband in 2021 compared to 70 percent before the pandemic. This gap closed even further among K-12 households, with 91 percent connected to wireline broadband.

The expansion of broadband access in 2021 was, in part, due to the PHLConnectED program. Launched in mid-2020 in response to the pandemic, PHLConnectED helps pre-K through 12 students and households access free and reliable internet. Participants are not required to pay any out-of-pocket expenses or installation

fees, and the program offers digital skills training and support. Pre-K–12 student households qualify for PHLConnectED if they:

- Do not have internet access
- Have mobile phone internet access only
- Are experiencing homelessness or housing insecurity
- Have students who participate in remote learning in locations without internet access

If households already have internet in their homes, they also qualify if they:

- Participate in public benefit programs with income qualifications like Medicaid
- Have students designated as English Learners
- Have students who receive special education services

Despite the success of PHLConnectED, disparities in access persist. Low-income residents, Black and Hispanic residents, and older residents continue to show lower rates of connectivity –82 percent of Black and 77 percent of Hispanic households have a broadband subscription compared to 88 percent of White households, while only 67% of Spanish-speaking Hispanic households have a broadband subscription. Low-income residents with incomes under \$20,000 per year have only a 71 percent rate of connectivity. Affordability remains the most-cited reason Philadelphians do not connect to the internet. Additionally, wired options alone cannot solve the problem for residents who are housing insecure, live in shared dwellings, or rent rooms without access to a direct wired line.

Need for increased competition by having more than one broadband Internet service provider serve the jurisdiction

In 2021, the Office of Innovation and Technology conducted a Household Internet Assessment Survey to better understand the internet usage and needs of residents. The survey found that the affordable price point for internet for nearly one-third of Philadelphians is between \$10-20/month, and even this price may be too high for some residents. Limited wired internet service provider consumer options exist in Philadelphia, with only one provider covering the entire city, and only one offers a subscription plan costing under \$20/month. When residents without broadband subscriptions were asked why they do not have a subscription, 56 percent said that the cost of a home broadband subscription is too expensive. Additionally, 135 respondents said that they could not get broadband installed at their residence. These survey responses suggest that a lack of internet service provider competition, including competitive pricing and service availability for all residences, is a barrier to broadband subscription for Philadelphians.

The Digital Equity Plan outlines strategies to make home broadband internet service more accessible to all residents. The Plan calls for more low-cost, wired and wireless solutions that don't cut off or degrade service because of data caps. Although the City is prohibited by state law from establishing a municipal network,

there are steps the City could take to help increase the reach of private internet service providers. First, it could leverage its assets through public-private partnerships to enable community-based organizations or small and Minority, Women, Disadvantaged Business Enterprise (MWDBE) local businesses to setup and run neighborhood wireless networks for home access. Additionally, the City can continue to work with internet service provider partners to develop programs

MA-65: Hazard Mitigation

Increased natural hazard risks associated with climate change

Philadelphia is exposed to two key climate-related natural hazards – extreme heat and inland flooding. These hazards are felt most by marginalized populations in the city, primarily communities of color.

Extreme Heat:

Like other cities, Philadelphia is especially sensitive to extreme heat. Though Philadelphians are accustomed to hot and humid summers, climate change is a risk to community health because it makes the worst of these hotter days more frequent. Since 2010, the city has had the three hottest summers on record. In an average summer during the 1900s, Philadelphians experienced four days above 95°F. As reported in *Growing Stronger: Toward a Climate-Ready Philadelphia*, by 2100, we could face as many as 52 days over 95°F and as many as 16 days a year above 100°F. Heatwaves have exposed Philadelphians to such extreme temperatures that there have been more deaths from heat than from all other natural disasters combined. In 1993, one heatwave was so intense that at least 118 people died. Between 2006 and 2018 there were 137 heat-related deaths in the Philadelphia.

Flooding:

Pennsylvania is one of the most flood-prone states in the United States. Southeastern Pennsylvania, where Philadelphia is located, is one of the most susceptible regions in the state. Projections for Philadelphia show an average yearly increase of 3-5 inches of precipitation. Since the 1970s, annual precipitation in Philadelphia has risen about 4 percent. The city is expected to experience heavier precipitation events because of climate change, leading to increased flooding. The city's tidal rivers also make Philadelphia vulnerable to rising sea level, which has gone up about one foot over the past 100 years as a result of climate change and is projected to rise four feet by 2100 under a scenario of moderate greenhouse gas emissions. The whole North Atlantic coast of the United States is projected to experience a higher rate of sea-level rise than the global average due to many factors, and sea-level rise can make flooding more dangerous and likely since more water is available during high tides and coastal storms.

The warming climate also creates a greater capacity for the atmosphere to hold water vapor, which can increase the prevalence of storms and extreme weather and intensify resulting flooding. Philadelphia has experienced an increase in the intensity and frequency of storm events over the last decade. The lasting

effects of these storms include damage to infrastructure from flooding, wind, and even sometimes lives lost due to dangerous conditions. Since the 1980's both the number and cost of weather-related disasters has increased significantly in Philadelphia. In the last year and a half, several severe storms have made landfall in Philadelphia, including four with major flooding events, and one that claimed four lives.

Vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods

Extreme Heat:

While many Philadelphians know how hot the city can get every summer, not every resident or neighborhood is exposed to the same level and impact of heat, and these disparities may get worse with climate change. Average surface temperature data collected by the Office of Sustainability in 2015 showed that temperatures in some Philadelphia neighborhoods can be as much as 22°F higher than in others. The Office of Sustainability and Philadelphia Department of Public Health paired this surface temperature data with information on population, age, educational attainment, language, income, race and ethnicity, social isolation (i.e., percent of population over 65 years old and living alone), and health to create the Philadelphia Heat Vulnerability Index. This index shows that neighborhoods like Cobbs Creek, Point Breeze, Strawberry Mansion, and Hunting Park are both among the hottest and most vulnerable, where residents may be least able to manage extreme heat. Census data shows that low-income residents and residents of color are more likely to live in these hotter neighborhoods.

Many of these residents also do not have the resources to manage these heat-related impacts. In community focus groups conducted by the Office of Sustainability in Hunting Park, a majority of residents reported being unable to stay cool in their homes, a combination of lack of access to air-conditioning, poor housing conditions and lack of ability to pay energy bills. Philadelphia is one of the most energy burdened cities in the U.S. ranking 86 percent higher than the national average.¹ Approximately 188,000 Philadelphians are severely energy burdened, paying well over 10 percent of their income on utility bills, and almost 100,000 more are paying 6 percent of their income, experiencing high energy burden.² High energy burden exposes residents to eviction and displacement. Philadelphia's eviction rate is 7 percent citywide but up to 10 percent in areas of racial and/or ethnic concentrations of poverty. Largely Black neighborhoods have been found to have twice as high rates than non-Black areas, while neighborhoods with large Black and Hispanic populations were found to have a high rate of multiple eviction filings.³

This issue is further exacerbated by the condition of and access to housing. Philadelphia's housing stock is approximately 40 years older than that of other large U.S. cities (90 percent was built before 1980) and is split between rental and owner-occupied properties, but the rental market is consistently growing. From 2010 to 2015 homeownership decreased by about 3.75%, while rentals rose by 7%.⁴ Renters are more often

exposed and particularly vulnerable to housing-related burdens and have limited income and opportunity to improve their housing conditions, which are often substandard. Forty-two percent of Philadelphians live in substandard housing, the majority of which are Black and Hispanic households, and over 40 percent live in a household with a major housing condition problem.⁵ These units are among the oldest of the housing stock and often have higher rates of lead paint, mold, inadequate home heating or cooling due to structural insufficiencies, and environmental risks, including decreased air quality, and climate change risks, such as higher than average temperatures and flooding.

Flooding:

Severe flooding has disproportionate effects on specific neighborhoods in Philadelphia including South Philadelphia, Eastwick, Schuylkill/East Falls/Manayunk, Germantown, Northern Liberties, and Port Richmond. Two areas that repeatedly experience catastrophic flooding are Eastwick, in southwest Philadelphia, and Manayunk, in northwest Philadelphia.⁶

Eastwick is one of the lowest-lying areas in the city. Eastwick's residents are primarily Black, and the neighborhood is comprised of mainly low-to-middle income households, with a mix of rentals and homeownership.⁷ As with heat, residents in Eastwick are exposed to similar challenges in meeting the impacts of climate-related natural hazards, including financial constraints in protecting their homes from flooding and vulnerability to flooding as renters.

Annual Action Plan

AP-15 Expected Resources

Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during 2022-23, including potential Section 108 loans for economic development. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities Program.

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.

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.

Anticipated budgetary resources

DHCD anticipates receiving federal, state and program income budgetary resources during 2021-22, 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.

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, Minority/Women/Disabled Business Enterprise (MBE/WBE/DSBE) and Section 3 requirements.

Federal HOME Funds

The HOME Investment Partnership Program (HOME), implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program. The proposed HOME activities do not include other forms of investment as described by 92.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

■ HOME Matching Requirements

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

Federal HOPWA Funds

The Housing Opportunities for Persons with AIDS (HOPWA) program 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, Utility and Mortgage Assistance (STRMU) shall also be funded in 2022-23. 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; supported 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 2022-23, funding will continue to support Rapid Re-Housing, Emergency Shelters, Data/HMIS Systems, and a range of other Homelessness Prevention programs.

Rapid Re-Housing	\$1,301,836
Prevention	\$290,450
Emergency Housing	\$1,781,341
HMIS	\$259,566
Administration	\$173,467
Total	\$3,806,670

HUD requires that the City apply for ESG funds through the *Annual Action Plan*. In 2022-23, 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. Please note: ESG-CV Grant does not require a funding match.

Federal McKinney Continuum of Care Grant

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 2022-23, Philadelphia will receive approximately \$40 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 guarantee 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.

City Bond Financing

City Bond Financing supports business loan programs and other activities.

Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). The HTF provides a sustainable funding stream by dedicating a portion of document recording fees for affordable housing. The 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.

Philadelphia Housing Trust Fund-New

In FY 2023 the City is committing a total of \$27,870,000 in a new Housing Trust Fund (HTF-New). In 2021, Philadelphia voters passed a ballot measure that requires 0.5% of the City's annual general fund to be directed to the HTF. By directing these funds to affordable housing, the benefits of Philadelphia's development boom are extended to benefit all residents. These dollars are to be used toward programs and projects that support equitable neighborhood development for the benefit of households whose annual income, adjusted for size, is less than 120 percent of the Area Median Income (AMI). Projects and programs supported with these funds are designed to increase the production and preservation of affordable housing.

Commonwealth of Pennsylvania Funds

Philadelphia will apply for funding in 2022-23 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.

Section 108 Loan Program

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

In 2022-23 no Section 108 loans will be sought for housing development activities. The 2022-23 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.

PHA Housing Choice Voucher Program

One of the largest sources of federal funds available for housing and community development in the City of Philadelphia is the Housing Choice Voucher Program (HCV) operated by the Philadelphia Housing Authority (PHA). The HCV budget frequently totals more than \$150 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the HCV for other purposes, such as building new affordable housing, and providing training for low-income clients to help them up and out of subsidized housing, as well as for the traditional Housing Choice Voucher rental assistance program. PHA's MTW status has been extended until 2028.

City of Philadelphia General Funds

Historically, DHCD has received very limited resources from the City's General Fund, which consists of local tax dollars that support city services. In 2022-23 DHCD expects to use General Funds in support of vacant land management, foreclosure prevention, and the Storefront Improvement Program. Homeless Services

expects to receive approximately \$58.6 million in General Funds to support its homeless programs and activities in 2022-23.

Neighborhood Preservation Initiative Bond Funding

The Neighborhood Preservation Initiative (NPI) is a \$400 million bond program approved by City Council in May 2021. The goal of NPI is to promote the health, welfare, and safety of residents of Philadelphia through the creation, expansion, implementation, and funding of housing programs to produce, maintain and stabilize the City's housing inventory for the benefit of the residents of Philadelphia. Additionally, NPI will support the creation and expansion of programs for commercial corridors and will address infrastructure needs of neighborhoods.

Annual Operating Costs

Last year's 2021-22 Annual Action Plan showed budget amounts for Annual Operating Costs of approximately \$26.1 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.

Resource Comparison (In Thousands)*

Only HTF, HTF-New, and NPI allocations are reflected for FY23, the rest remain the same as FY22 because the City has yet to receive its allocations for FY23.

	CDBG Year 47 City FY 2022	CDBG Year 48 City FY 2023	Increase (Decrease)
Resources Part I a			
A. CDBG			
1. Entitlement	45,395	45,395	0
2. Prior Years' Reprogrammed Funds	905	0	-905
3. Reprogrammed - Economic Development	1,200	313	-887
4. Program Income			
DHCD	250	250	0
PHDC	4,500	4,500	0
PIDC	1,000	1,000	0
<i>Subtotal: CDBG</i>	<i>53,250</i>	<i>51,458</i>	<i>-1,792</i>
B. HOME			
1. Federal - Direct Allocation	11,591	11,591	0
<i>Subtotal: HOME</i>	<i>12,056</i>	<i>11,591</i>	<i>0</i>
C. Other Federal			
1. Emergency Solutions Grant	3,807	3,807	0
2. Housing Opportunities for Persons With AIDS (HOPWA)	8,327	8,327	0
3. HOPWA Bensalem Township			0
4. HOPWA Prior Year's Reprogrammed Funds	5	5	0
<i>Subtotal: Other Federal</i>	<i>12,139</i>	<i>12,139</i>	<i>0</i>
D. Commonwealth of Pennsylvania			
1. Keystone Communities Program			
(a) Neighborhood Development	300	300	0
(b) Economic Development	175	175	0
(c) Accessible Housing Program	300	300	0
<i>Subtotal: Commonwealth of PA</i>	<i>775</i>	<i>775</i>	<i>0</i>
Subtotal: Resources Part I	77,755	75,963	-1,792
Resources Part II a			
E. Other Resources			
1. City General Funds	7,517	7,517	0
2. Small Business Loan Guarantee Pool (PIDC)	15,650	15,650	0
3. Economic Development (Section 108 Loan)	20,000	20,000	0
4. CDC Tax Credits	3,550	3,550	0
5. Neighborhood Preservation Initiative (NPI)		91,450	91,450
6. Housing Trust Fund (HTF)			
(a) HTF	14,000	16,000	2,000
(b) HTF-Reprogrammed	500		-(500)
(c) HTF-NEW	6,860	27,870	21,010
Subtotal: Resources Part II	68,077	182,037	113,960
Grand Total Resources	145,832	258,000	112,168

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 48.

Budget Detail CDBG Year 47 City FY 22 and CDBG Year 48 City FY 23

Only HTF, HTF-New, and NPI allocations are reflected for FY23, the rest remain the same as FY22 because the City has yet to receive its allocations for FY23.

	CDBG Year 47 City Fiscal Year 2022										CDBG Year 48 City Fiscal Year 2023										
	CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	NPI	GF	Total	CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	NPI	GF	Total	
Affordable Housing Production																					
A. Affordable Housing																					
1. Neighborhood-Based Rental Production	2,459	5,378			3,000	1,000				11,837	0	5,378						20,000		25,378	
2. Development Financing for Homeless & Special-Needs Housing		1,500			3,000	4,000				10,260	0	1,526		2,530	2,083		16,150			22,289	
3. Neighborhood-Based Rental Preservation	1,734	1,526								0				0	5,000					5,000	
4. Affordable Housing Production and Preservation (incl. a.cq)																					
Subtotal: Affordable Rental Housing	4,193	8,404	0	0	6,000	5,000	0	0	0	23,597	0	8,404	0	2,530	7,083	0	38,200	0	0	56,217	
B. Home Repair & Weatherization Programs																					
1. Heater Hotline - PHDC/CEA					1,000					1,000				1,000						1,000	
2. Weatherization & Basic Systems Repair Programs - BSRP	10,122				551					10,673	14,315			551			9,500			24,366	
- Targeted Preservation					500					500				500						500	
3. Energy Coordinating Agency	522									522	522									522	
Subtotal: Home Repairs & Weatherization	10,644	0	0	0	2,051	0	0	0	0	12,695	14,837	0	0	2,051	0	0	9,500	0	0	26,388	
Total: Affordable Housing Production & Preservation	14,837	8,404	0	0	8,051	5,000	0	0	0	36,292	14,837	8,404	0	4,581	7,083	0	47,700	0	0	82,605	
Tenant & Homeowner Assistance																					
A. Housing Counseling																					
1. Downpayment/Closing Cost Assistance						0				0								22,750		22,750	
2. Housing Counseling Foreclosure/Eviction Division, RIC	5,244					500		470		6,214	3,244			2,000	2,500		2,850	470		11,064	
3. Vacancy Prevention & Tangled Title	100				100	500				700	100			100	500		1,900			2,600	
4. IUC-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	1,000	0	470		7,022	3,392	0	0	2,160	3,000	0	27,500	470		36,522	
B. Direct Assistance																					
1. Mortgage														750						750	
2. Rent Assist (LHTR-REC/Eviction Division - New)		0			2,659	0				2,659		0		2,659	15,000		3,800			21,459	
3. Utility Emergency Services Fund										0				1,070						1,070	
Total: Tenant & Homeowner Assistance	5,392	0	0	0	2,819	1,000	0	470		9,681	3,392	0	0	6,639	18,000	0	31,300	470		59,801	

Budget Detail CDBG Year 47 City FY 22 and CDBG Year 48 City FY 23

	CDBG Year 47 City Fiscal Year 2022										CDBG Year 48 City Fiscal Year 2023										
	CDBG	HOME	HOPWA	State	HTF	HTF- New	ESG	NPI	GF	Total	CDBG	HOME	HOPWA	State	HTF	HTF- New	ESG	NPI	GF	Total	
Homeless & Special Needs Housing																					
A. Emergency Solutions Grant							3,807		3,807	7,614							3,807		3,807	7,614	
B. Tenant-Based Rental Assist/Rapid Re-Housing	108	2,033								2,141	108	2,033								2,141	
C. HOPWA (including Rental Assistance)			8,098							8,098		8,098								8,098	
D. Adaptive Modifications Program				300	1,355	0				1,655			300	1,355	0			1,900		3,555	
E. Homeless Prevention Program & Shared Housing					750					750				1,000				1,750		2,750	
Total: Homeless & Special-Needs Housing	108	2,033	8,098	300	2,105	0	3,807	0	3,807	20,258	108	2,033	8,098	300	2,355	0	3,807	3,650	3,807	24,158	
Vacant Land Management																					
A. Vacant Land Management	727									3,617	727									2,890	3,617
1. Environmental Clearance										0										0	
2. Philadelphia Green Community Program										0										0	
3. PHS Vacant Land Management										0										0	
4. Neighborhood Gardens Association										0										0	
Subtotal: Vacant Land Management	727	0	0	0	0	0	0	0	0	3,617	727	0	0	0	0	0	0	0	0	2,890	3,617
Total: Vacant Land Management	727	0	0	0	0	0	0	0	0	3,617	727	0	0	0	0	0	0	0	0	2,890	3,617
Community Economic Development																					
A. Business Assistance										15,650	2,000							3,800	15,650	21,450	
1. Business Loan Programs	2,000									17,650	2,000									20,000	
2. Section 108 Loan Program (PIDC)										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										350									350	350	
5. Business Attraction and Expansion	500									500	500									500	
Subtotal: Business Assistance	3,500	0	0	0	0	0	0	0	0	34,000	3,500	0	0	0	0	0	0	3,800	36,000	43,300	
B. Community-Based Organization Assistance										2,000	2,000									2,000	
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									1,445	1,445									1,445	
4. Keystone Communities Program/Main Street				175						175				175						175	
5. Public Service for Commercial Corridors										0										0	
6. Capacity-Building Assistance	100									100	100									100	
7. CDC Tax Credits										3,550	3,550									3,550	
Subtotal: Community-Based Organization Assistance	4,545	0	0	175	0	0	0	0	0	8,270	4,545	0	0	175	0	0	0	0	3,550	8,270	
C. Employment Services & Training										300	300									300	
1. YouthBuild Philadelphia	300									300	300									300	
Subtotal: Employment Services & Training	300	0	0	0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	300	
Total: Community Economic Development	8,345	0	0	175	0	0	0	0	0	39,550	8,345	0	0	175	0	0	0	0	39,550	48,070	

Budget Detail CDBG Year 47 City FY 22 and CDBG Year 48 City FY 23

(in Thousands)	CDBG Year 47 City Fiscal Year 2022											CDBG Year 48 City Fiscal Year 2023										
	CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	NPI	GF	Total	CDBG	HOME	HOPWA	State	HTF	HTF-New	ESG	NPI	GF	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				25					50	50				25						50	
2. PADCC										25											25	
C. Keystone Communities Program/Elm Street				300																	300	
D. Keystone Communities Program/(Neighborhood Development)																						
Total: Community Planning & Capacity Building	1,490	0	0	300	25	0	0	0	0	1,815	1,490	0	0	300	25	0	0	0	0	0	1,815	
Annual Operating Costs	22,351	1,154	234	0	1,500	860	0	0	0	26,099	22,559	1,154	234	0	2,400	2,787	0	5,000	0	0	34,134	
Grand Total Program Activities	53,250	11,591	8,332	775	14,500	6,860	3,807	0	46,717	145,832	51,458	11,591	8,332	775	16,000	27,970	3,807	91,450	46,717	0	258,000	
Resource Allocation	53,250	11,591	8,332	775	14,500	6,860	3,807	0	46,717	145,832	51,458	11,591	8,332	775	16,000	27,970	3,807	91,450	46,717	0	258,000	

Note: FY23 NPI amount does not include Small Landlord Loans (\$1.9M) and Neighborhood Infrastructure expenses (\$6.65M).

AP-20 Annual Goals and Objectives

This section will be included in the *Proposed Consolidated and Annual Action Plan*

AP-35 Projects

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.

Note this section and AP-38 will be updated in the Proposed version.

Table 65: 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
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	Family Services Association of Bucks County
41	Family Services of Chester County
42	Family Services of Montgomery County
43	General Administration for Commerce
44	Program Delivery for Commerce and PIDC
45	General Administration for DHCD
46	Program Delivery for DHCD and Planning
47	General Administration for PHDC
48	Program Delivery for PHDC
49	2021-2024 DHCD Grantee HOPWA Administration
50	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 2022 allocations based on priorities set forth in the 2016 Assessment of Fair Housing (AFH), the Five Year *Consolidated Plan* (FY 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

Note this section will be updated in the Proposed version.

Table 66: Project Summary Information

1	Project Name	Neighborhood-Based Rental Production
	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: \$2,459,000 HOME: \$5,378,000 Local Housing Trust Fund: \$4,000,000
	Description	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.
	Target Date	6/30/2022
	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	Project Name	Homeless and Special-Needs Housing Production
	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 issues, 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	6/30/2022
	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 issues, persons with an intellectual disability, persons with HIV or AIDS and disabled persons. These projects will be selected through the Affordable Rental projects seeking Low Income Housing Tax Credits RFP.	

3	Project Name	Homeowner Settlement Assistance
	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	6/30/2022
	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	Project Name	Housing Counseling and Foreclosure/Eviction Prevention
	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 Local Housing Trust Fund: \$500,000
	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	6/30/2022
	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	Project Name	Tenant Landlord Counseling and Eviction Prevention
	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	6/30/2022
	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	Project Name	Vacancy Prevention Activities
	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: \$600,000
	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	6/30/2022
	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	Project Name	Basic Systems Repair Program/Targeted (BSRP)
	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: \$1,051,000
	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	6/30/2022
	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	Project Name	Neighborhood-Based Rental Housing Preservation
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Rental Units (4)
	Needs Addressed	AFH Factor: Age/Condition Housing Stock
	Funding	CDBG: \$1,734,000 HOME: \$1,526,000 Local Housing Trust Fund: \$7,000,000
	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	6/30/2022
	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	Project Name	Emergency Solutions Grant (ESG)
	Target Area	Philadelphia
	Goals Supported	Homeless and Special-Needs Housing and Services (23)
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	ESG: \$3,806,670 City General Funds: \$3,806,670
	Description	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for 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	6/30/2022
	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 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	Project Name	Rental Assistance/Homeless
	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: \$2,032,500
	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	6/30/2022
	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	Project Name	Homeless Prevention Program
	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	6/30/2022
	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	Project Name	Adaptive Modifications Program (AMP)
	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	6/30/2022
	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	Project Name	Energy Coordinating Agency
	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	6/30/2022
	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
	Planned Activities	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).
14	Project Name	Neighborhood Services
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Neighborhood Advisory Committees (NACs) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.

15	Project Name	Community Design Collaborative
	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	6/30/2022
	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	Project Name	Philadelphia Association of CDCs (PACDC)
	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	Local Housing Trust Fund: \$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	6/30/2022
	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	Project Name	Earned Income Tax Credit Program
	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	6/30/2022
	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	Project Name	Business Loan Program
	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	6/30/2022
	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	Project Name	Section 108 Loan Program (PIDC)
	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	6/30/2022
	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
	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.

20	Project Name	Technical Assistance to Micro Businesses
	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	6/30/2022
	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	Project Name	Storefront Improvement Program and Target Block Façades
	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	6/30/2022
	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	Project Name	Targeted Neighborhood Business Attraction and Expansion
	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	6/30/2022
	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	Project Name	PIDC Neighborhood Development Fund
	Target Area	Philadelphia
	Goals Supported	AFH: Expand Education, Economic & Self-Sufficiency (43, 44)
	Needs Addressed	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$1,000,000
	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	6/30/2022
	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	Project Name	Neighborhood Development Grants
	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
	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	6/30/2022
	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	Project Name	Targeted Corridor Revitalization Management Program (TCMP)
	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	6/30/2022
	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	Project Name	Capacity Building for CDCs
	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	6/30/2022
	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	Project Name	YouthBuild Philadelphia
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	75 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
28	Project Name	Pennsylvania Horticultural Society (PHS)
	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: \$2,890,000
	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	6/30/2022
	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	Project Name	Pennsylvania Horticultural Society (PHS)
	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	6/30/2022
	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
	Planned Activities	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.
30	Project Name	Rental Assistance
	Target Area	Philadelphia
	Goals Supported	AFH: Preserve Affordable Rental Units (4)
	Needs Addressed	AFH Factor: Displacement Due to Economic Pressures
	Funding	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	6/30/2022
	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.

31	Project Name	ActionAIDS
	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	6/30/2022
	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	Project Name	ActionAIDS/Pathways
	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	6/30/2022
	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	Project Name	Catholic Social Services
	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	6/30/2022
	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	Project Name	Congreso de Latinos Unidos
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$833,500
	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	6/30/2022
	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	Project Name	Delaware County Department of Human Services
	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	6/30/2022
	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	Project Name	Gaudenzia, Inc.
	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	6/30/2022
	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	Project Name	Mazzoni Center
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$1,585,120
	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	06/30/2022
	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
	Planned Activities	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

38	Project Name	PCRC/TURN
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$3,214,135
	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	06/30/2022
	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.
	Planned Activities	This project will provide tenant-based rental assistance, housing information, permanent housing placement and administration to persons and/or families with a member living with AIDS.
39	Project Name	PHMC DEFA
	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	06/30/2022
	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	Project Name	Family Services Association of Bucks County
	Target Area	Bucks County
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$367,140
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Bucks County.
	Target Date	6/30/2022
	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 40 households of very low-to moderate-income housing to persons or families with a member living with AIDS.
	Location Description	These services will be provided in Bucks County.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Bucks County.
41	Project Name	Family Services of Chester County
	Target Area	Chester County
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$270,575
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Chester County, PA.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	31 very low to moderate-income individuals and/or families with a member living with AIDS will benefit from this project.
	Location Description	Households in Suburban Philadelphia in Chester County, PA will benefit from this HOPWA program.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Chester County, PA.

42	Project Name	Family Services of Montgomery County
	Target Area	Montgomery County
	Goals Supported	Homeless & Special Needs Housing & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$146,490
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Montgomery County.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	12 very low to moderate-income individuals or families with a member living with AIDS will benefit from this project.
	Location Description	Services will be provided in Suburban Philadelphia in Montgomery County, PA.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Montgomery County.
43	Project Name	General Administration for Commerce
	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	AFH Factor: Lack of Access to Opportunity
	Funding	CDBG: \$1,984,000
	Description	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.
	Target Date	6/30/2022
	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.

44	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: \$1,086,000
	Description	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.
	Target Date	6/30/2022
	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.

45	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: \$5,562,000 HOME: \$244,000 Local Housing Trust Fund: \$1,235,000
	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 (\$5,562,000) \$4,969,000 will fund DHCD Administrative Costs; \$342,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and \$251,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.
	Target Date	06/30/2022
	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 (\$5,562,000) \$4,969,000 will fund DHCD Administrative Costs; \$342,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and \$251,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.

46	Project Name	Program Delivery for DHCD and Planning
	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: \$660,000
	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	6/30/2022
Planned Activities	This project will support the program delivery costs for DHCD. A total of \$660,000 of CDBG funding will fund \$254,000 for DHCD Program Delivery and \$406,000 will fund City Planning Program Delivery.	
47	Project Name	General Administration for PHDC
	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	6/30/2022
	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.	

48	Project Name	Program Delivery for PHDC
	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 program delivery for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2022
	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 program delivery for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
49	Project Name	2021-2024 DHCD Grantee HOPWA Administration
	Target Area	Philadelphia
	Goals Supported	Homeless & Special Needs Hsg & Services (23)
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$234,000
	Description	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.
	Target Date	6/30/2022
	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.

50	Project Name	Program Delivery for the Department of Licenses and Inspections
	Target Area	Philadelphia
	Goals Supported	Strengthen Comm Assets & Manage Vacant Land
	Needs Addressed	Lack of Amenities & Neighborhood Instability AFH Factor: Vacant Land
	Funding	CDBG: \$859,000
	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	6/30/2022
	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 67: City FY 2023 Program and Commercial Funding

Program/Project Allocations for 2022-23 (\$s)									
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
ACHIEVEability		\$115,000	\$17,000	\$49,000	\$163,000	\$75,000			\$419,000
Affordable Housing Center of PA	\$312,650								\$312,650
African Cultural Alliance of NA (ACANA)					\$275,000	\$120,000			\$395,000
Allegheny West Foundation					\$100,000				\$100,000
APM	\$145,000	\$105,000							\$250,000
Beech Interplex					\$71,250				\$71,250
Brewerytown-Sharswood Civic Association		\$75,000							\$75,000
Business Association West					\$95,000				\$95,000
Business Center for Social Enterprise and Entrepreneurship							\$55,000		\$55,000
Called to Serve					\$180,000				\$180,000
Centennial Parkside					\$54,000				\$54,000
Center in the Park	\$129,720		\$14,000						\$143,720
Clarifi	\$190,570								\$190,570
Congreso de Latinos Unidos	\$155,100		\$35,000						\$190,100
Diversified Community Services		\$80,000	\$18,000		\$135,000				\$233,000
East Falls CDC					\$25,000				\$25,000
Enon Coulter CDC					\$715,150				\$715,150
Enterprise Center		\$70,000			\$240,000	\$75,000	\$105,000		\$490,000
Fairmount					\$62,000				\$62,000
FINANTA							\$105,000		\$105,000
Fishtown Kensington Area BID					\$75,000				\$75,000
Francisville NDC					\$50,000				\$50,000
Frankford CDC		\$110,000			\$190,000	\$100,000			\$400,000
Germantown Crisis Ministry			\$25,500						\$25,500
Germantown United CDC		\$65,000			\$153,000	\$100,000			\$318,000
GPASS	\$78,000	\$105,000	\$30,000	\$20,000					\$233,000

Program/Project Allocations for 2022-23 (\$s)									
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
HACE	\$364,000	\$100,000	\$25,500		\$105,000	\$100,000			\$694,500
Hunting Park Community Revitalization Corp.		\$122,500	\$20,000						\$142,500
Impact CDC					\$400,000	\$75,000			\$475,000
Institute for Development of African American Youth				\$49,000					\$49,000
Intercommunity Action, Inc.	\$100,000								\$100,000
Intercultural Family Services	\$242,160								\$242,160
KMM Accounting							\$73,000		\$73,000
LA21					\$165,000		\$115,000		\$280,000
Liberty Resources	\$237,170								\$237,170
Little Giant Creative							\$105,000		\$105,000
Lower North Phila CDC				\$35,000	\$43,000				\$78,000
Men & Women for Health Excellence				\$49,000					\$49,000
Men of Mill Creek				\$35,000					\$35,000
Mt. Airy Business Improvement District				\$30,000					\$30,000
Mt. Airy USA	\$175,920								\$175,920
Mt. Vernon Manor, Inc.		\$115,000	\$15,000	\$35,000					\$165,000
New Kensington CDC	\$354,220	\$130,000	\$20,000	\$49,000	\$240,500	\$100,000			\$893,720
Nicetown		\$130,000	\$17,000	\$49,000	\$54,000				\$250,000
Norris Square	\$148,000								\$148,000
North 5th Street Revitalization Project					\$115,000	\$100,000			\$215,000
North Broad Street					\$285,000				\$285,000
North Central Susquehanna CDC				\$30,000					\$30,000
Northwest Counseling Services	\$336,170								\$336,170
Nueva Esperanza	\$235,000				\$120,000	\$80,000			\$435,000
One Day At A Time				\$49,000					\$49,000
Oxford Circle CCDA					\$285,000				\$285,000

Program/Project Allocations for 2022-23 (\$s)									
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Passyunk Avenue Revitalization					\$251,600				\$251,600
PCCA	\$363,170								\$363,170
People's Emergency Center CDC		\$75,000							\$75,000
Philadelphia Chinatown Development Corp.	\$125,000	\$100,000			\$110,000				\$335,000
Philadelphia Senior Citizens	\$75,000								\$75,000
PRIDE					\$23,000				\$23,000
Ready, Willing & Able (RWA)					\$50,000				\$50,000
SCORE							\$48,500		\$48,500
SEAMMAC					\$80,000				\$80,000
South Kensington Community Partners		\$65,000		\$49,000	\$70,000				\$184,000
Southwest CDC	\$185,320	\$110,000	\$32,500						\$327,820
Spring Garden CDC					\$60,000				\$60,000
Strawberry Mansion		\$122,500	\$37,000	\$49,000					\$208,500
Tacony CDC					\$107,000	\$75,000			\$182,000
Tioga United		\$105,000		\$49,000					\$154,000
TURN	\$653,000								\$653,000
Urban Affairs Coalition/ Entrepreneur Works							\$105,000		\$105,000
Urban Affairs Coalition/Parkside Association of Philadelphia		\$120,000							\$120,000
Urban League							\$48,500		\$48,500
Unemployment Information Center	\$412,860								\$412,860
United Communities	\$278,820		\$15,000						\$293,820
United Merchants of South 9th					\$85,000				\$85,000
Urban League	\$325,250						\$48,500		\$373,750
Urban Tree Connection				\$18,000					\$18,000
Village of Arts and Humanities				\$49,000	\$135,000				\$184,000

Program/Project Allocations for 2022-23 (\$s)									
Agency	Housing Counseling Agencies	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Watts Facility Solutions					\$95,000				\$95,000
Welcoming Center for New Pennsylvanians (WCNP)							\$105,000		\$105,000
West Oak Lane CDC	\$219,760								\$219,760
Whitman Council		\$105,000							\$105,000
Welcoming Center for New Pennsylvanians (WCNP)			\$40,000				\$105,000		\$145,000
Women's Opportunity Resource Center (WORC)							\$135,000	\$872,000	\$1,007,000
Wynnefield Overbrook					\$123,000				\$123,000
Total Program/Project Funding	\$5,841,860	\$2,125,000	\$361,500	\$693,000	\$5,585,500	\$1,000,000	\$1,153,500	\$872,000	\$17,632,360

AP-50 Geographic Distribution

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 17 affordable housing developments currently under construction, 12 are located in the North/ River Wards, four are located in West Philadelphia, and one is located in the Central/ South. Fourteen 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, are located in low-income communities, middle neighborhoods, and 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.

Place-Based Strategy Areas

■ Choice Neighborhoods

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

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

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

In 2018, PHA began engaging residents of the Bartram Village public housing development and the wider 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 and economic development activities designed to accelerate the transformation of the neighborhood.

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

PHA, in collaboration with Blumberg public housing residents and community stakeholders, developed a comprehensive neighborhood revitalization plan for Sharswood in 2015. The plan details resident priorities and strategies for improving housing, neighborhood conditions, health and safety, education, and career outcomes of local residents. Sharswood was subsequently awarded an Implementation Grant in Spring 2020. PHA, in partnership with the City, has begun carrying out neighborhood plan. In addition to developing rental and homeownership housing, implementation activities include the construction of a new grocery store, workforce development and resident programming, identifying opportunities for creative placemaking, the creation of green space, and engaging residents and local businesses, particularly along Ridge Avenue commercial corridor.

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

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

■ Operation Pinpoint

The Philadelphia Police Department’s Operation Pinpoint, which identifies a small number of blocks in an area that have become violence hotspots, continues to undergird the City’s place-based approach to gun violence. It uses police intelligence and collaboration with other law enforcement partners to strategically address violence, while at the same time, leveraging environment changes, community partnerships, and social services to address root causes.

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

Table 68: Geographic Distribution

Target Areas	Percentage of Funds
Philadelphia	100
Place-Based Strategies: Choice, Promise Zone and Operation PinPoint	

Rationale for the priorities for allocating investments geographically

As DHCD and the Philadelphia Housing Authority garner public input for the Assessment of Fair Housing, one view becomes clear – there is a clear desire for improvement in Philadelphia’s struggling communities. Furthermore, the need for improvements is expressed most strongly by Black and Hispanic survey respondents: 56 percent of Black respondents and 53 percent of Hispanic respondents said that they would prefer to move to a different neighborhood if they had a choice, while only 30% of white respondents said the same.

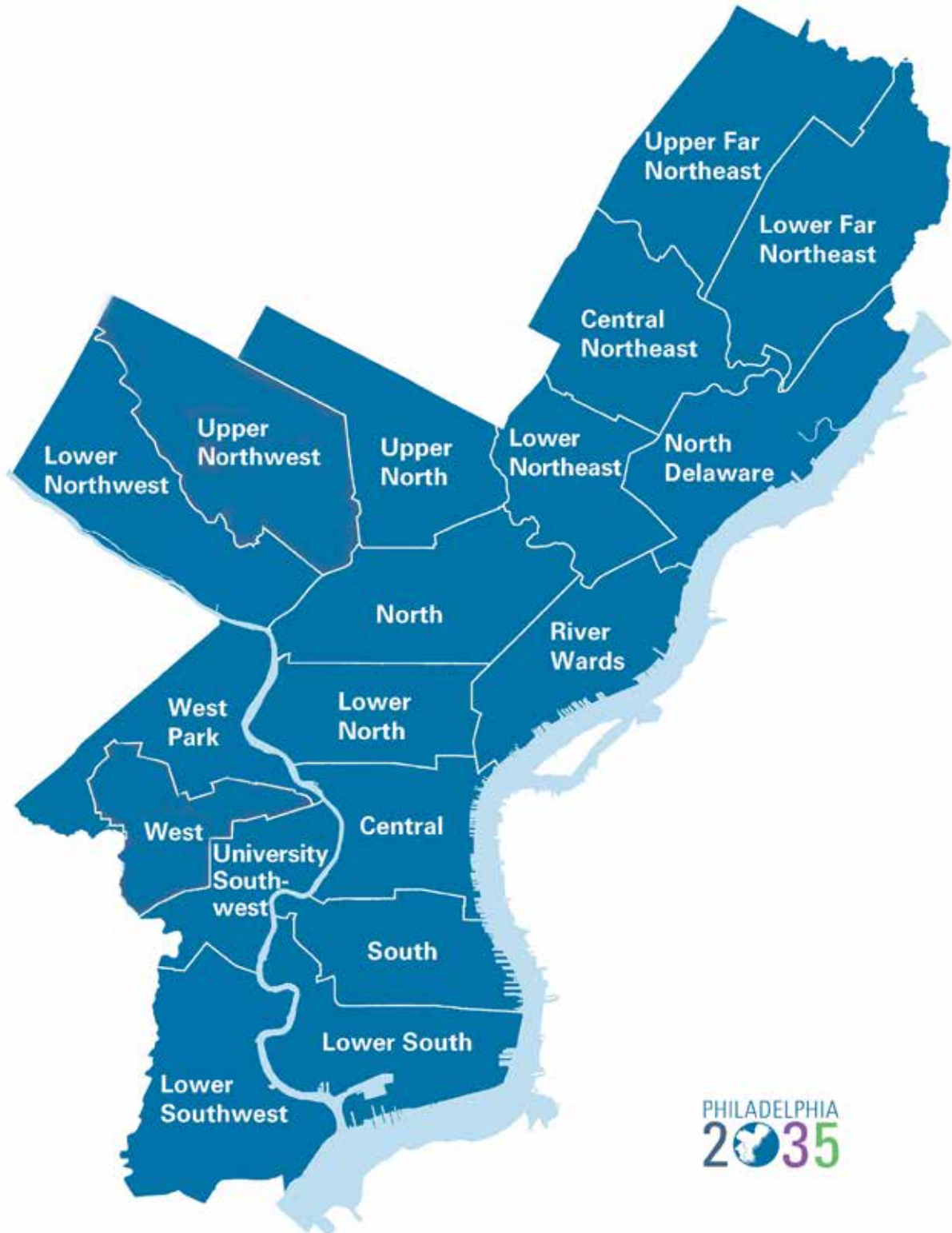
Accordingly, the City’s housing and community development strategies seek to bring investment to low-opportunity areas while also increasing access to high-opportunity areas.

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.

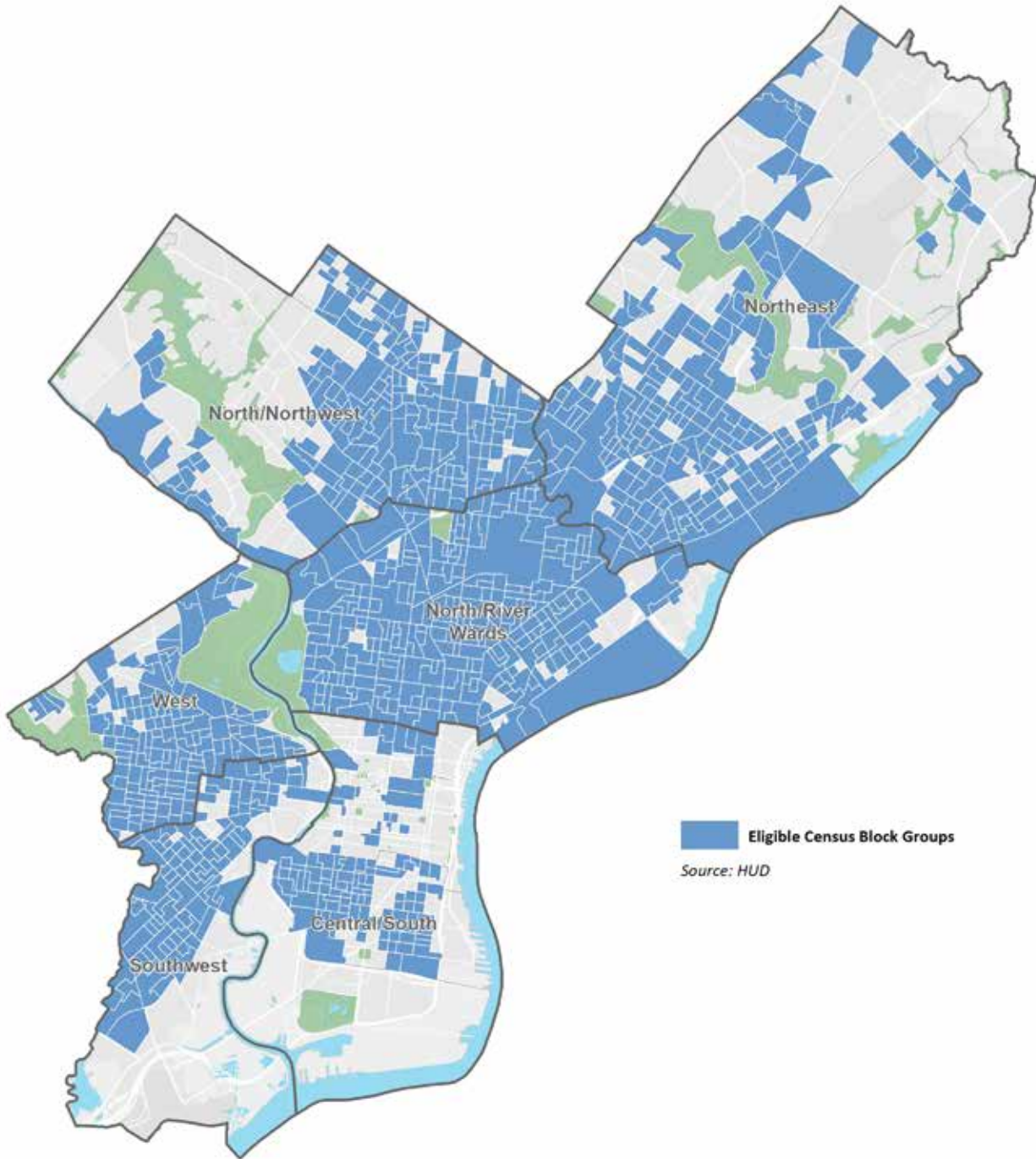
Site-specific interventions, such as home repair and vacant land management, are necessarily tied to the conditions that warrant the activity. The Home Improvements map shows that home improvements are linked to the age of the housing stock. Similarly, the LandCare map demonstrates that vacant land management 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 Kingsessing (median census tract income of \$32,020) and West Kensington (median census tract income of \$19,269), and has generated approximately \$1.4 million for the Housing Trust Fund.

Philadelphia2035 Planning Districts

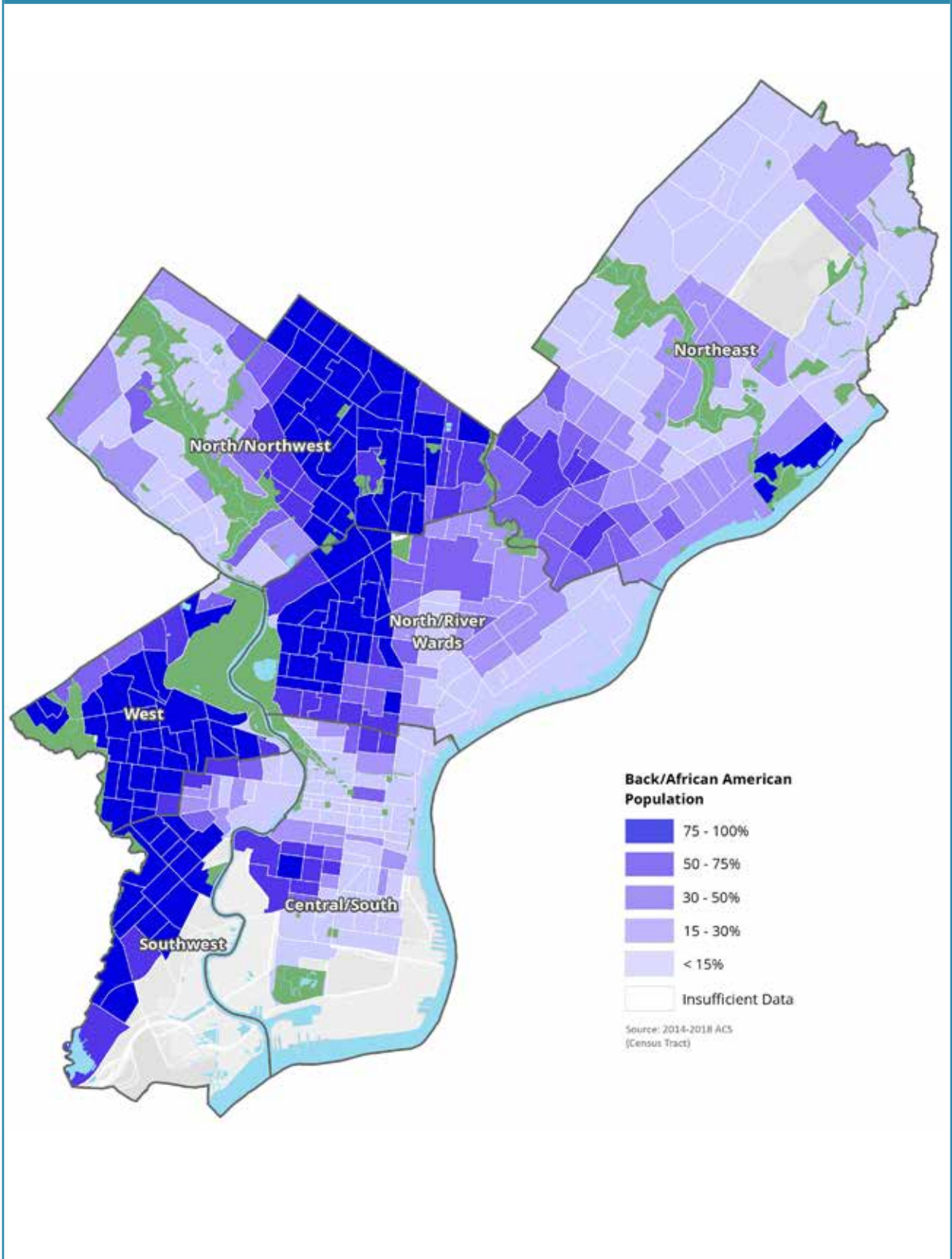


CDBG Eligible Census Tracts¹

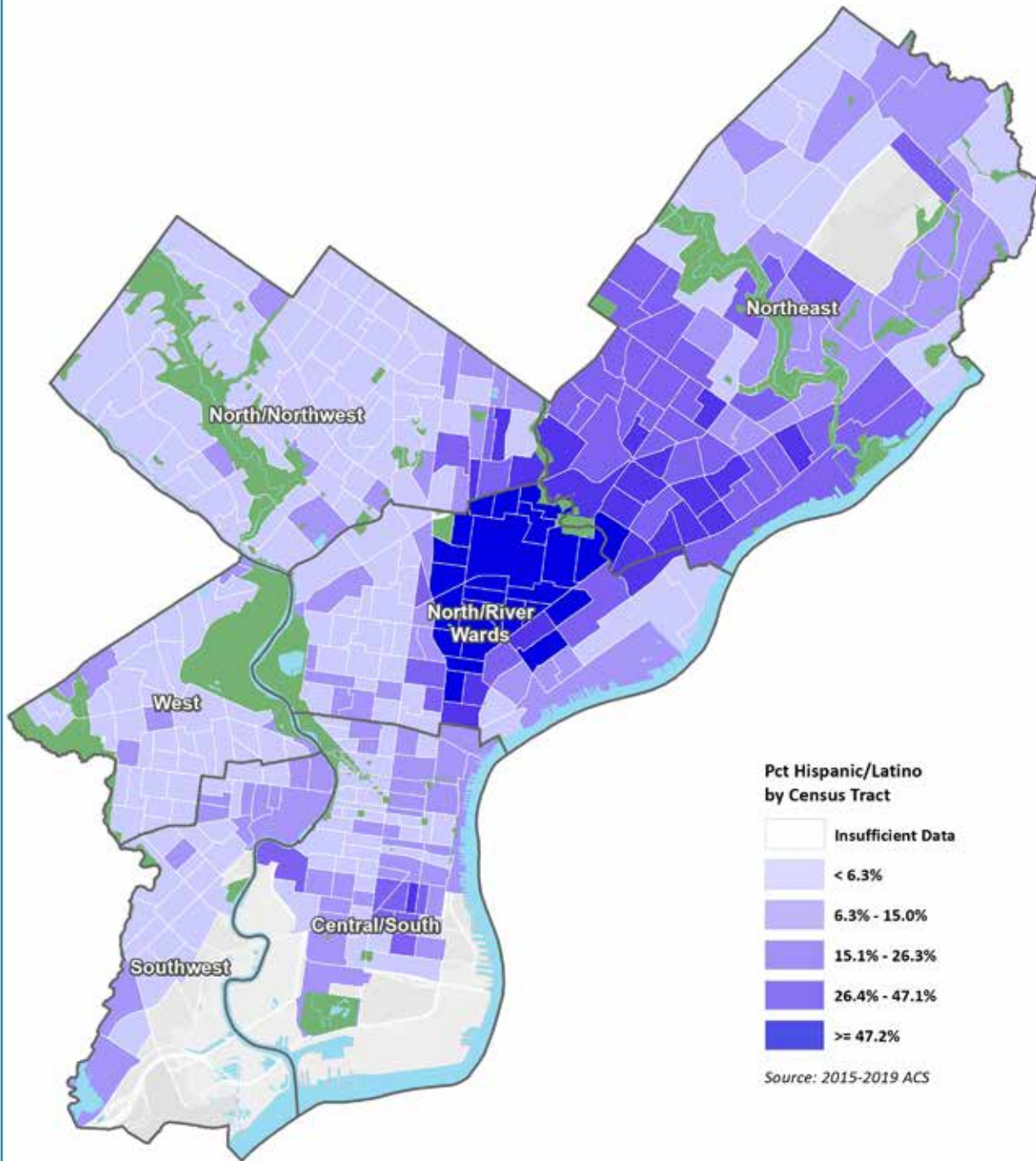


¹ The census tract map is based on data and census tract boundaries from the 2010 Census.

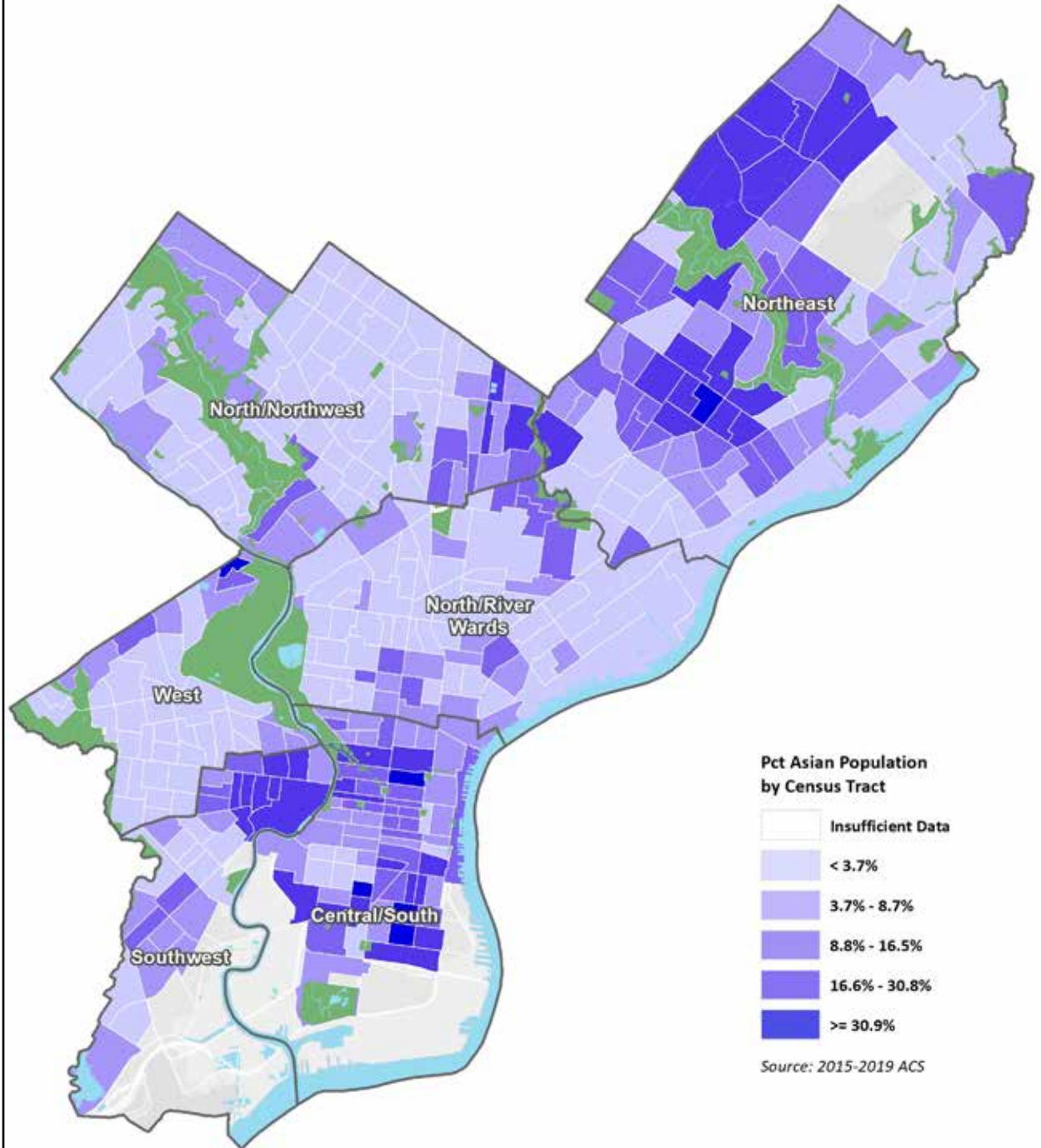
Black/African-American Population



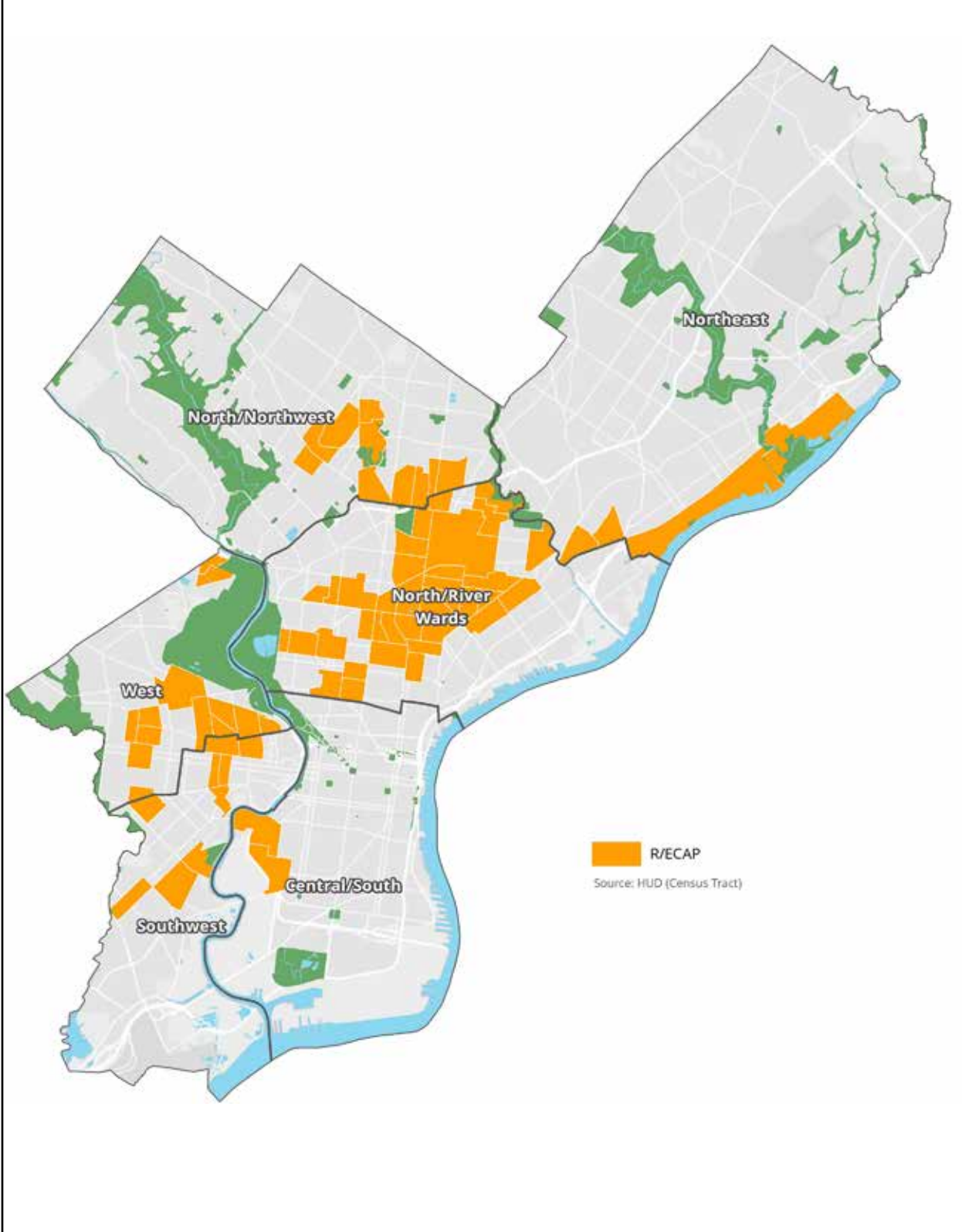
Hispanic/Latinx Population



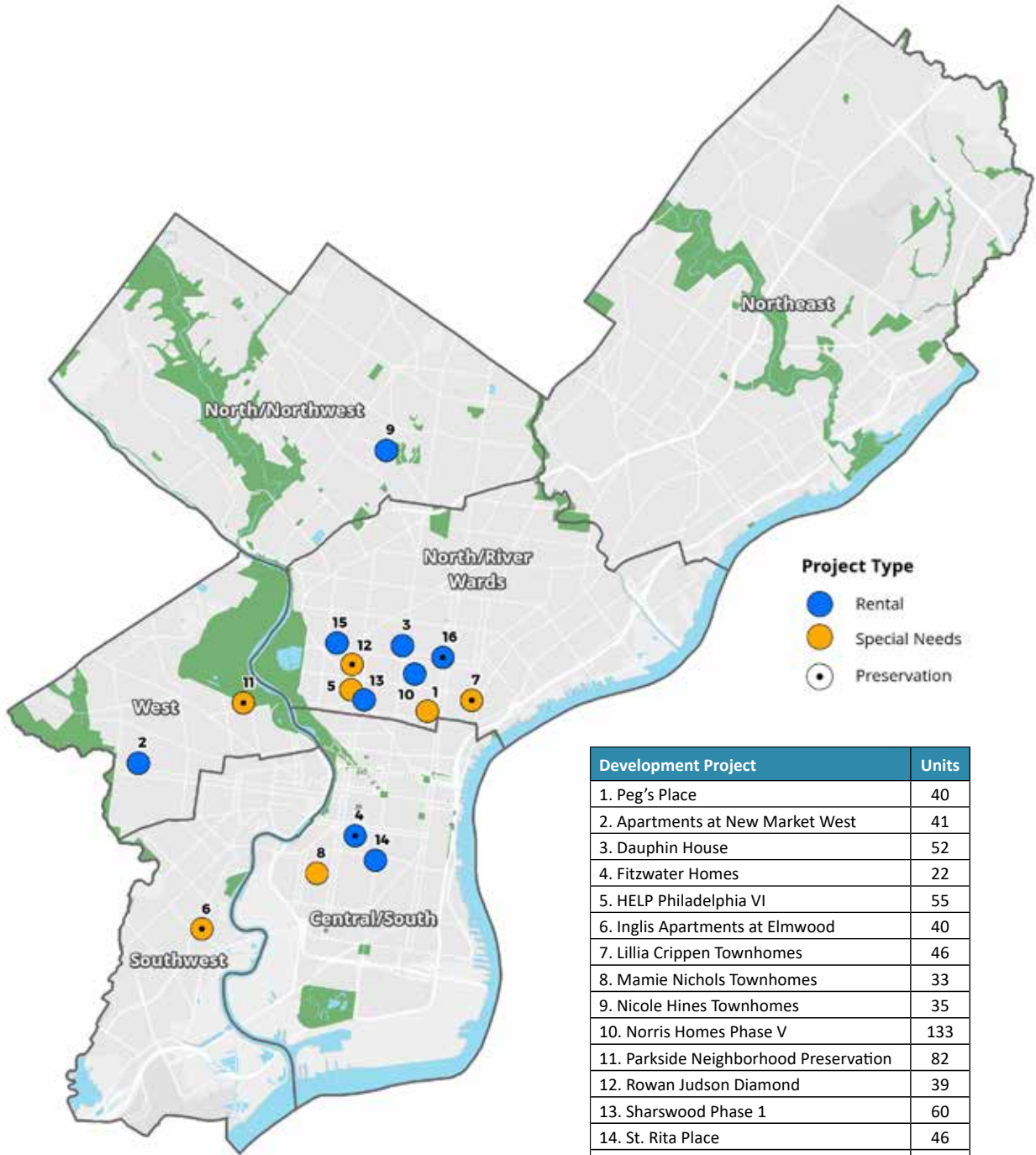
Asian Population



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



Affordable Housing Developments: Projects Under Construction



Development Project	Units
1. Peg's Place	40
2. Apartments at New Market West	41
3. Dauphin House	52
4. Fitzwater Homes	22
5. HELP Philadelphia VI	55
6. Inglis Apartments at Elmwood	40
7. Lillia Crippen Townhomes	46
8. Mamie Nichols Townhomes	33
9. Nicole Hines Townhomes	35
10. Norris Homes Phase V	133
11. Parkside Neighborhood Preservation	82
12. Rowan Judson Diamond	39
13. Sharswood Phase 1	60
14. St. Rita Place	46
15. Susquehanna Housing	80
16. Hogar de Esperanza	20
Total Units Under Construction	824

CDC Business Tax Credit Recipients

North/Northwest
6. Chestnut Hill CDC
10. East Falls Development Corporation
15. Germantown United CDC
18. Manayunk Development Corp.
20. Mt. Airy USA
30. Roxborough Development Corp.

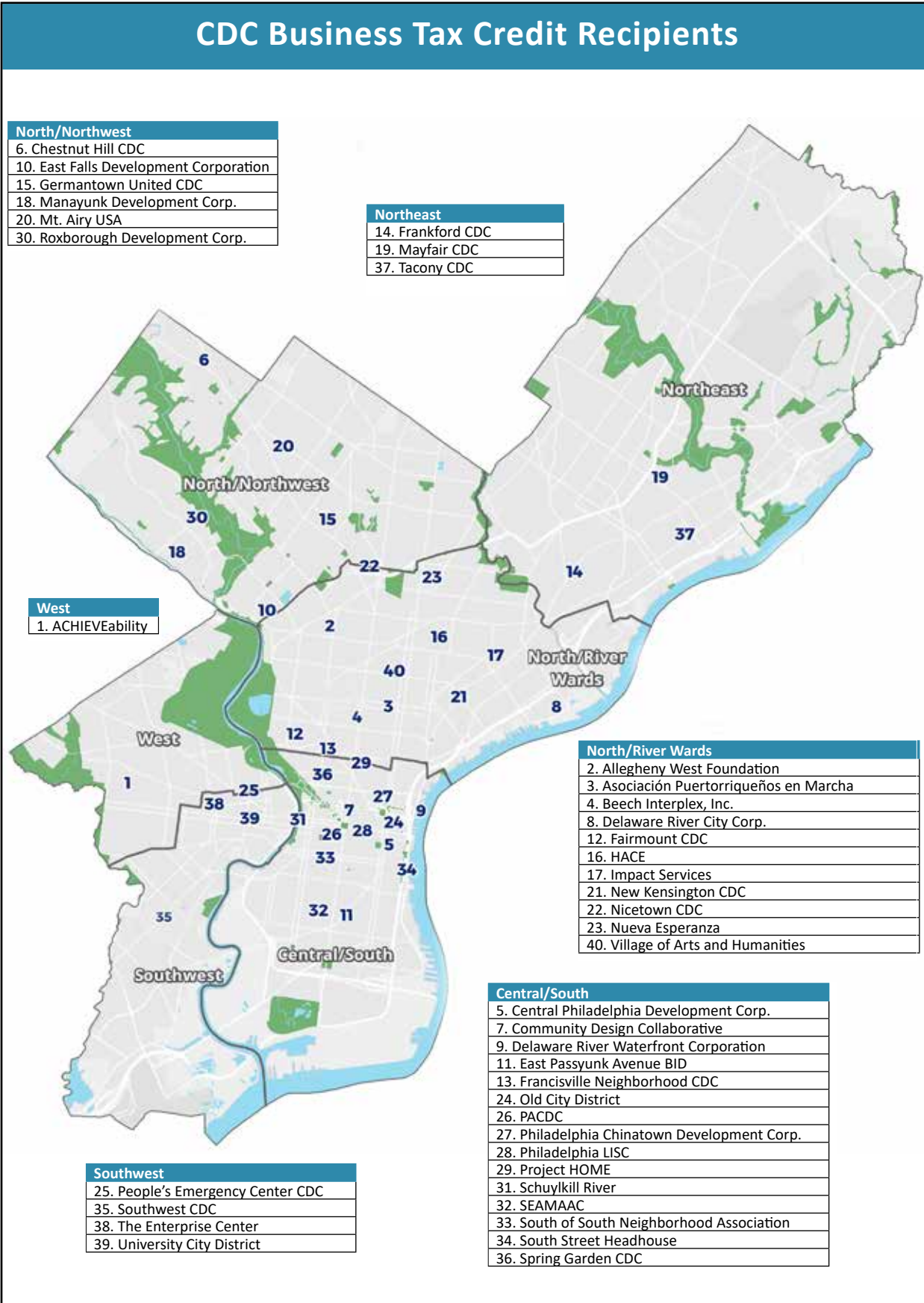
Northeast
14. Frankford CDC
19. Mayfair CDC
37. Tacony CDC

West
1. ACHIEVEability

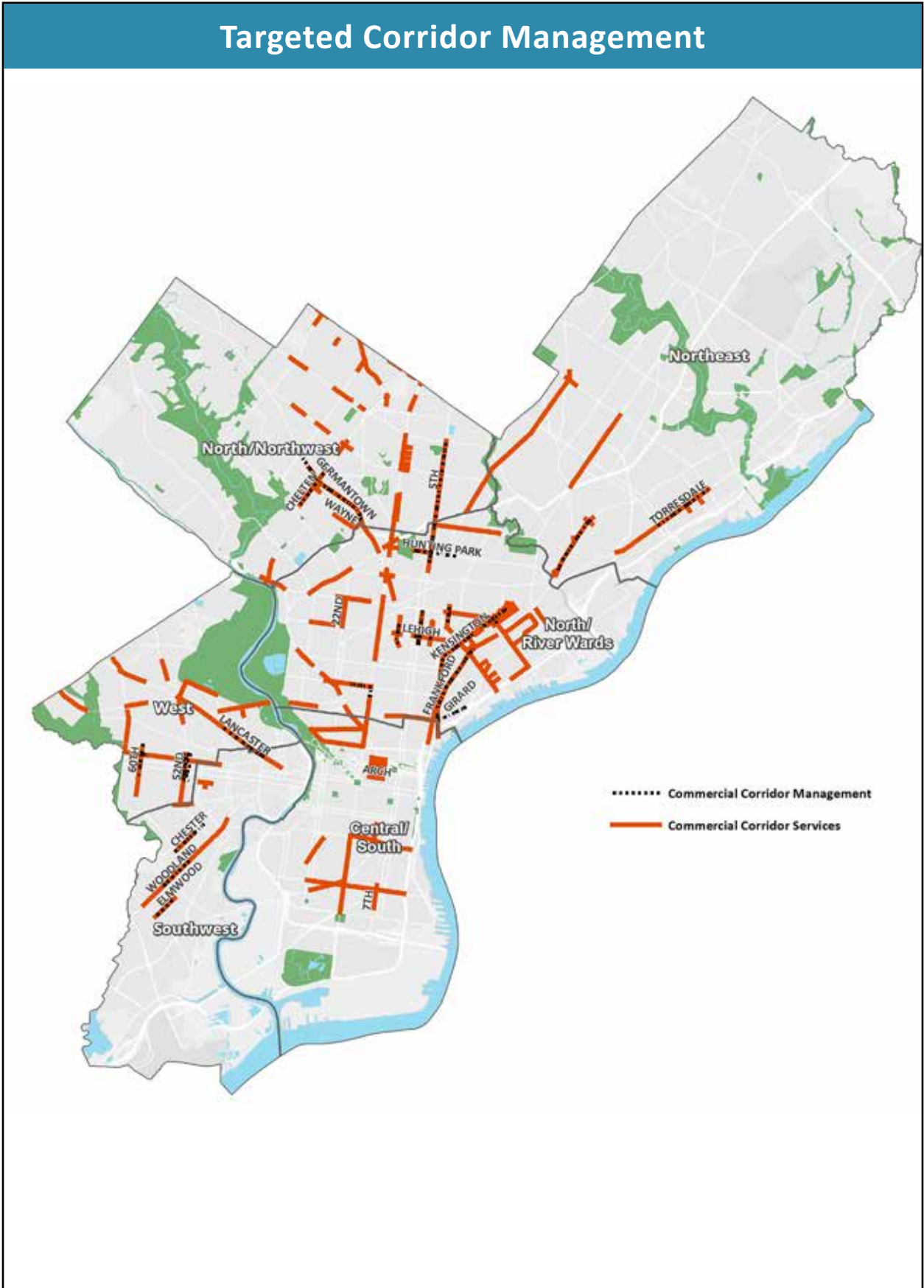
North/River Wards
2. Allegheny West Foundation
3. Asociación Puertorriqueños en Marcha
4. Beech Interplex, Inc.
8. Delaware River City Corp.
12. Fairmount CDC
16. HACE
17. Impact Services
21. New Kensington CDC
22. Nicetown CDC
23. Nueva Esperanza
40. Village of Arts and Humanities

Central/South
5. Central Philadelphia Development Corp.
7. Community Design Collaborative
9. Delaware River Waterfront Corporation
11. East Passyunk Avenue BID
13. Francisville Neighborhood CDC
24. Old City District
26. PACDC
27. Philadelphia Chinatown Development Corp.
28. Philadelphia LISC
29. Project HOME
31. Schuylkill River
32. SEAMAAC
33. South of South Neighborhood Association
34. South Street Headhouse
36. Spring Garden CDC

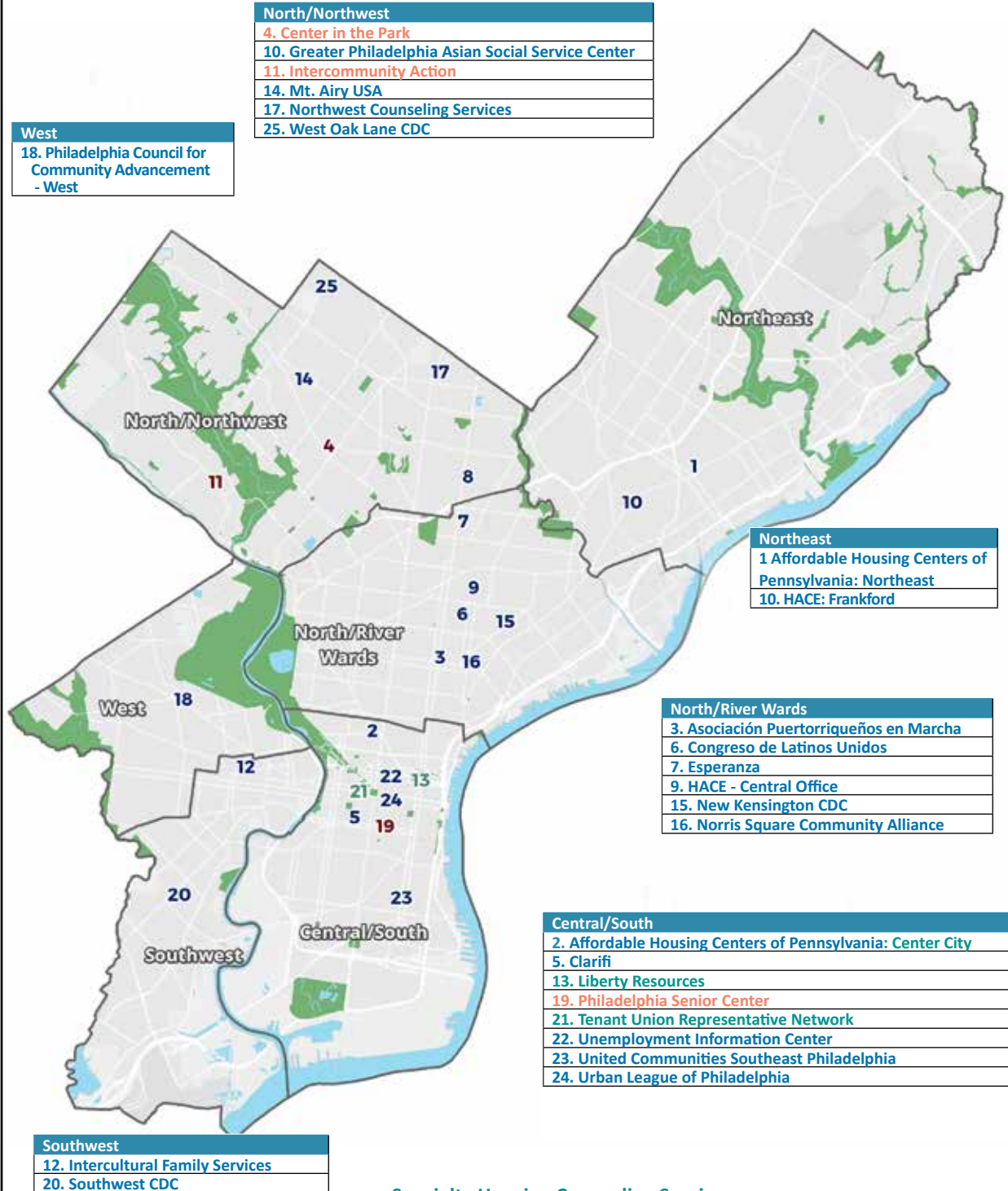
Southwest
25. People's Emergency Center CDC
35. Southwest CDC
38. The Enterprise Center
39. University City District



Targeted Corridor Management



Housing Counseling Agencies

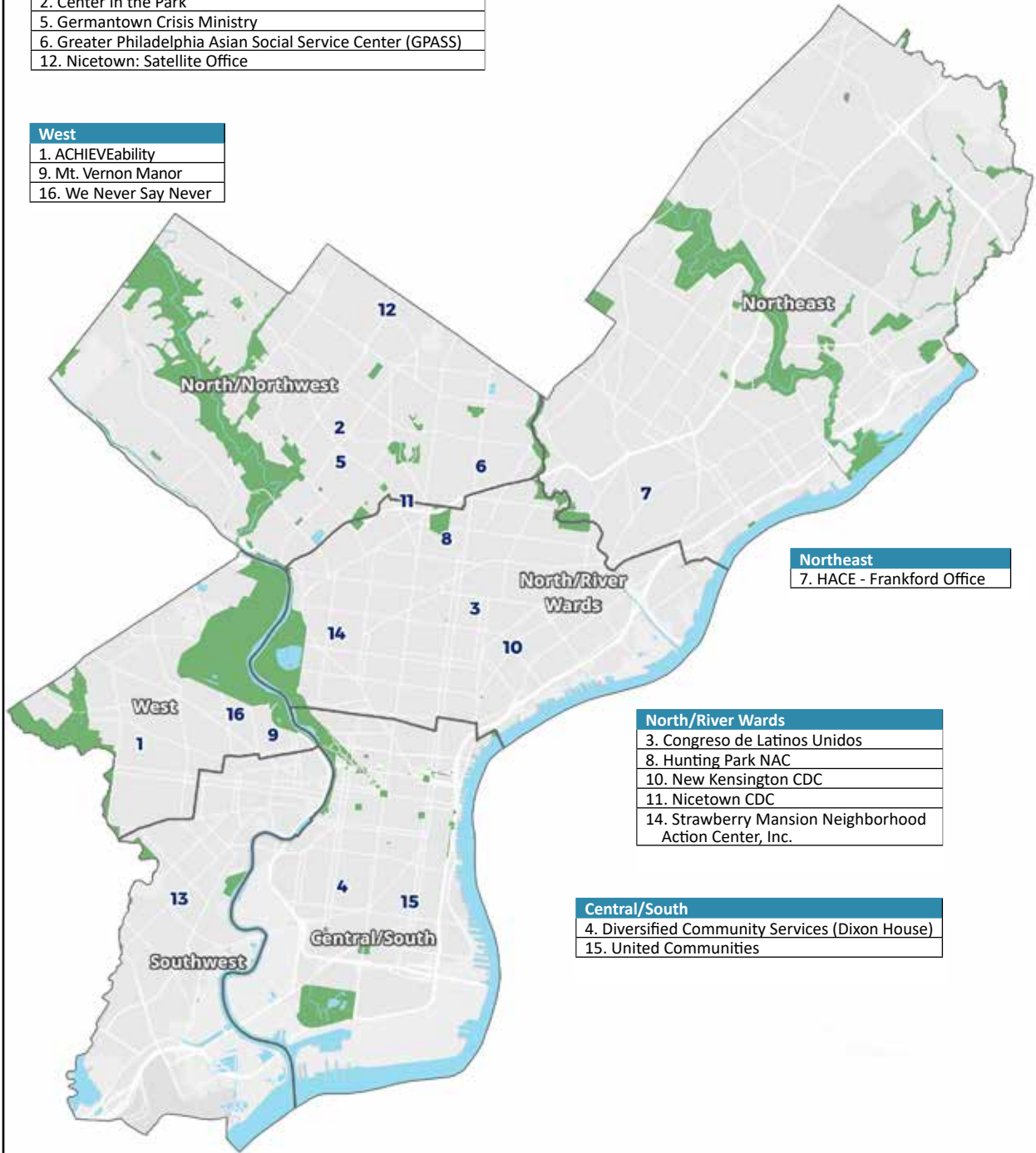


Specialty Housing Counseling Services
 Specialty Counseling Services for Seniors
 Pre-Purchase Counseling and/or Foreclosure Prevention Services

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



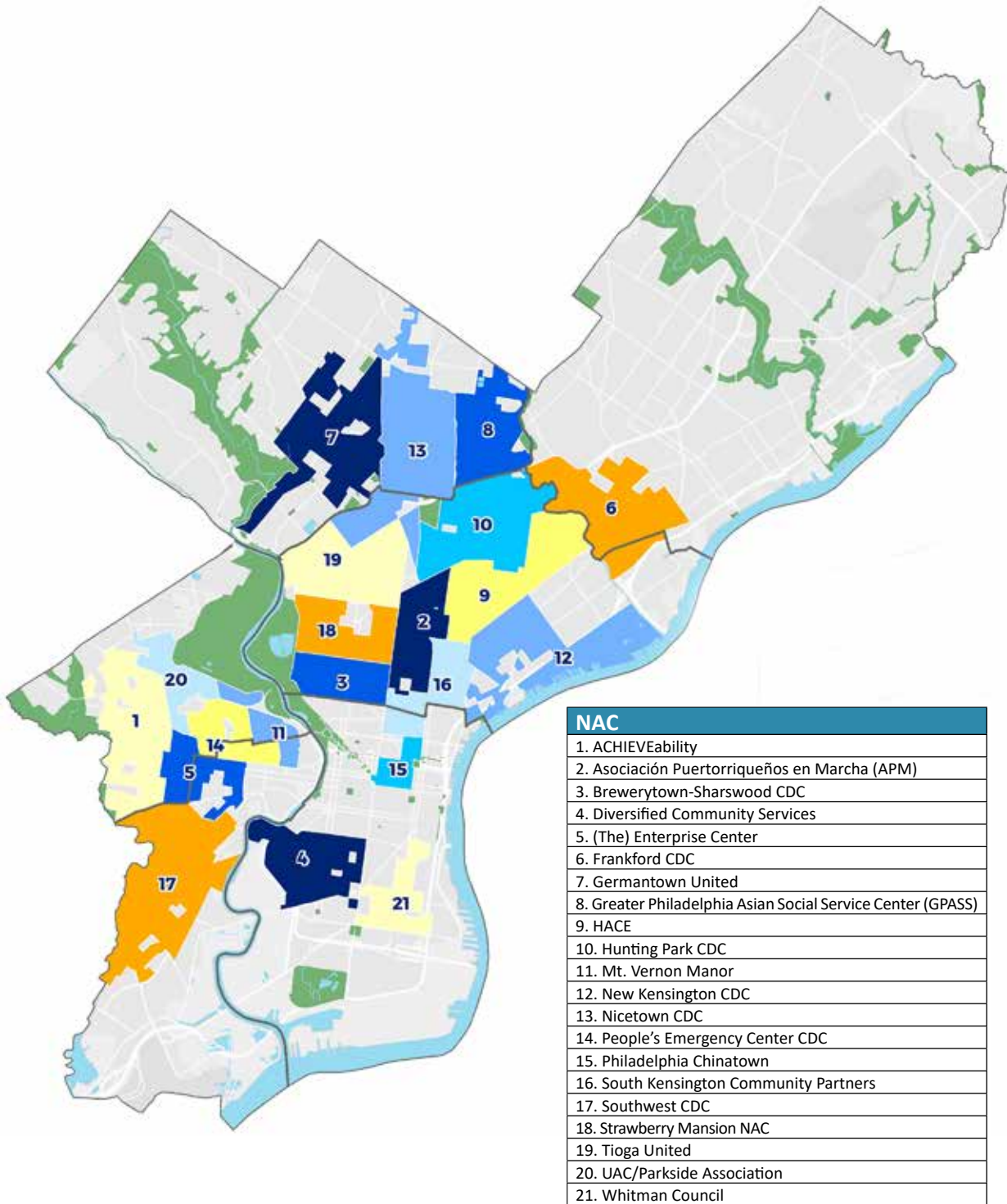
Northeast
7. HACE - Frankford Office

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

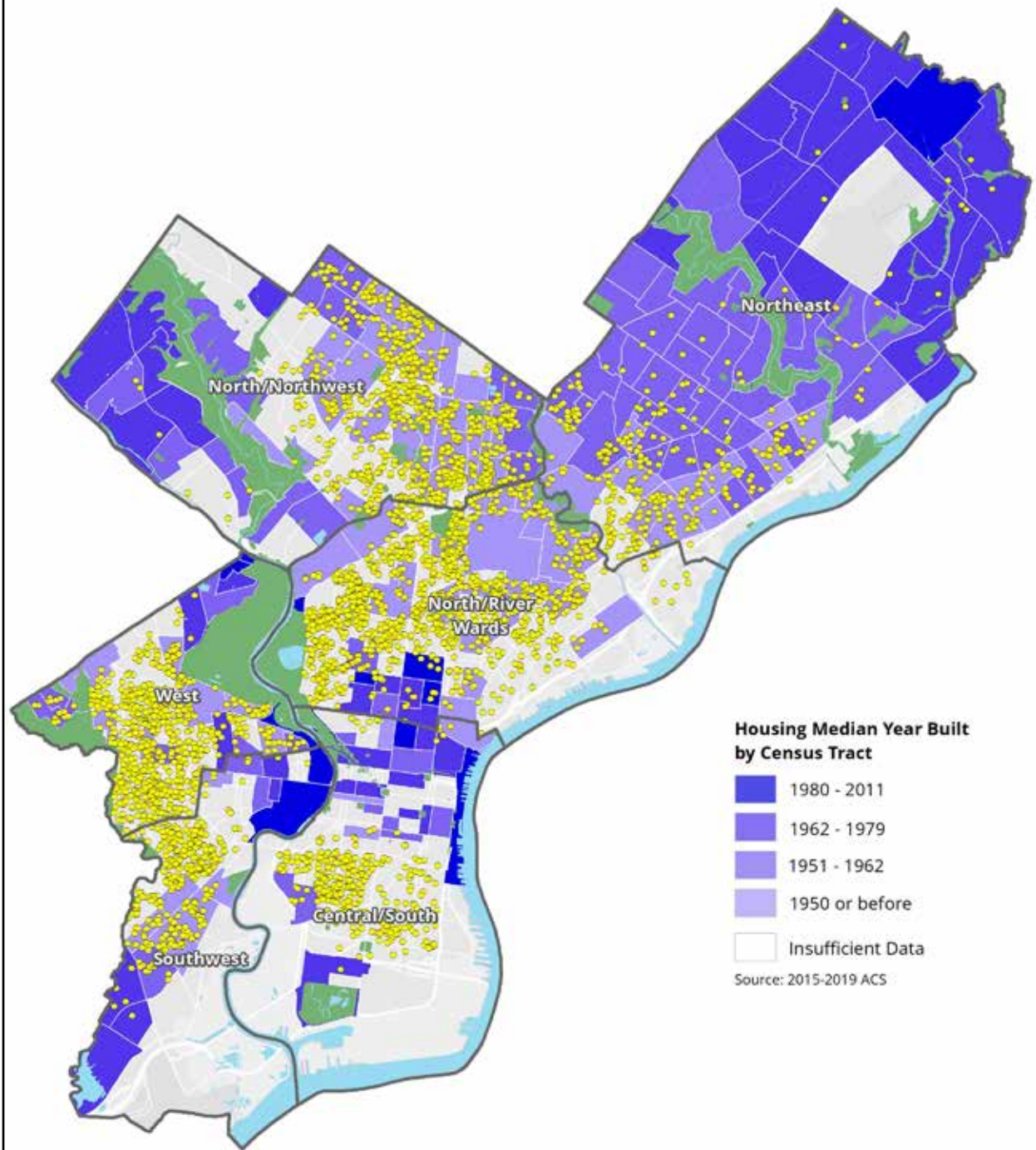
Southwest
13. Southwest CDC

Neighborhood Advisory Committees (NACs): Service Areas¹

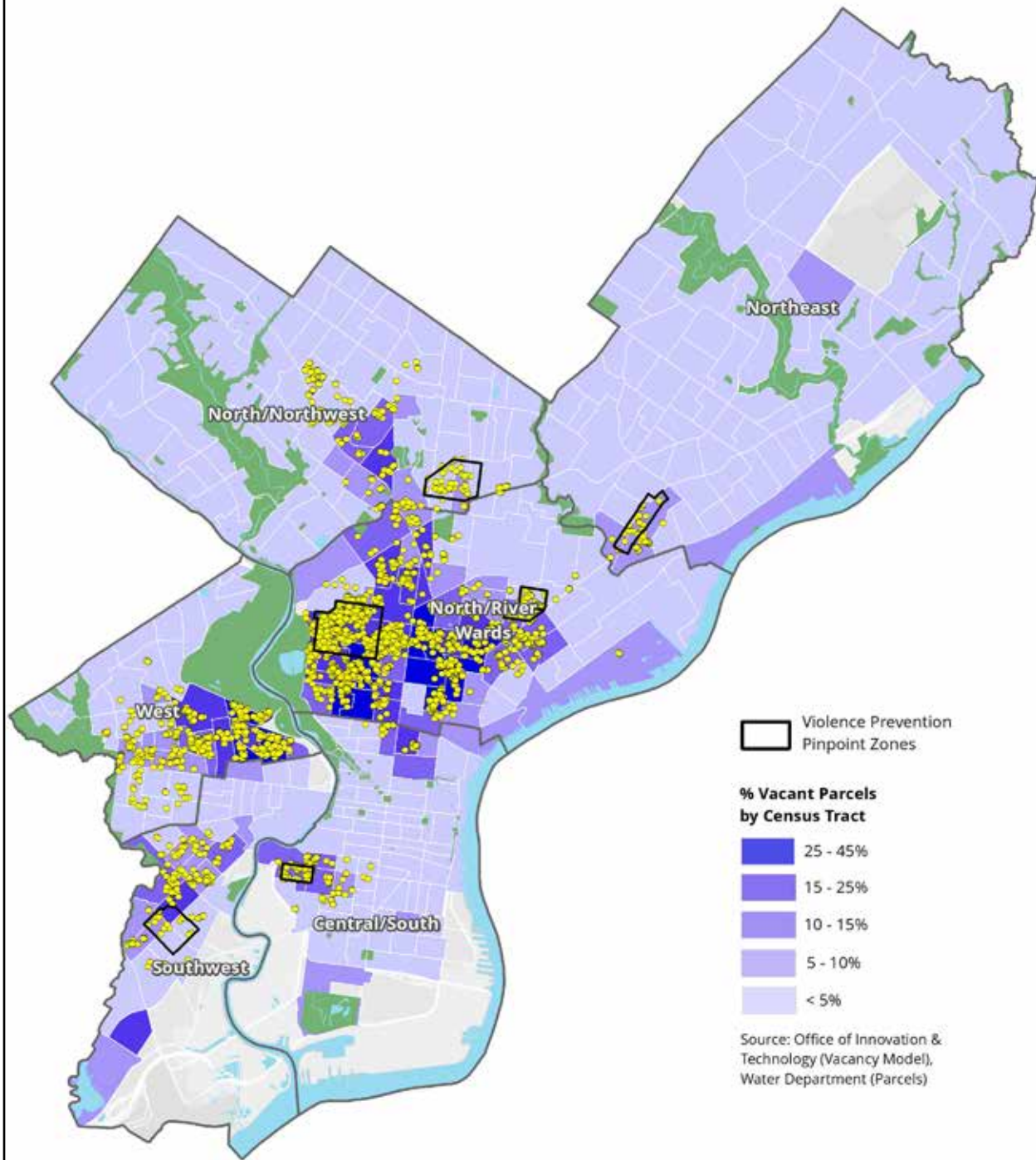


¹ Eligible service areas must contain at least 51 percent low- or moderate-income residents, based on census data provided to the City by HUD.

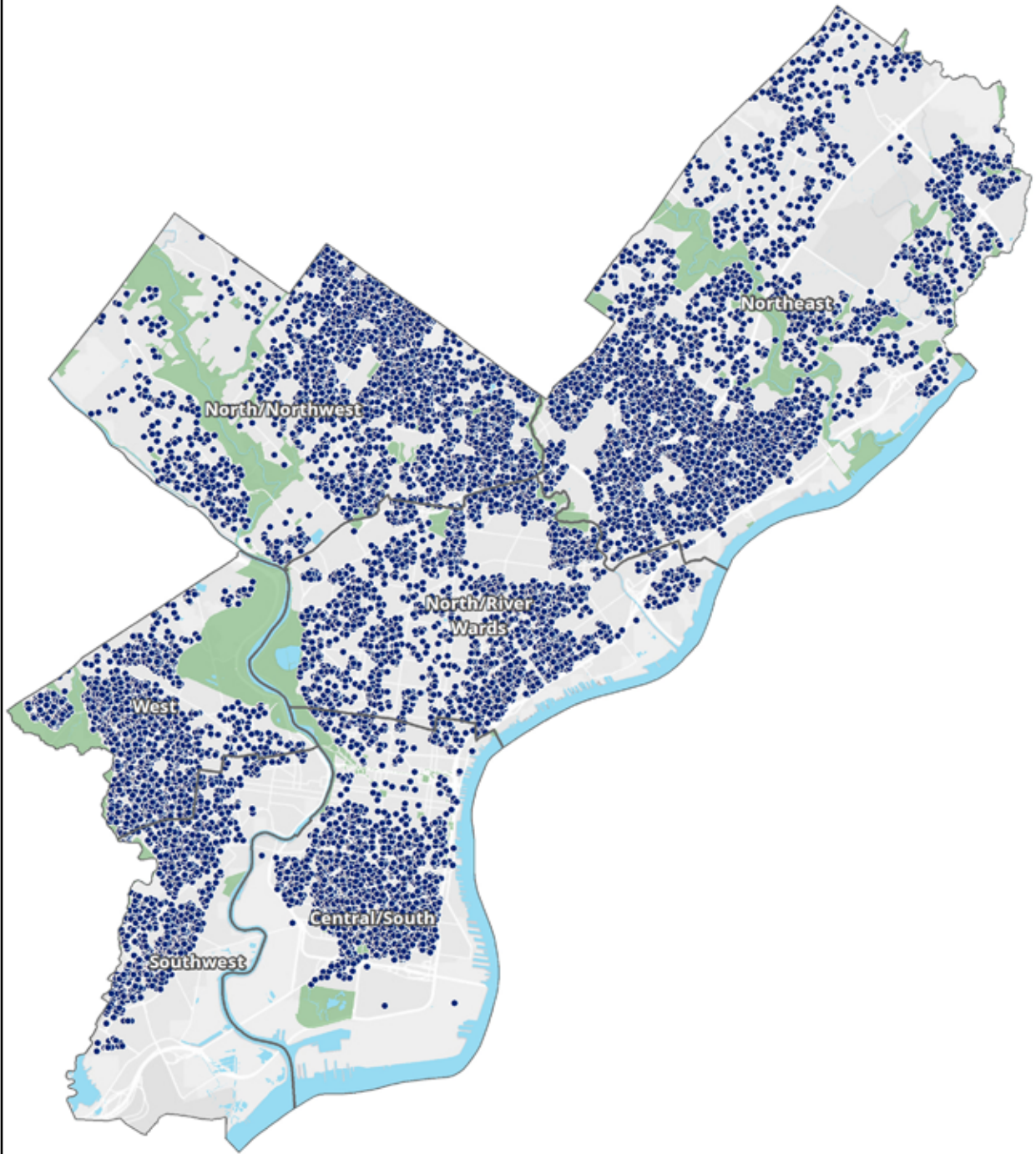
Home Improvements



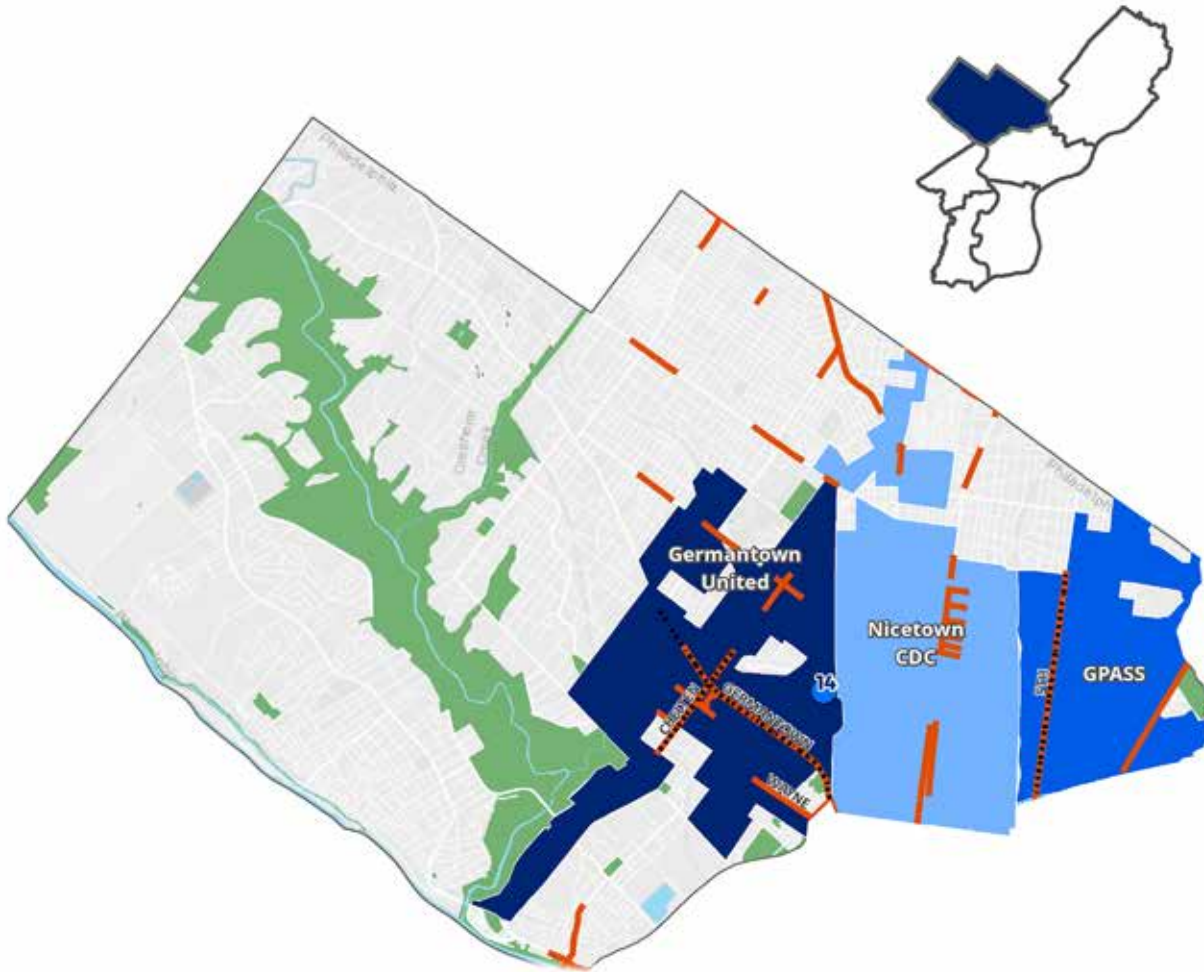
Pennsylvania Horticultural Society (PHS) Land Management



Homes Saved From Foreclosure Since June 2008



North/Northwest Activity

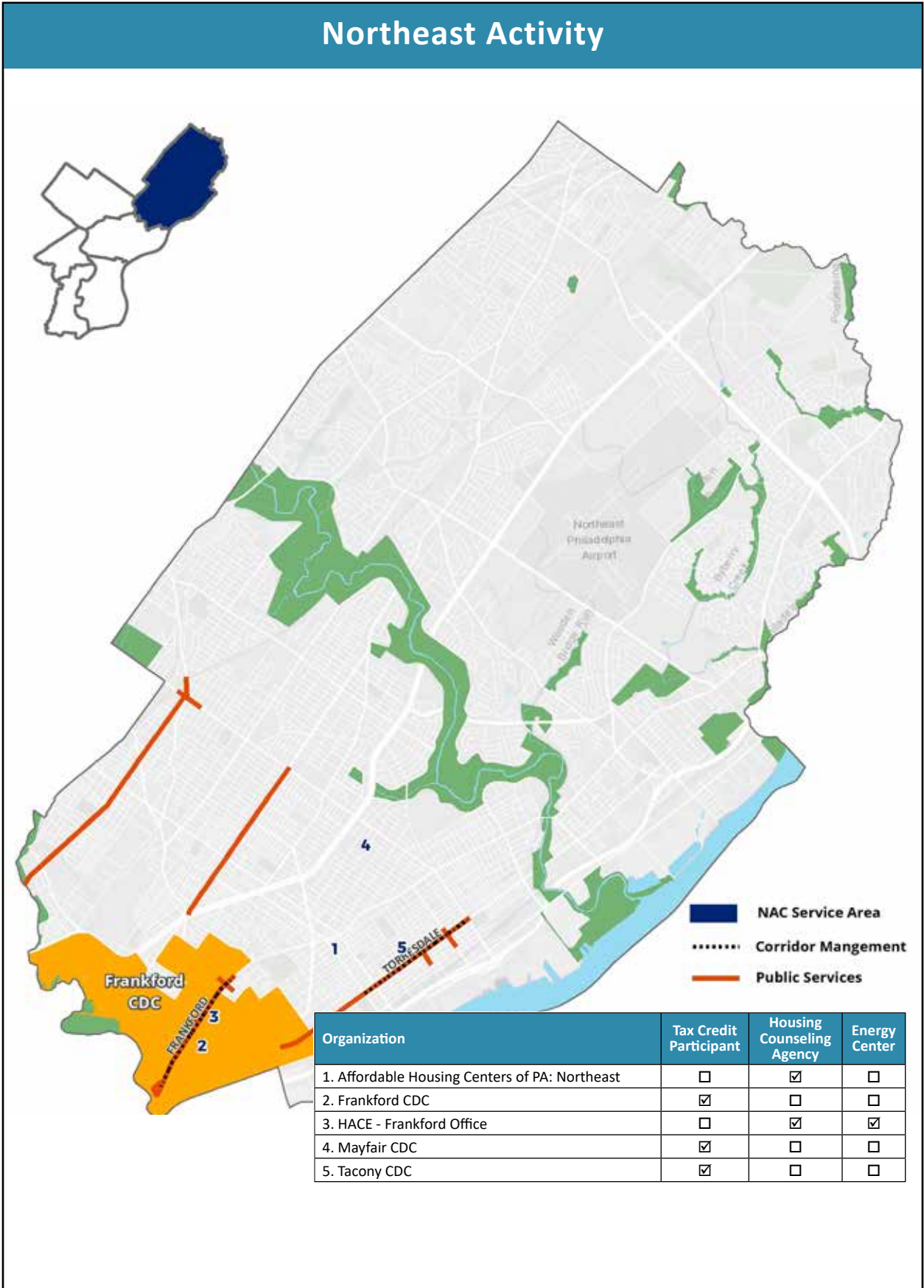


- NAC Service Area
- Corridor Management
- Public Services
- Rental Housing

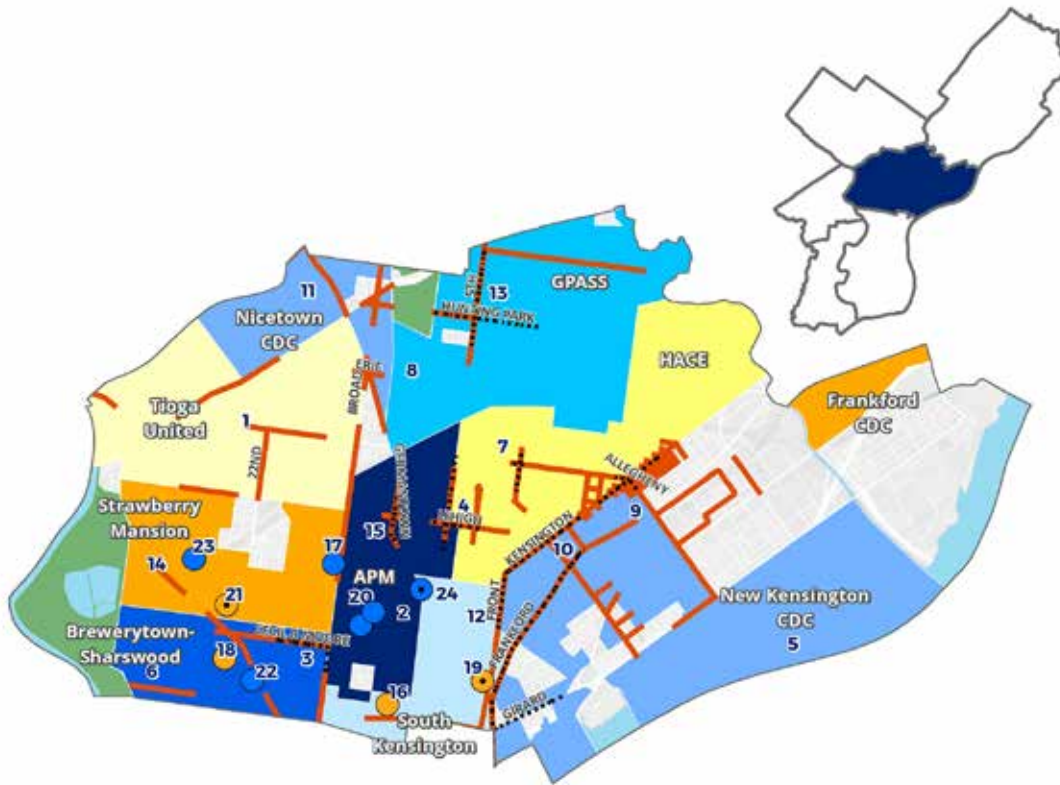
Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Center in the Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Chestnut Hill CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. East Falls Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Germantown Crisis Ministry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Development Project	Units
14. Nicole Hines Townhouse	35

Northeast Activity



North/River Wards Activity



- NAC Service Area
- Corridor Management
- Public Services
- Rental
- Special Needs
- Preservation

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 checked="" 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	<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 checked="" 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. Peg's Place	40
17. Dauphin House	52
18. HELP Philadelphia VI	55
19. Lillia Crippen Townhomes Preservation	46
20. Norris Homes Phase V	133
21. Rowan Judson Diamond	39
22. Sharswood Phase 1	60
23. Susquehanna Housing	80
24. Hogar de Esperanza	20

Central/South Activity



Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Affordable Housing Centers of Pennsylvania: Center City	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Central Philadelphia Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Clarifi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Community Design Collaborative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Delaware River Waterfront Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Diversified Community Services (Dixon House)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. East Passyunk Avenue BID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Francisville Neighborhood Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Liberty Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Old City District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Philadelphia Association of CDCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Philadelphia Chinatown Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Philadelphia LISC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Philadelphia Senior Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Project HOME	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Schuylkill River	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. SEAMAAC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. South of South Neighborhood Association	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. South Street Headhouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Spring Garden CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Tenant Union Representative Network	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Unemployment Information Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. United Communities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
24. Urban League of Philadelphia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Development Project	Units
25. Fitzwater Homes	22
26. Mamie Nichols Townhomes	35
27. St. Rita Place	46

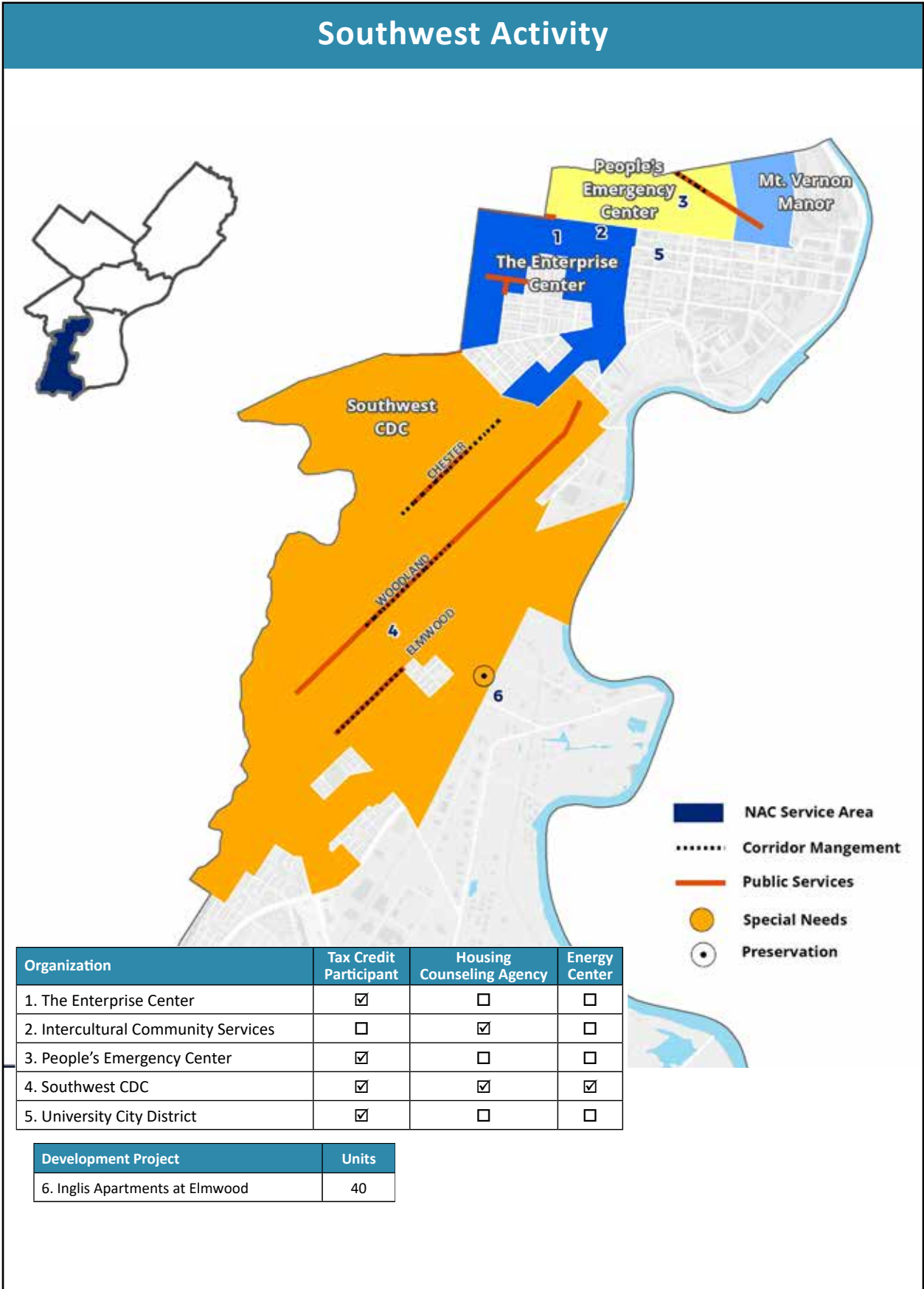
West Activity



Development Project	Units
5. Apartments at New Market West	41
6. Parkside Neighborhood Preservation	82

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 checked="" 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"/>

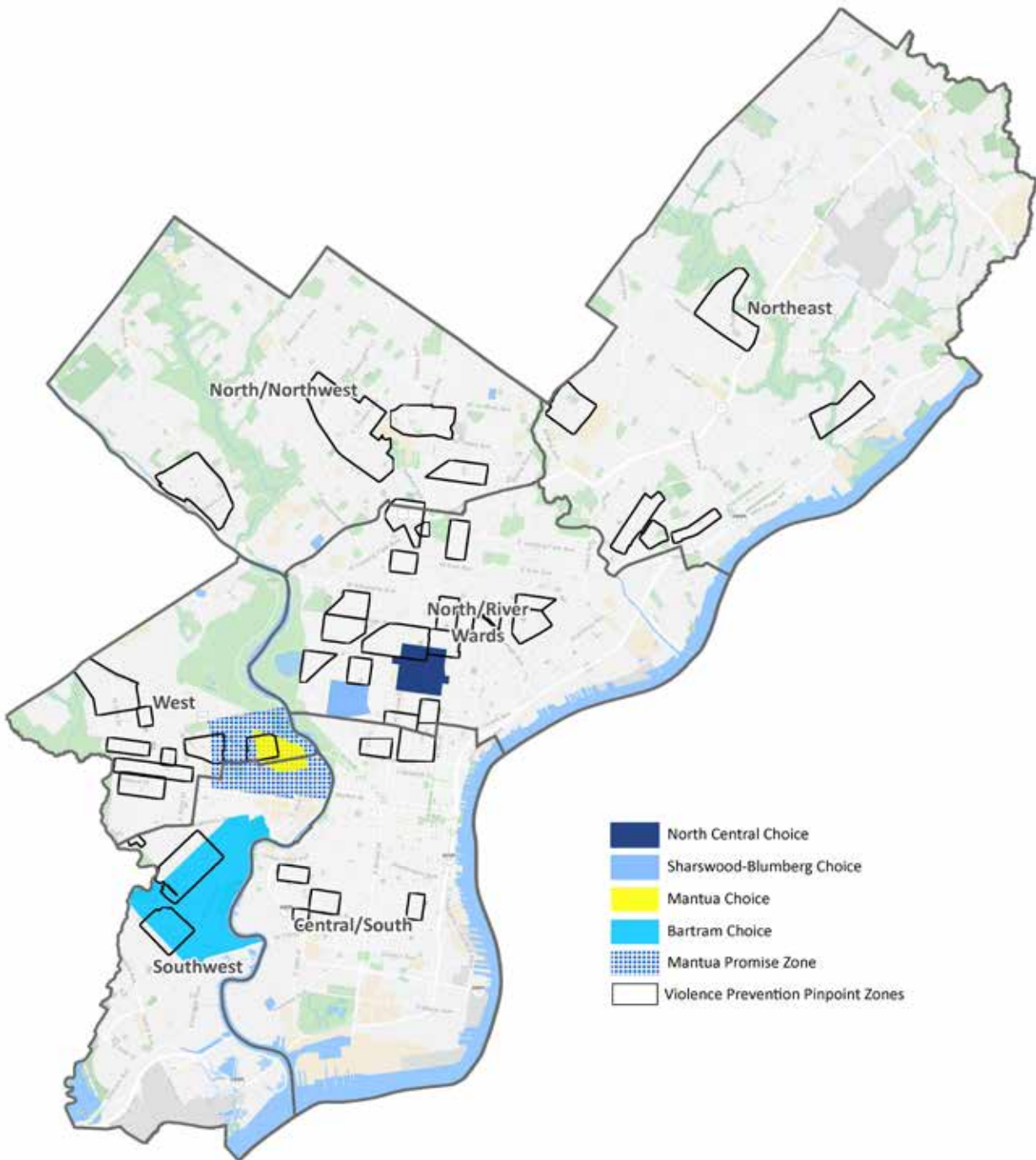
Southwest Activity



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 Community 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"/>

Development Project	Units
6. Inglis Apartments at Elmwood	40

Place-Based Strategy Areas



AP-55 Affordable Housing

Introduction

This section will be included in the *Proposed Consolidated and Annual Action Plan*

AP-60 Public Housing

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 \$468 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.

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

In response to the COVID-19 pandemic, PHA will continue to closely monitor and make any and all adjustments necessary to management, maintenance, and supportive services programs and policies to safeguard the health and safety of PHA residents and staff.

Working collaboratively with public housing and other neighborhood residents, the City, and local nonprofits, PHA will continue to preserve and/or transform distressed public housing developments and their surrounding neighborhoods into viable communities, and collaborate extensively with and/or provide financial support to community organizations and development partners for new housing developments designed to serve veterans, homeless families, seniors, and families with disabilities.

The conversion of public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program is an important component of PHA's 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 for which PHA has completed closings or expects to complete closings by the end of PHA Fiscal Year 2021 (i.e. the period ending March 31, 2021). It is a cumulative listing that reflects all closings since inception of the RAD program.

Table 13 provides summary information on PHA's current plans to convert additional public housing units through the RAD program in PHA's Fiscal Year 2022 (i.e. from April 1, 2021 through March 31, 2022). 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 2022 and continues to be refined in consultation with HUD, PHA residents, and the PHA Board of Commissioners. As such, the implementation timetables and the tables below are 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 69: RAD Conversions Completed or Projected to be Completed by End of PHA FY 2021

Development Name	RAD Units	Description
2415 N. Broad	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	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 (PA2-121)	470	Conversion of existing public housing development
Cantrell Place	40	Transfer of Assistance
Witherspoon Senior Apartments	40	Transfer of Assistance
1315 N. 8th Street	25	Transfer of Assistance
Norris Square Community Alliance Scattered Sites	29	Transfer of Assistance
Norris Apartments II (CNI)	74	Choice Neighborhoods RAD Conversion
Plymouth Hall (PA2-079)	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
Reynolds School	49	Transfer of Assistance
Norris Apartments Phase V	45	Choice Neighborhoods RAD Conversion
Sharswood I (Hunt)	30	Transfer of Assistance
Queen Row	43	Conversion of existing public housing development
Queen Lane LP	55	Conversion of existing public housing development
27th and Susquehanna	78	Transfer of Assistance
Norris LP	51	Conversion of existing public housing development
Harrison Plaza Tower	116	Conversion of Tower building at existing public housing development
Total Units	1,900	

Table 70: RAD Conversions Planned in PHA FY 2022

Development Name	RAD Units	Description
West Park Apartments	110	Partial conversion of existing public housing development
Fairhill Apartments	110	Partial conversion of existing public housing development
Bartram Village	75	Partial conversion of existing public housing development
Suffolk Manor	137	Conversion of existing public housing development
Cambridge I	44	Conversion of existing public housing development
Cambridge II	40	Conversion of existing public housing development
Cambridge III	40	Conversion of existing public housing development
Casa Indiana	50	Conversion of existing public housing development sponsored by HACE
Scattered Sites AMPS	22	Transfer of assistance from vacant, uninhabitable scattered sites to Harlan Street for new development
Scattered Sites AMPS	30	Transfer of assistance from vacant, uninhabitable scattered sites to Hunt Phase II for new development
Scattered Sites AMPS	40	Transfer of assistance from vacant, uninhabitable scattered sites to New Courtland at Henry Avenue for rehab/new development
Scattered Sites AMPS	95	Transfer of assistance from vacant, uninhabitable scattered sites to Hunt Phase III for rehab/new development
Scattered Sites AMPS	4	Transfer of assistance from vacant, uninhabitable scattered sites to Harrison Plaza for rehab
Scattered Sites AMPS	34	Transfer of assistance from vacant, uninhabitable scattered sites to a development to be determined
Scattered Sites AMPS	5	Transfer of assistance from vacant, uninhabitable scattered sites to Strawberry Mansion SS for rehab/new development
Scattered Sites AMPS	58	Transfer of assistance from vacant, uninhabitable scattered sites to Sharswood Phase IV-A sponsored by PHA
Total Units	894	

PHA will continue to implement the Blumberg/Sharswood Choice Neighborhoods Transformation Plan in FY 2022, spurred on by a \$30 million Choice Neighborhoods Implementation grant awarded by HUD in FY 2021. The overall Plan involves construction or rehabilitation of 1200 affordable and market-rate units at on and off-site locations, including 420 homeownership units and replacement housing for the distressed Blumberg Apartments public housing development; revitalization of commercial corridors including construction of a new neighborhood supermarket; a newly constructed PHA headquarters building; creation of new recreational facilities and green space; and the establishment of a multipurpose neighborhood health and service center and high performing high school. Construction and occupancy of 3 phases is complete. Construction and occupancy of the new PHA Headquarters Building is complete. Rehab of the Vaux Community Building is complete, and is now the site of PHA's new Workforce Center, a Section 3 Resource Center, a neighborhood high school operated by Big Picture Schools, a new nurse-managed health clinic operated by Temple University School of Public Health, and other community services. Substantial housing construction activity is planned in FY 2022 by PHA and its development partner (Hunt-Pennrose) including the projected completion of 59 rental units and construction starts on 300 additional rental units; the start of construction of 50-60 homeownership units at on and off-site locations; and completion of construction at the mixed housing and commercial use development undertaken by Mosaic Development. Construction

and occupancy are also projected to be completed at two other partner developments (Harlan Street and Reynolds School).

PHA will continue to partner with the City of Philadelphia, public housing residents, and other partners in FY 2022 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 two rental phases consisting of a total of 139 units are complete and the units occupied. Construction of a community center was also completed as part of the second phase. Construction of the third rental phase consisting of 133 mixed income rental units is projected to be completed in FY 2022. The last phase (homeownership) is projected to commence construction in FY 2022.

Also in FY 2022, PHA will continue to work with the City, residents, the designated developer/manager (Pennrose), and an array of community partners to secure funds to implement the Transformation Plan for the distressed Bartram Village public housing development and the adjacent Kingsessing neighborhood.

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 generally meet on a monthly timetable with PHA staff for "Resident Roundtable" discussions and presentations. In response to COVID-19, PHA has implemented virtual meetings to ensure that all of these opportunities for resident input continue even without in-person meetings. PHA's Strategic Plan supports meaningful engagement with PHA residents by expanding opportunities to solicit feedback, listen to resident input, 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 worked with the citywide Resident Advisory Board to develop strategies to respond to the pandemic including expanding access to testing and vaccines; developing new policies and procedures for contactless transaction processing (recertifications, occupancy changes, etc.); modifications and enhancements to building maintenance and community area protocols; and initiatives to expand internet access and virtual programming to facilitate at home learning for youth and other supportive services.

- PHA continues to work 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 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 the 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 Planning Grant (CNI) Sharswood/Blumberg –The CNI planning process included extensive community engagement for the development of the transformation plan. The Sharswood/Blumberg CNI team organized over 52 community meetings, surveys, focus groups, workshops, and other forums during the planning period.
- 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 by increasing lighting, repairing the platforms, and building additional transit shelters.
- PHA involved residents extensively in the development of the Bartram Village/Kingsessing Choice Neighborhoods Transformation Plan. Residents will continue to be involved throughout implementation.

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 to 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 real estate agent and home inspection company identification. PHA also has established working partnerships with financial institutions, housing counseling agencies, and realtors to support affordable homeownership.

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

N/A

AP-65 Homeless and Other Special Needs Activities

Introduction

The activities described in this section 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 nonprofit housing and service providers and municipal, state, and federal government entities to create the City's homelessness response system. Currently, based on the 2020 Housing Inventory Chart, the Philadelphia Continuum of Care includes an inventory of 100 emergency housing facilities for singles and families with a total capacity of 3,878 beds; 30 transitional housing programs with 1,090 beds; and 119 Permanent Supportive Housing programs with 3,461 units containing 5,131 beds.

OHS provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the city. In Year 47, 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.

Youth-focused access point Valley Youth House has been operating since 2018. In addition, in 2019 a Mobile Assessment Team was added to provide participant access to the CEA-BHRS process. It was created with the purpose of expanding capacity of street outreach teams to provide participant access to permanent housing options. In 2021-2022 OHS plans to add two (2) additional FTE Mobile Assessors.

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).

In addition, DBH and OHS are currently in the process of partnering to develop an Application Programming Interface, or API, to share outreach data and to ensure access to the Coordinated Entry system for those who are unsheltered and have come in contact with homeless services by way of the outreach team.

In January 2021, OHS conducted the Point In Time (PIT) Count. Due to COVID-19 a hybrid model was used which was approved by HUD, that limited physical interaction to ensure the health and safety of all participants based on CDC, HUD, and local guidelines. The methodology included an observational count, “Come and Be Counted” sites (where a modified survey was conducted), street canvassing, and a tele-count which covered the entire city. The results of the 2021 PIT Count will be submitted to HUD on May 14, 2021.

The City also maintains goals and undertakes activities to serve the housing and supportive service needs of non-homeless populations who require supportive housing. One of the seven core goals identified in the Executive Summary (AP-05) is to reduce homelessness and expand special needs housing opportunities. Strategies for doing so are found in this section and more specific goals are found in Projects (AP-35) portion of the Plan.

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 47 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 and encampments throughout the city..

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, the Office of Homeless Services reinvented its approach to increasing uniformity in response and engagement effectiveness, and focus on housing placements and visibility in “hot spots”, areas with large populations of people experiencing homelessness. OHS 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.

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

Year 47 Goals:

- Continue to provide emergency housing assistance to meet the needs of people experiencing homelessness, including individuals and families, households fleeing domestic violence, and unaccompanied youth.
- Reduce the length of stay in emergency and transitional housing to 130 days.
- Increase the percentage of exits from emergency and transitional housing to permanent housing to 40 percent.

In 2021-22, 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

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 47 Goals:

- Move 1,200 households experiencing homelessness into permanent housing.
- Move 750 families to permanent housing with rapid re-housing assistance.

In 2021-22, funding sources including CoC Program, ESG, Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (HUD-VASH), RHY, PATH, and others will assist individuals and families experiencing homelessness in transitioning to permanent housing and independent living.

Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Based on the 2020 Housing Inventory Count, Philadelphia had 6,367 permanent housing beds, with 1,715 dedicated to chronically homeless individuals. This includes both permanent supportive and rapid re-housing beds.

All households receiving rapid re-housing assistance are encouraged to pay up to 30 percent of their income towards their rent and utilities.

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 47 Goal:

- Prevent 1,000 very low-income households from experiencing homelessness.

The Office of Homeless Services helps low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families, in a variety of ways, including: 1) ensuring CoC Board representation from publicly-funded institutions and systems of care (such as DBHIDS, the Philadelphia Department of Corrections’ Office of Reentry, DHS, and the Department of Public Health) to improve coordination between systems and assist in the identification of need and creation of housing models for target populations; 2) administering employment programs (such as day wage and temporary employment programs) in partnership with the City’s Office of Children & Families and the Office of Workforce Development; and 3) partnering with non-profits specializing in youth, education, and employment needs to help participants achieve housing stability.

In 2021-22, 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 funding and programming to provide diversion and prevention services to Philadelphia households and will use General Funds, ESG, HOME, and Housing Trust Fund dollars to remove financial barriers to sustaining housing and prevent shelter entry.

In 2021-22, 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.

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	30
Tenant-based rental assistance	600
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	32
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	662

AP-75 Barriers to Affordable Housing

Introduction

This section will be included in the *Proposed Consolidated Plan and Annual Action Plan*.

AP-85 Other Actions

Introduction

Philadelphia’s housing and community economic development needs do not exist in a vacuum. In a city with a 23.1 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.

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

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

DHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, and the disbursement of low-interest home improvement loans. 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, to prepare potential low- and moderate-income homeowners for homeownership, and to address the specialized affordable housing needs of tenants, people with disabilities, and senior citizens.

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 to receive closing cost assistance to help residents 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. DHCD's project selection criteria also includes requirements for accessible and visitable units.

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 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 2018, 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 began to take 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.

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 within 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 improve 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 lead City agencies in the local nonprofit sector are PHDC (formerly Philadelphia Housing Development Corporation), community development corporations, neighborhood advisory committees, housing counseling agencies, social services 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 workforce; and private nonprofits coordinating home repairs with PHDC.

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.

Actions planned to reduce lead-based paint hazards

Lead poisoning is the number one environmental health problem among young children. Lead poisoning can impair the way a child develops, pays attention, and learns; and can cause severe brain damage, seizures and, in rare cases, even death. The successful prevention of this disease depends upon: the elimination of the sources of lead, the education of the population on how to protect children, the screening of children up to age 6 for lead, the inspection of homes for lead hazards, and the elimination of the lead hazards in homes. The Lead and Healthy Homes Program combines all of these strategies to work towards the elimination of childhood lead poisoning in Philadelphia.

Our program goal is to decrease, and eventually eliminate, the number of children who are poisoned by lead in the City of Philadelphia. In order to educate Philadelphia residents, our staff will conduct approximately 200 educational outreach presentations in homes. We will provide lead prevention education and resource information at OB/GYN clinics and other venues to parents of young children.

We will encourage parents to have their children screened for lead poisoning through continued community education and outreach. We will remind health care providers to screen children because of the regulations concerning Universal Screening in the city of Philadelphia. The LHHP will work with managed care organizations to identify and respond to gaps in lead screening.

Our Environmental Health Inspectors conduct environmental inspections in a timely manner for all homes of children with confirmed elevated blood lead levels. We provide case management services to all families with children with elevated blood lead levels, ensuring that the family receives: lead poisoning prevention education, home lead risk assessment, superclean referral, assistance with lead hazard control (if needed), and assurance that the child receives the appropriate medical follow-up.

Actions planned to reduce the number of poverty-level families

According to U.S. Census data, in 2020, close to 355,000 Philadelphians had incomes below the federal poverty line, which in 2020 was \$26,200 for a family of four. Approximately 30 percent of those living below poverty in Philadelphia are children under the age of 18. At 23.1 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 multipronged approach that will assist families in getting their basic needs met, connect working age adults to emerging opportunities in the local economy, and prepare 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 includes participation by the Mayor's Office of Education,

the Division of Housing and Community Development, the Office of Children and Families, the Office of Community Empowerment and Opportunity, the Office of Transportation, Infrastructure and Sustainability, the Mayor's Policy Office and other City departments.

Education

Philadelphia's top priority to ensure future prosperity for all Philadelphians is to build a well-funded, quality public school system. Under the current administration, the City has made historic commitments to public education and proposes to invest close to \$1.4 billion in the School District of Philadelphia over the next five years. The City will also continue to build on the success of the PHLConnectED initiative, which has enabled over 21,000 internet connections for households with children in grades pre-K through 12 since its launch in August 2020. Additional education-centered initiatives to address poverty include Community Schools, PHL PreK, and the Catto Scholarship.

- The Community Schools initiative 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, with 9,400 children enrolled. 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. In the past year, more than 570 students have received assistance to improve attendance; 307 participated in out-of-school time programs; and more than 7,300 students and families received food, school supplies and other basic necessities through Coordinator-supported events.
- The goal of PHL PreK 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 across 137 PHL PreK sites, with more than 8,000 children served since 2017. Ninety-three percent of all participating pre-K providers were rated as high quality under the state's STARS system.
- In early 2020, Mayor Kenney proposed a new investment in the Community College of Philadelphia (CCP) called the Octavius Catto Scholarship. The Catto Scholarship combines last-dollar tuition with a financial aid award of up to \$1,500 per semester, per student of basic needs supports, such as food, books, and transportation, for all eligible community college students. The program model responds to research that shows the cost of tuition is only part of the barrier to postsecondary education. Because basic living costs incurred while attending college can deter credential completion, the City of Philadelphia designed a scholarship that would help students with more than just tuition. Since its start in FY21, over 500 Cato Scholars have received tuition free enrollment through the program.

Inclusive Growth

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. For all neighborhoods to thrive, resources are needed to help some of our most vulnerable connect to employment opportunities, including those experiencing street homelessness and those affected by the opioid crisis. To support the creation of a coordinated system of accessible employment opportunities, the City is expanding its investments in several, successful low-barrier employment programs administered by the Office of Community Empowerment and Opportunity, the Managing Director's Office, and the Mural Arts Program. To further support entrepreneurship and good jobs, the Commerce department will continue its focus on increasing the capacity of small businesses, attracting and retaining new businesses, and increasing public contracting for minority, women and disabled owned businesses.

Affordable Housing

Philadelphia's investment in affordable housing development and in initiatives to improve housing stability provide the foundation for building the kind of safe and healthy living environment needed for families and individuals to successfully begin their journey out of poverty. The COVID-19 pandemic created an urgent need for rental assistance, especially for extremely low-income families and workers employed in highly impacted occupations such as retail, sales, food service, and construction. In May 2020 DHCD and PHDC launched the PHL Rent Assist program, which provides emergency rental assistance to eligible households that have fallen behind in their rent payments. Since the start of the multi-phased program, 39,881 households have received approximately \$254 million in emergency rental assistance. DHCD, in partnership with several public and private nonprofit agencies, also administers the City's nationally recognized Eviction Diversion Program, which seeks to reduce the number of eviction filings and involuntary displacements by resolving disputes between landlords and tenants through professional mediation and housing counseling support. Since the program got underway in September 2020, over 2,500 cases have received mediation, with agreements reached in more than 90% cases.

Through the Philadelphia Eviction Prevention Program (PEPP), the City also invests in legal counsel and other supports to keep low-income tenants in their homes. In FY 2021, 440 tenants facing eviction received same-day legal services from the Lawyer of the Day (LOTD) program; 1,600 tenants received either legal advice or full legal representation from PEPP partner agencies; and close to 8,000 tenants received advice and information through the Tenant Hotline.

Benefits Access and Financial Counseling

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 24 public benefits programs, including Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), and the Low Income Home Energy Assistance Program (LIHEAP). In FY 2021, the BenePhilly Centers helped 7,457 individuals submit applications for public benefits valued at more than \$4.4 million, including Economic Impact Payments, Pandemic Unemployment Assistance and other programs created in response to COVID-19. 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 completed 31,818 sessions for 15,227 unique individuals, and helped participants reduce their debt by \$19.2 million and increase their savings by \$3.8 million. The FECs have also helped 2,136 clients increase their credit score by at least 35 points and have helped 621 open safe and affordable bank accounts.

The Earned Income Tax Credit (EITC) has long been regarded as one of the most effective anti-poverty programs in the nation. CEO and the Mayor's Policy Office are working with partners such as Philly Counts, Campaign for Working Families and Ceiba to help more eligible Philadelphians claim both the EITC and the Child Tax Credit (CTC). In 2021, these and other partners conducted a citywide outreach campaign to spread the word about the temporary expansion of the CTC. Their work led to more than 2,758 extremely low-income households taking steps to claim the CTC, and more than 544 new appointments scheduled with Campaign for Working Families for free tax filing assistance. Through various activities from partners at the local, state, and federal level, more than 1,500 Philadelphians claimed over \$6 million in advance CTC payments and unclaimed stimulus payments.

Adult Education and Workforce Development:

The City's approach to workforce development recognizes that young people and adults need access to not just a job, but rather a family-sustaining career. The task of connecting career seekers to job opportunities is 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 veterans and people experiencing homelessness.
- Supported work programs, such as the Center for Employment Opportunities which serves returning citizens, and Power Corps PHL, which assists opportunity youth.

Philadelphia also continues to acknowledge, address, and act in the face of continued deep rooted racial and social inequities. Under the City's workforce equity strategy, led by the Office of Diversity, Equity and Inclusion, all City departments are creating annual plans to achieve greater representation of and participation by employees of color and other historically marginalized and under-represented groups in the City's workforce.

City Council's Poverty Action Plan

On March 3, 2020, Philadelphia City Council, in cooperation with the Kenney Administration and non-profit partners, released a Philadelphia Poverty Action Plan. The Administration's anti-poverty agenda aligns with City Council's goal to raise 100,000 residents out of poverty through a series of people-focused innovations across the domains of housing, employment, education, and the social safety-net. The Poverty Action Plan also lays out an advocacy agenda for the Pennsylvania State Assembly that complements local efforts and is supported by the city's State House delegation. City Council has recently taken steps to partner with the United Way of Greater Philadelphia and Southern New Jersey to create a non-profit Philadelphia Poverty Action Fund, which will support programs and new initiatives that help advance the goals outlined in the Action Plan.

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 2023 program income will not be known until after the fiscal year ends (June 30th, 2022). This table will be updated in the Proposed version.

Table 71: 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	\$5,750,000
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
Total Program Income	\$5,750,000
Other CDBG Requirements	
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%

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).

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

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

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

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.

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:

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

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

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

Emergency Solutions Grant (ESG)

Written standards for providing ESG

■ Emergency Shelter

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. The Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment is used to make appropriate referrals through the City's coordinated entry system.

Intake interviews at facility entry must include reviewing of client rights, assessment information in HMIS, and program expectations. Within five to ten days, case managers must begin collaborative and interactive service planning that includes client input about goals, accounts for client strengths and capabilities, and address challenges to obtaining and sustaining housing, including income sources. 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, 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. Homeless prevention assistance will only be provided once within a 12-month period.

Continuum of Care Coordinated Assessment System

Philadelphia’s Coordinated Entry Process, locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), is a process designed to coordinate 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. In addition, Mobile Assessors connect those living in an unsheltered location who typically don’t, or won’t, access the system to ensure access 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. Those reasons consist of the following: being unable to contact the household; household being ineligible for the program; the household being a no-show for two interview appointments; or if the household cannot be safely accommodated or cannot meet participant requirements with the supports provided. In the rare instances of referral denial, the Receiving Program must document the reason for the decision and communicate to the household the reason for the denial, along with instructions for appealing the decision. All projects participating in CEA-BHRS are required to have project-level appeal procedures in place.

HMIS manages all data related to CEA-BHRS and electronic referrals are made through HMIS. This ensures privacy protections of all participant information. Quality and effectiveness of CEA-BHRS is monitored by the Performance Management and Housing Units via reports, data analysis, case conferences, feedback from providers and CoC board committees. Additionally, it is evaluated through feedback from participating projects and households. This is done through an annual assessment by a third-party contractor. This feedback is used to make necessary updates to policies and procedures.

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

In 2021-22, 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 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.

Performance Standards for Evaluating ESG

Homeless Services will continue to use the six 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.

Homeless Services will continue to solicit feedback from community stakeholders within the Philadelphia Continuum of Care regarding local performance targets. In addition, they will continue to assess needs and gaps based on benchmarks and goals approved by the CoC board.

■ 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. DHCD housing sponsors remain the same as in the previous year. DHCD considers that as long as housing sponsors are performing satisfactorily, it would be detrimental to participants receiving rental assistance and other housing/supportive services to have service disrupted. If new HOPWA funds are made available to the region, the City would ensure that a fair sponsor selection process would be put into place. In the Bensalem Township area, the following Family Service organizations provide HOPWA rental assistance, supportive services, and permanent housing placement to residents with HIV/AIDS as funding allows: Family Services of Chester County; Family Service Association of Bucks County; Family Services (of Montgomery County). The following details HOPWA spending for HUD Year 2021:

Table 72: HOPWA Budget Detail: CDBG Year 47 (FY2022)

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	\$750,000			\$26,500	\$776,500	\$57,000	\$833,500
Delaware County	\$557,750			\$57,980	\$615,730	\$35,520	\$651,250
Gaudenzia, Inc.		\$100,000			\$100,000	\$7,000	\$107,000
Mazzoni Center	\$1,430,000			\$80,000	\$1,510,000	\$75,120	\$1,585,120
Tenants Union Representative Network	\$2,900,000			\$160,000	\$3,060,000	\$154,135	\$3,214,135
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)						\$234,000	\$234,000
Total	\$6,518,840	\$295,000	\$65,000	\$775,385	\$7,654,225	\$677,650	\$8,331,875
TBRA = Tenant-Based Rental Assistance STRMU = Short Term Rent, Mortgage and Utility Assistance							

HOPWA Allocation for HUD Program Year 2021 \$8,327,150

Prior Year to Be used for Year 2021 \$4,725

Additional Narrative HOME Program

In FY 2021 the City will continue to utilize a preference for its HOME TBRA program in serving homeless and special needs populations.

Appendix

Table Appendix 1: 2022 Income Eligibility Guidelines

2022 Income Limits							
Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	\$18,450	\$19,850	\$36,900	\$44,300	\$ 59,050	\$84,850	\$88,550
2	\$21,100	\$22,700	\$42,200	\$50,600	\$ 67,450	\$97,000	\$101,200
3	\$23,750	\$22,550	\$47,450	\$56,950	\$ 75,900	\$109,100	\$113,850
4	\$26,350	\$31,600	\$52,700	\$63,250	\$84,300	\$121,250	\$126,500
5	\$28,500	\$31,040	\$56,950	\$68,300	\$ 91,050	\$130,950	\$136,600
6	\$30,600	\$35,580	\$61,150	\$73,400	\$ 97,800	\$140,650	\$146,750
7	\$32,700	\$40,120	\$65,350	\$78,450	\$ 104,550	\$150,350	\$156,850
8	\$34,800	\$44,660	\$69,600	\$83,500	\$ 111,300	\$160,000	\$167,000
For families/households with more than 8 persons, add for each additional person:							
	\$2,100	\$6,510	\$4,200	\$5,050	\$6,750	\$9,700	\$10,100

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 19, 2022. 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."

Table Appendix 2: Poverty Guidelines		
Emergency Heater Hotline and Emergency Repair Hotline (150%) and Weatherization (200%)		
Household Size	150% of Poverty	200% of Poverty
1	\$20,385	\$27,180
2	\$27,465	\$36,620
3	\$34,545	\$46,060
4	\$41,625	\$55,500
5	\$48,705	\$64,940
6	\$55,785	\$74,380
7	\$62,865	\$83,820
8	\$69,945	\$93,260
For families/households with more than 8 persons, add for each additional person:		
	\$7,080	\$9,440

These figures are based on the annual Poverty Guidelines set by the U.S. Department of Health and Human Services, effective January 12, 2022

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

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

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

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
			Subtotal	658
Projects Completed FY ending 6/30/2003				
Pradera Homes	APM	H	50	701 W. Berks St.
Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
Partnership Homeownership (incl 1 duplex)	The Partnership CDC	H	8	5031 Irving St.
Park Ave.	PHDC	H	4	2242 N. Park Ave.
Sears St. II	PHDC	H	1	2731 Sears St.

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.
Subtotal 434				
Projects Completed FY ending 6/30/2004				
Greenwich-Whitman II	Community Ventures	H	13	2413 S. American St.
Jefferson Square Rehabs	Jefferson Square CDC	H	6	1211 S. 4th St.
31st and Berks	Friends Rehab	H	10	3104 W. Berks St.
LaTorre	Norris Square Civic Association	H	10	104 W. Norris St.
Chinatown North	Phila. Chinatown Dev. Corp.	H	10	318 N. 9th St.
CBM Homeownership Zone Ph II-B	PHDC	H	43	1717 N. Bouvier St.
CBM Homeownership Zone Historic	PHDC	H	6	1739 N. 18th St.
Homeownership Rehabilitation Program	Various	H	24	Various
Homestart	PHDC	H	4	2618 Seybert St.
Center in the Park	Pennrose	R	70	25 W. Rittenhouse St.
Elders Place 202	GGHDC	R	40	80 Collum St.
Belmont Affordable IV	Harold Thomas	R	11	922 Belmont Ave.
St. Ignatius Seniors	St. Ignatius Nursing Home	R	67	4402 Fairmount Ave.
FOP Seniors	FOP	R	106	730 Byberry Road
Mend II	Various	R	8	Various
Inglis Accessible	1260 Housing Development Corp.	SN	11	11901 Academy Road
Imani III	PEC CDC	SN	5	4036 Green St.
Calcutta III	Calcutta House	SN	9	12211 N. 19th St.
Dignity III	Dignity Housing	SN	8	5141 Pulaski St.
Ruby Housing	ACHIEVEability (PCAH)	SN	11	5936 Summer St.
Visitation Transitional	Catholic Charities	SN	18	2640 Kensington Ave.
Project Advantage	RHD	SN	12	4702 Roosevelt Blvd
Subtotal 502				

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

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

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

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.
Subtotal				546
Projects Completed FY ending 6/30/2007				
Montana St.	Mt. Airy USA	H	11	251 E. Montana St.
Reinhard St.	RHD	H	15	4702 Reinhard St.
Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
New Kensington Homeownership	NKCDC	H	8	2045 Dauphin St.
Homeownership Rehabilitation Program	Various	H	53	Various
Pradera II	APM	H	53	1726 N. 7th St.
Commons at Point Breeze	UCH	R	55	1621 Ellsworth St.
Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna
Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
Inglis Gardens 811	Inglis House	SN	15	1200 E. Washington Lane
Mantua 811	1260 Housing Development Corp.	SN	10	3613 Fairmount Ave.
Keystone House repairs	Keystone Hospice	SN	repairs	
Cecil Housing	ACHIEVEability	SN	11	5936 Summer St.
Powelton Heights	1260 Housing Development Corp.	SN	48	4113 Warrant St.
Subtotal				639
Projects Completed FY ending 6/30/2008				
Cross-Greenwich Homeownership	UCH	H	9	2312 Cross St.
Dewey Housing	ACHIEVEability	H	10	217 N. Peach St.
Homeownership Rehabilitation Program	Various	H	14	Various
Brewerytown Homestart	PHDC	H	5	3018 Redner St.
St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
Ludlow VI	PHA	H	54	1504 N. 8th St.
St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
Casa Farnese Repairs	Casa 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

Project Name	Developer(s)	Type	Units	Location
Inglis Gardens at Germantown	Inglis House	SN	15	332 E. Walnut Lane
Melon SIL	1260 Housing Development Corp.	SN	10	3616 Melon St.
Inglis Apartments at Elmwood	Inglis House	SN	40	6100 Elmwood Ave.
Subtotal 616				
Projects Completed FY ending 6/30/2009				
Pradera III/Ludlow V	APM	H	25	1507 N. 8th St.
Norris Square Town Homes	Norris Square Civic Association	H	46	2331 N. Howard St.
Twins at Powder Mill	Frankford CDC	H	50	4401 Castor Ave.
Homeownership Rehabilitation Program	Various	H	30	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
Subtotal 541				
Projects Completed FY ending 6/30/2010				
Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
Haverford Avenue	PEC CDC	H	1	4000 blk Haverford Ave.
Cecil B. Moore Homeownership Zone III-2	HERB	H	54	1704 N. Uber St.
Norris Street Development	PHDC	H	8	1601 W. Norris St.
Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
Homeownership Rehabilitation Program	Various	H	26	Various
Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
Pensdale II	Intercommunity Action Inc.	R	38	4200 Mitchell St.
Spring Garden Community Revitalization	Spring Garden CDC/Michaels Development	R	58	1612 Mount Vernon St.
Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
Temple I Preservation	1260 Housing Development Corp.	R	58	1702 N. 16th St.
Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
Subtotal 494				

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

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

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

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2013				
Forgotten Blocks III	Allegheny West Foundation	H	5	2838 N. Opal St.
North Star - Point Breeze	North Star	H	6	1400 & 1500 blks S. 20th St.
Community Ventures - Point Breeze Scattered	Community Ventures	H	8	S. 16th, S. 18th, & Manton Sts.
Homeownership Rehabilitation Program	Various	H		Various
WPRE III	WPRE	R	60	37th, 38th, 50th, 58th Melon, Walton Streets
Roxborough Redevelopment Phase 1	Octavia Hill	R	6	300 Dupont St.
Cedars Village	Ingerman	R	64	921-31 Ellsworth St.
Eli Apartments	Iron Stone Strategic Partners	R	35	1418 Conlyn St.
3909 Haverford Ave.	People's Emergency Center CDC	R	6	3909 Haverford Ave.
Thompson Street Apartments	Gaudenzia Foundation	R	6	1815-19 Thompson St.
Carol Ann Campbell Residences	Liberty Housing Development Corp.	SN	13	5526-48 Vine St.
Sojourner House	Women Against Abuse	SN	15	
			Subtotal	224
Projects Completed FY ending 6/30/2014				
Beaumont Accessible Homes	Beaumont Initiative	H	2	5015-19 Beaumont St.
North Philly Complete Blocks - Gratz	Habitat for Humanity	H	1	1815 Gratz St.
North Philly Complete Blocks - Morse	Habitat for Humanity	H	1	1900-02 Morse St.
North Philly Complete Blocks-Wilt	Habitat for Humanity	H	2	1905-13 Wilt St.
Queen and McKean Infill Project	Habitat for Humanity	H	4	5234-38 McKean
Adolfina Villanueva	WCRP	R	54	700 Somerset St.
Anthony Wayne Senior Housing II	Elon/Altman	R	46	1701 S. 28th St.
John C. Anderson Apartments	Pennrose	R	56	249-57 S. 13th St.
Johnnie Tillmon	WCRP	R	23	400 W. Master St.
Lehigh Park I - Preservation	HACE	R	48	2622-46 N. Lawrence St.
Mt. Vernon Manor	Mt. Vernon Manor	R	75	3313-17 Haverford Ave.
Nicetown Court II	Nicetown CDC	R	50	4400 Germantown Ave.
Nugent Senior Apartments	Nolen Properties	R	57	101 W. Johnson St.
Paseo Verde	APM with Jonathan Rose	R	67	900 N. 9th St.
Sartain Apartments	New Courtland Elder Services	R	35	3017 W. Oxford
Walnut Park Plaza	MCAP	R	224	6250 Walnut St.
Fattah Homes II	PEC	SN	6	3811-13 Haverford Ave.
Hope Haven Preservation	Project HOME	SN	76	1515 Fairmount Ave.
JB Soul Homes	Project HOME	SN	55	1415 Fairmount Ave.
Kairos House Preservation	Project HOME	SN	36	1440 North Broad
Liberty at Disston	Liberty Housing Development Corp.	SN	2	4800-04 Disston St.
Liberty at Welsh Road	Liberty Housing Development Corp.	SN	2	2628 Welsh Rd.
Merrick Hall	Northern Children Services	SN	4	5301 Ridge Ave.
			Subtotal	926

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2015				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action, 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.
			Subtotal	175
Projects Completed FY ending 6/30/2016				
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Wingohocking Street Development	Nicetown CDC	H	2	2006-2008 Wingohocking St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	R	3	6513, 6514-24 Germantown Ave.
NewCourtland Apartments at Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed Residences	Arab American CDC	R	45	252-266 W. Oxford St.
St. Raymond's House	Depaul USA, Philadelphia	SN	27	7901 Forrest Ave.
			Subtotal	208
Projects Completed FY ending 6/30/2017				
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.
			Subtotal	301
Projects Completed FY ending 6/30/2018				
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,
			Subtotal	321
Projects Completed FY ending 6/30/2019				
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.
			Subtotal	204

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
Projects Completed FY ending 6/30/2021				
Casa Indiana	HACE	R	50	2935-65 N. 2nd 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.
Maguire-Willard	Project HOME	SN	42	1920 E. Orleans St.
Susquehanna Square	Community Ventures	R	37	1601 Diamond St., 2137-61 N. 15th St., 2116-24 N. 16th St.
			Subtotal	263
Projects completed FY ending 2022				
Apartments at New Market West	Mission First Housing Group	R	41	13-27 N Salford St.
Fitzwater Homes	Holy Trinity Baptist Church	R	22	1827 Fitzwater St.
HELP Philadelphia VI	HELP Development Corp	SN	55	2300-52 Jefferson St.
Inglis Apartments at Elmwood	Inglis Housing Corporation	SN	40	6200 Eastwick Ave.
Lillia Crippen Townhomes Preservation	WCRP	SN	46	1826-1846 N 6th St.
Nicole Hines Townhouses	WCRP	R	35	417-31 E. Wister St.
Norris Homes Phase V	Jonathan Rose Companies	R	133	Various addresses in North Central
Parkside Neighborhood Preservation	Mission First Housing Group	SN	82	4104 Parkside Ave., 1237-43 Belmont Ave., 4201 Girard Ave.
Peg's Place	Project HOME	SN	40	1301 N. 8th St.
Rowan Judson Diamond	Project HOME	SN	39	1901-27 Judson St.
St. Rita Place	Catholic Housing and Community Services	R	46	1148-54 S. Broad St.

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

Project Name	Developer(s)	Type	Units	Location
Susquehanna Housing	Susquehanna Net Zero Housing, LP	R	80	2201 N. 27th St.
Hogar de Esperanza Phase III	APM	R/SN	20	2203 Germantown Ave.
<i>Subtotal</i>			<i>679</i>	
Grand Total Projects Completed FY 2001-FY 2022			11,196	
Projects Under Construction in FY 2022				
8th and Berks Senior Living	APM	R	44	1821-61 N. 8t St., 1814-42 N. Franklin
Allegheny West	SAA-EVI	R	45	2221-2231 W. Venango St.
Carl Mackley Apartments	Winn Development	R	184	1401 E. Bristol St.
Dauphin House	Maze Group Development	R	52	1412-26 W. Dauphin St., 2258-60 N. Carlisle St.
Frankford House	Wasserman Properties	R	42	1611-441 Ruan St.
Gaudenzia est Mill Place	Gaudenzia Foundation	R/SN	30	916-36 N. 51st St.
Karen Donnally/Iris Nydia Brown Preservation	WCRP	R	44	312-321 Diaond St., 2038- 2131 N.4th St.
Mamie Nichols Townhomes	WCRP	SN	33	1400 Taylor St., 2025 Reed St., 1300 Capital St.
Mill DevelopmentR/	Impact Services	SN	48	124 E. Indiana St.
Monument Village	Mission First Housing Group	R/SN	60	4101 Edgeley Ave.
Parkside Neighborhood Preservation	Mission First Housing Group	SN	82	4104,06, 202,2 08, 210,216, Parkside Ave., 1237-1243 Belmont Ave.
Raphael Porrata Doria Place	HACE	R/SN	30	2739-2747 N. 5th St., 2746-54 N. Orkney
School of Nursing	Project HOME	R	50	115 E. Huntingon St.
Sharswood Phase 2	Hunt Development Group	R	59	2401-55 Stewart St., Harlan St., Sharswood St.,
Sharswood Phase I	Hunt Development Group	R	60	2000-26 Seybert St.
Total Under Construction			863	

Table 19: 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

Corridor	Designated Blocks
Frankford Avenue	6200-7200 Frankford
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	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. The following are the total subsidy limits administered by DHCD (CDBG, federal HOME, and HTF):
 - \$2 million 9% Low Income Housing Tax Credit (LIHTC) projects
 - \$3 million 4% LIHTC Preservation and New Construction/Rehabilitation projects
 - \$2 million Preservation Projects without LIHTC's

Proposals with requests higher than the amounts listed above from DHCD will not be considered.

3. 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.
4. 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	\$215,667	\$247,228	\$300,636	\$388,926	\$426,919

The above maximum mortgage limits are subject to change.

- 5. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by DHCD and PHDC.
- 6. While environmental abatement costs associated with site clean-up will be considered separately, developers must submit a Phase 1 environmental survey with a request for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.
- 7. All affordable rental housing projects must meet the following Set-Aside Requirements:
 - Ten percent (10%) Physical disability
 - Four percent (4%) Hearing and Vision Disability
 - Ten percent (10%) 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.

- 8. All housing projects developed with City housing funds must comply with the City’s Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to

market accessible housing units to the disabled community on the Home Finder website (www.newsontap.org) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

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

B. 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, which 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. 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.
 - Developer Fee for non-LIHTC new production and preservation projects is limited to 10 percent of replacement costs (less acquisition costs). Developers may apply for and receive a developer's fee up to 15%, 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.
 - DHCD will allow the developer fee for 4% and 9% LIHTC projects to be consistent with the allowable amount approved by the Pennsylvania Housing Finance Agency.
 - For all projects, DHCD will not consider request for additional funding unless 50% of the developer fee is reinvested in the project.
 - DHCD reserves the right to require a larger than 50% reinvested developer fee, in cases when projects are under construction or are substantially complete and the developer requests additional funding from the City.
2. Project must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.
3. Architect, engineering and legal fees shall be governed by the cost limits for those items included in the Pennsylvania Housing Finance Agency 2021 Underwriting Application Cost Limits (available as of the writing of the Action Plan at https://www.phfa.org/forms/multifamily_application_guidelines/application/2021-mai-07.pdf).

4. 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.
5. Furniture and Equipment will be limited in total development cost to \$1,000 per unit unless the development has significant community space.
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. 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.
7. 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.

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 or Philadelphia Redevelopment Authority (PRA) 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/PRA 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:

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;
- Neighborhood Strategic Plan;
- Organizational Documents for Developer/Sponsor, General Partner and Limited Partnership/ Limited Liability Company (if applicable);
- Utility Allowance Schedule;
- PHFA Application (if applicable);
- 80-100-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.;
- If bidding in accordance with PHDC/PRA Cost Containment Policy (CC Policy): Sample bid package (before project bid); Bid Solicitation Minutes & Bids, Evidence all general contractors on CC Policy Solicitated & Developer Affidavit (after bidding);
- 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 – (Appraisal required if acquisition cost is included in development budget)
- Photograph of Development Site (front & rear);
- Architect’s Agreement and PRA/PHDC Addendum (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;

- Equal Opportunity Plan Policy (EOP) and EOP Acknowledgement Form;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
- Letter from accounting firm for cost certification;
- Development Budget/Development Budget Narrative and Operating Budget/Operating Budget Narrative including all sources and uses, not just those on PHFA 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 (must submit all environmental reports and contracts);
- Submission of Campaign Contribution Discloser Forms
- Conflict of Interest Form Developer.
- Management Plan, Tenant Selection Plan and Sample Lease

B. Required for Settlement

- Resolution Authorizing Transaction.
- Partnership Agreement (if applicable);
- Site survey, Surveyor's Report and Title Report;
- Disbursement Draw Schedule;
- General Contractors Contract and PRA/PHDC Addendum (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

Special-Needs Definitions

■ 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.

■ 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.

Written Standards for Providing ESG Assistance

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.

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

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 2021 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.

Language Access Needs

In 2015 the citizens of Philadelphia voted to approve an amendment to the Philadelphia Home Rule Charter requiring City agencies to develop and implement a Language Access Plan. In May 2016 Mayor Jim Kenney issued an executive order launching Language Access Philly, a city-wide program designed to bridge the access gap by making it easier for residents with Limited English Proficiency (LEP) to obtain essential public information and services. The executive order also identified the Office of Immigrant Affairs, formerly known as the Mayor's Office of Immigrant and Multicultural Affairs, as the lead agency for the development and implementation of Language Access Plans. Under the guidance and direction of the Office of Immigrant Affairs, and by analyzing Limited English Proficiency data provided by HUD, DHCD 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.

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.

Revising an Accepted AFH

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

Guidelines for Revising an Accepted AFH

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

- a material change¹ 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.

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

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.

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.

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.

Proposed *Consolidated Plan* or *Annual Action Plan*

DHCD makes available every five years a *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 30 calendar days for the *Annual Action Plan* 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*.

Final Consolidated Plan or Final Annual Action Plan

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*.

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.

Annual Action Plan Substantial Amendment Guidelines

In compliance with federal¹ 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.

¹ For purposes of local regulations, “activity” is defined here as a program, such as Basic Systems Repair Program, or a budget category, such as Interim Construction Assistance, if there is no program identified under the budget category.

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.

Cancellation of a Proposed Amendment

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

Consolidated Annual Performance and Evaluation Report

DHCD publishes annually a *Consolidated Annual Performance and Evaluation Report (CAPER)*, and makes a draft of the report available for citizen review and comment. The contents of the 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*.

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.

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

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.

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. 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.

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.

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.

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.

