



Consolidated Plan



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



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An Ordinance

Authorizing the Director of Planning and Development, on behalf of the City, to file applications with the United States Department of Housing and Urban Development for a Community Development Block Grant; to file applications to participate in the HOME Investment Partnership program and the Emergency Solutions Grant program; and to apply for a Housing Opportunities for Persons with AIDS grant; and to file applications with the Commonwealth to obtain grants under the Act of April 12, 1956, P.L. 1449, Section 4, as amended, to prevent and eliminate blight; authorizing the Director of Planning and Development and the Director of Commerce to file applications to obtain other grants from the Commonwealth; authorizing the Director of Commerce to use the Section 108 Loan Guarantee Program; and authorizing the Director of Planning and Development and the Director of Commerce to enter into all understandings and assurances contained in such applications and take all necessary action to accept the grants; all under certain terms and conditions.

The Council of the City of Philadelphia Hereby Ordains:

SECTION 1.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development (“HUD”) for a Community Development Block Grant (“CDBG”) in an amount up to \$45,000,000 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

SECTION 2.

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

SECTION 3.

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2022, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XLVI to Program Year XLVII. Further, any questioned cost items from Program Year XLVI which are determined by HUD to be ineligible costs shall be transferred to Program Year XLVII, after such costs are removed. Program regulations governing such transferred funds shall be determined by HUD. The Director of Finance shall notify the Clerk of Council periodically concerning Program Year XLVII transfers.

SECTION 4.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to \$14,000,000 under the HOME Investment Partnership program under Title II of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, as amended, to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

SECTION 5.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to \$9,000,000 under the AIDS Housing Opportunity Act, 42 U.S.C. 12901 et seq., as amended, for a Housing Opportunities for Persons with AIDS (“HOPWA”) grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

SECTION 6.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to \$4,100,000 under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, 42 U.S.C. § 11371 et seq., as amended, for an Emergency Solutions Grant (“ESG”), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

SECTION 7.

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Planning and Development is authorized to file shall be substantially in the form set forth in Exhibit “A” hereto and known as the *Consolidated Plan 2022-2026; Annual Action Plan 2022-2023 (“Plan”)*; and further, contain a provision stating that: “Seventy-five percent (75%) of the proceeds from the sale of any real property which was acquired under any approved *Consolidated Plan* shall be used exclusively for programmatic activities authorized by the *Consolidated Plan*, excluding operating costs, both program delivery and administration. No more than twenty-five percent (25%) of the proceeds from the sale of any real property which was acquired under any approved *Consolidated Plan* shall be used for operating costs, including program delivery and administration.” The Chief Clerk of the Council shall keep copies of Exhibit “A” on file and make them available for inspection and review by the public.

SECTION 8.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under the Ordinance ii

Act of April 12, 1956, P.L. 1449, as amended, to prevent and eliminate blight in an activity or activities as identified, determined and authorized by the *Consolidated Plan 2022-2026; Annual Action Plan 2022-2023* for housing and community development purposes in an amount not to exceed \$5,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

SECTION 9.

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

SECTION 10.

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

SECTION 11.

The Director of Commerce, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania to obtain a grant or grants from the Keystone Communities Program including but not limited to the Main Street Program; Façade and Planning; and Public Improvement grants administered by the Department of Community and Economic Development in an amount not to exceed \$1,000,000. The Director of Commerce is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the

Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State's share of any expenditure found by the Commonwealth to be ineligible.

SECTION 12.

The Director of Commerce is hereby authorized, on behalf of the City, to file an application or applications, including all understandings and assurances therein, with HUD to use the Section 108 Loan Guarantee Program at a level up to \$20,000,000; to enter into an agreement with HUD to implement the loan guarantee program pursuant to such application; to pledge CDBG funds (including program income derived from such funds) which the City of Philadelphia is entitled to receive pursuant to Section 108 of the Act or other adequate security as determined by HUD and the City including but not limited to a promise to repay by the City as security for the repayment of loans guaranteed under the Section 108 Loan Guarantee Program; to execute notes evidencing the City's obligation to repay such loans; to act as the authorized representative of the City in connection with the application(s); and to take any and all other action necessary to complete the application(s), participate in the Section 108 Loan Guarantee Program and otherwise carry out the purposes of this Ordinance.

SECTION 13.

The City Solicitor shall include in the grant applications and agreements referred to herein such other terms and conditions as she deems necessary or desirable to protect the best interest of the City.

Executive Summary

ES-05 Executive Summary

Introduction

The *2022-2026 Consolidated Plan* and the *2022-2023 Annual Action Plan* are prepared 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 \$224 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% of its program funds.

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%, 350,000 Philadelphians – including 32% 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% of Philadelphians over 25 years old – approximately 500,000 adults – have no more than a high school diploma. Nearly 15% 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% of Philadelphia households were cost burdened, with just over one-in-five households spending over 50% 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.

Summary of the objectives and outcomes identified in the *Plan Needs Assessment Overview*

The City's housing and community development needs were identified through a mix of publicly available data (e.g., Census, ACS, CHAS), extensive public engagement, research from the 2022 Assessment of Fair Housing (AFH), and findings from prior City plans, including the Housing Action Plan, the Philadelphia Land Bank Strategic Plan, and the Philadelphia City Planning Commission's District Plans.

The City has identified the following Priority Needs, which are further discussed in the Strategic Plan:

1. Lack of New Affordable Housing
2. Loss of Affordable Housing Units
3. Shortage of Homeless and Special Needs Housing
4. Barriers preventing residents from connecting to housing and community development programs and services
5. Low job creation and retention, lack of goods and services, and low educational attainment
6. Lack of neighborhood stability and community amenities
7. Limited fair housing protections and access to opportunity

Goals and strategies have been developed to address these priority needs. The City and PHA worked with a diverse team of stakeholders in 2016 to identify Assessment of Fair Housing (AFH) goals to address barriers to affordable housing and access to opportunity. The 2022 AFH offers targeted recommendations for the City and its partners to incorporate into policies and programs based on a new cycle of community engagement, data analysis, and needs assessment. The City has developed goals and strategies that build upon the 2016 AFH, incorporate the recommendations of the 2022

AFH, and affirm the need to strengthen successful strategies while fostering innovative approaches to addressing barriers to affordable housing.

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 virtual 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 *Preliminary Consolidated Plan*. The City releases the *Preliminary Consolidated Plan* to the public and solicits feedback during a second virtual hearing.

DHCD then 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 Process

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 an ongoing, year-round effort. DHCD meets regularly with its government colleagues in the housing, commerce, health, and other service areas, and with nonprofit organizations and external stakeholders 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 when it updated its 2016 Assessment of Fair Housing (AFH). Building off its 2016 AFH survey, DHCD administered another citywide resident survey focusing on housing and neighborhood issues as part of its 2022 AFH. Similar to what was done in 2016, a series of discussions were held with community partners to collect feedback on fair housing priorities. Please refer to the 2022 Assessment of Fair Housing for more detail about the survey and community engagement activities.

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 Black.

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 re-housing 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 re-housing activities. With the allocations for prevention and rapid re-housing, 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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
13	Agency/Group/Organization	Senior LAW Center
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan - Continuum of Care</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 Management of Public Land or Water Resources Services - Housing Other Government - County
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 Publicly Funded Institution/System of Care 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 <i>Annual Action Plan</i> 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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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 <i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	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?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

74	Agency/Group/Organization	Public Interest Law Center
	Agency/Group/Organization Type	Services – Employment Services – Environmental Justice Services – Healthcare Services – Housing Services – Public Education Services - Voting
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
75	Agency/Group/Organization	Department of Behavioral Health and Intellectual Disability Services
	Agency/Group/Organization Type	Health Agency Services-Health
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
76	Agency/Group/Organization	Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency Child Welfare Agency Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

77	Agency/Group/Organization	Department of Human Services
	Agency/Group/Organization Type	Services-Children Services -Education Child Welfare Agency Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
78	Agency/Group/Organization	Office of Sustainability
	Agency/Group/Organization Type	Agency – Managing flood prone areas
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
79	Agency/Group/Organization	Office of Information and Technology
	Agency/Group/Organization Type	Services - Organizations engaged in narrowing the digital divide
	What section of the Plan was addressed by Consultation?	<i>Annual Action Plan</i>
	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

The following agency types of the options provided by HUD were not consulted:

- Services - Broadband internet service providers:** Broadband internet service providers were consulted in the development of the City’s Digital Equity Plan, published by the Office of Information and Technology in January 2022. The findings of the Digital Equity Plan were incorporated into Section MA-60 of the 2022-2026 Consolidated Plan.
- Agency – Emergency Management:** The City’s Office of Emergency Management was not consulted. However, other City agencies, such as the Office of Sustainability, which closely partner with OEM were consulted. Should other funding sources requiring coordination with emergency management agencies become available that are not included in this Plan, DHCD will consult those agencies as necessary. For example, an expected Community Development Block Grant – Disaster Recovery allocation from HUD requires extensive consultation with the City’s Office of Emergency Management.

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 Housing Action Plan addresses homelessness and eviction, production and preservation, affordable, workforce and market-rate housing with goals set for a period of 10 years.
Roadmap to Homes	City of Philadelphia Office of Homeless Services	Roadmap to Homes has three major goals: making homelessness rare, brief, and non-recurring. These goals align with several Strategic Plan goals related to housing stability and homelessness prevention.
American Rescue Plan	City of Philadelphia Office of Homeless Services	The City expects to receive approximately \$42 Million in HOME ARP funds to provide long-term housing and services for those experiencing homelessness.

Describe cooperation 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 posted the *Preliminary Consolidated Plan and Proposed Consolidated Plan* to DHCD's website where they were open to comment from 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).

The City also works with the surrounding counties on the allocation of HOPWA funds. It is the grantee for the metropolitan region that includes Delaware and Philadelphia counties. Additionally, the following organizations receive funds to provide HOPWA rental assistance, supportive services, and permanent housing placement to residents with HIV/AIDS: Family Services of Chester County, Family Service Association of Bucks County, Family Services of Montgomery County.

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.

On April 26, 2022, DHCD released the *Preliminary Consolidated Plan* for public comment and on April 27, 2022, DHCD advertised that it would hold a virtual hearing on May 5, 2022. DHCD also advertised that it would accept comments through May 6, 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 was 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.

Summary of Public Comments

DHCD received public comments at two stages during the development of the *Consolidated Plan*. 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. Many participants referred to the ongoing challenges Philadelphia communities face due to the COVID-19 pandemic, rising inequality and structural racism, and called on the City to continue developing programs to respond to these challenges. A detailed list of calls to action in the public testimony is located in this section of the *Consolidated 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, incomplete 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 PHA.
- PHA 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. 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 permanently 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
- Reneé 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

Virtual Preliminary Consolidated Plan Hearing on Thursday, May 5, 2022

On April 27, 2022, DHCD advertised that it would hold a virtual hearing on May 5, 2022, to solicit public testimony on the Preliminary 5-Year *Consolidated Plan* and that it would accept comments on the *Preliminary Consolidated Plan* through May 6, 2022.

Participants outlined the needs of their organizations and communities and many requested that the City maintain and/or increase funding. Participants also thanked DHCD for previous support, and outlined the achievements of their organizations made possible with DHCD funding. Many participants referred to the ongoing challenges Philadelphia communities face due to the COVID-19 pandemic, rising inequality and structural racism, and called on the City to continue developing programs to respond to these challenges.

Those testifying called for DHCD to:

- Continue to support programs and legal services that assist homeowners in estate planning, resolving tangled title cases, and avoiding mortgage foreclosure.
- Continue to utilize new funding vehicles to lift the financial barriers that developers face when preserving affordable rental properties.

- Provide additional subsidy to developers to close crucial funding gaps caused by the spike in construction costs during the COVID-19 pandemic.
- Continue efforts to develop a Small Landlord Repair Program.
- Expand shallow rent subsidies that would require landlords to maintain rents that are affordable to extremely low-income households.
- Explore reduced property taxes for landlords who make use of rental subsidies or who otherwise agree to maintain affordable rents.
- Explore using Neighborhood Action Centers and/or Housing Counseling Agencies as models for supporting small landlords and tenants. In the same way that these agencies provide information and services to tenants and existing and prospective homeowners, we would urge the city expand rental programs and services to landlords who provide Naturally Occurring Affordable Housing (NOAH) to low- and-moderate income tenants.
- Expand funding for the Basic Systems Repair Program (BSRP), as well as establish funding for recoverable grants, or deferred loans, in cases where there is sufficient equity in homes, but where homeowners may not be eligible for Restore, Repair, Renew loans.
- Fully explore the affordable housing and homeownership recommendations in the Housing Action Plan to ensure all Philadelphians live in a neighborhood of choice, and the opportunity to build generational wealth.
- Work with local hospitals, and public health institutions to leverage data and new resources to better understand and improve the connection between housing conditions and the social determinants of health.
- Identify local government funds to support acquisition of single-family homes in low-cost residential sub-markets that are targets of cash investors.
- Work with community organizations and resident leaders to adopt equitable development policies and practices that will prioritize community voice and anti-displacement of long-term residents.
- Release the proposed Neighborhood Preservation Initiative (NPI) spending and impact dashboard prior to release of the Year 2 NPI budget so that stakeholders can be better informed about what is working well and where additional funding is needed.
- Engage in a conversation with CDCs about sites under their control on formerly publicly owned land, where those CDCs would like to develop affordable homeownership through the Turn the Key program.
- Create a new flexible Property Acquisition and Stabilization Fund that would fund CDCs and others to respond quickly to the private market and acquire properties, including single family homes in transitioning neighborhoods and mixed-use properties on commercial corridors, as well as stabilize these properties while awaiting funding for rehabilitation.

- Increase Targeted Corridor Management Program funding to enable the hiring of additional Corridor Managers and increased pay for existing managers.
- Increase General Fund resources for the Taking Care of Business program.
- Continue supporting CDCs, in housing development and the Turn the Key program.
- Continue to support free tax preparation programs to connect people with the Earned Income Tax Credit and Child Tax Credit.
- Continue to improve language access to ensure that everyone is informed about programs.
- Increase support for commercial corridors, especially in multi-lingual and multi-cultural communities.
- Additional resources allocated to housing counseling agencies should not be a one-time investment, but a sustained commitment from DHCD to support the work of housing counselors for the long term.
- Ensure that CDBG CARES funding is replaced once it is completely drawn down.
- Continue to provide ongoing funding support to maintain Home Buy Now, critical housing program.
- Continue to recognize that housing is a key determinate of public health, especially during the COVID-19 pandemic.
- Continue to correct the systemic racism that disproportionately leaves the people who are Black, Indigenous and People of Color without access to permanent housing.
- In addition to acquisition and development, resources are needed for preservation of current affordable housing units, including expiring tax credit deals, needed renovations for older units, and other projects that are reaching the end of their affordability mandates.
- Prioritize substance abuse recovery housing and the needed supportive services to incentivize providers to create and expand recovery housing programs for those experiencing homelessness.
- The Philadelphia Continuum of Care should include more options for recovery housing, including different types of options that meet different people's needs.
- Provide more dedicated long-term shelter beds with outreach workers to have direct access as well as young adult housing which prevents long term homelessness among young people who are aging out of foster care, those who identify as LGBTQI, and others.
- Provide more housing with supports for people who are aging.
- Continue to eliminate barriers for people coming in off the streets by creating safe, welcoming, wheelchair accessible places for people to transition from the streets to the home.
- Continue to expand recovery services and access to quality behavioral health resources to support people in staying stable.
- Continue creating opportunities for people to buy properties with expiring subsidies, for example the Tenant Opportunity to Buy Act.
- Ensure that there is a plan in place for residents of units with upcoming expiring subsidies, such as University City Townhomes, or other types of properties in gentrifying neighborhoods including timely vouchers allowing people to find alternate housing in an adequate amount of time.

- Include in the Plan a robust discussion of the options and the need to expand housing for people with HIV and people with disabilities.
- When appraisal bias occurs against Black homeowners, aside from possible monetary damages, provide access to therapeutic services that are designed to aid in the psychological and physical restoration that must occur so that a victim is made whole.
- Mobilize culturally competent therapeutic helpers who provide trauma-informed services to assist in healing from appraisal discrimination.
- Use all tools that can aid and strengthen appraisers and former victims of appraisal bias, and protect people that are planning to open their home to appraisers.
- Support full service qualified fair housing enforcement organizations.
- Increase funding in response to the effects of the COVID-19 pandemic, including to support “gig workers”.
- Expand any and all funding for housing services, including for low-income and people with disabilities.
- Create a system for residents of subsidized units to check if there is a problem with their voucher or subsidized unit to avoid evictions.

Virtual Preliminary Consolidated Plan Hearing Participants

- Andrew Toy, Policy Director – Philadelphia Assoc of CDC (PACDC)
- Will Gonzalez, Executive Director – CEIBA
- Ken Bigos, Executive Director – Affordable Housing Centers of PA (AHCOPA)
- Leslie Winder, Director – Community & Economic Development, Urban Affairs Coalition
- Jennine Miller, Director of Advocacy & Community Engagement Strategy – Project HOME
- Sterling Johnson, JD, Organizer – Philadelphia Housing Action
- Angela McIver, Chief Executive Officer – Fair Housing Rights Center in Southeastern Pennsylvania
- Andrew Frishkoff, Executive Director – LISC Philadelphia
- Kelly J. Gastley, Managing Attorney – Philadelphia VIP
- Cherese Kitchens, Property Manager

Virtual Proposed Consolidated Plan Hearing on Thursday, June 9, 2022

On June 9, 2022, a public hearing was held before City Council’s Finance Committee to receive public testimony on the *Proposed Consolidated Plan 2022-26*, followed by a meeting of the Finance Committee to consider the Council bill authorizing the applications for federal and state funds. (Note that Council has its own public notice requirements and advertisement of the hearing was placed by council consistent with those requirements.)

During the hearing, Council members discussed the Eviction Diversion Program, noting a need to strengthen communication with the public about any future changes to the program. Several members of the public submitted testimony related to an amendment to the *Annual Action Plan 2021-2022* regarding HOME-ARP funding. There was no public testimony related to the *Proposed Consolidated Plan 2022-2026*.

Summary of comments or views not accepted and the reasons for not accepting them

Comments fell into several basic categories. A large number expressed appreciation for DHCD support in the past and requested continued support in the future, and the substance of those requests is reflected in the *Consolidated Plan*. Comment areas that were not ultimately reflected in the *Consolidated Plan* are listed below, along with the DHCD response.

Maintain or increase program support from Federal and State funds

Since 2002 DHCD's CDBG and HOME funding has been cut by approximately \$29 million, a reduction of roughly 34 percent. Program funding allocations reflect that reduced federal support while maintaining established programs and proven strategies to the extent possible. Similarly, State funding levels, which have also been reduced in recent years, are beyond the control of DHCD, and program allocations of State funds reflect DHCD priorities and strategies.

Increase in funding from the General Fund

Philadelphia faces many competing needs and many other programs that could be considered underfunded. Accordingly, substantial increases in General Fund allocations are not realistic at this time.

Reallocation of funds from one program to another

As noted earlier, DHCD's program funding allocations reflect the matching of available funding to established programs and proven strategies. The process of developing DHCD's funding allocations, which involved significant public input, included consideration of program tradeoffs.

Neighborhood- and organization-specific funding requests

The vast majority of DHCD's funding decisions take place through a Request for Proposals process and not in response to specific requests made during the *Annual Action Plan* development process.

Increase funding available from Federal and local funding sources

The decision as to how much revenue should be made available to a specific funding source, such as the Philadelphia Housing Trust Fund or HOPWA, is a legislative one that DHCD cannot make.

Add specific program initiatives

DHCD has historically considered and implemented program changes related to changing conditions. For example, the Mortgage Foreclosure Prevention Program was a reaction to a spike in foreclosures, and since 2008 it has saved more than 15,000 homes from foreclosure. Similarly, in 2016 the City increased its realty transfer tax slightly to support bonds that have largely eliminated backlogs in the Basic Systems Repair, Weatherization Assistance, and Adaptive Modifications programs.

Housing and Homeless Needs Assessment

NA-05: Overview

The analysis within the Needs Assessment informed the development of the Strategic Plan section of the *Consolidated Plan*.

Needs assessment overview

The City’s housing and community development needs were identified through a mix of publicly available data (e.g., Census, ACS, CHAS), extensive public engagement, research from the 2022 Assessment of Fair Housing (AFH), and findings from prior City plans, including the Housing Action Plan, the Philadelphia Land Bank Strategic Plan, and the Philadelphia City Planning Commission’s District Plans.

In short, Philadelphia has a housing affordability problem, which has been exacerbated by many factors, including the recent pandemic. Residents – especially people of color – continue to struggle with both housing affordability and housing quality issues. Housing cost burden, however, is far and away the most common and pressing housing issue. Low-income households and renter households experience housing cost burden at greater rates than higher income and homeowner households. They also account for a larger segment of the population and a significant percentage are families with children and persons with disabilities. Furthermore, housing issues disproportionately impact BIPOC households and their communities, while White households experience these issues at a rate lower than the city average.

Beyond housing, we find an unequal distribution of resources across the city. Far too many neighborhoods lack the public facilities - libraries, schools, health centers, parks, and fire and police stations – necessary to support the health, education, safety and well-being of Philadelphia’s 1.58 million residents. The City’s aging housing stock and 42,000 vacant properties threaten neighborhood stability. Philadelphia’s transit system provides access to job centers, but low educational attainment rates contribute to a labor force participation rate 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

According to the Census (Table 4), Philadelphia is home to 1.6 million people and 601,337 households citywide (Table 5). Since 2010, the city's population has increased by 5.1%; however, the number of households increased by less than 1% (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% and 14.5% of the total population, respectively (Table 4). 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% of all Philadelphia households are low/moderate-income, earning less than 80% of AMI, according to CHAS data (Table 6). Seniors aged 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% of households with young children earn below 80% AMI. Small family households, however, account for the largest number of households with incomes below 80% of AMI. Additionally, 44% of households (260,300) earn less than 50% 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%) (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% of all households and 43.5% of renter-occupied and 31.6% 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% 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%; 67,300 households) are elderly householders aged 65 and older and over 80% of nonfamily households are one-person households. Given that roughly 30% of “Elderly” households and 80% of “Other” households are single individuals, one-person householders likely account for around 30% of moderately cost burdened households and 20% of households with severe housing cost burden. Compared to single owner households, single renters have higher rates of moderate (40%) and severe cost burden (30%), 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. Elderly residents 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% 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 to find.

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% 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 (Congreso), 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 Director of Domestic Violence Strategies is working with a myriad of 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% of the area median income (AMI), the vast majority—82.5%—spend over 30% or 50% of their income on housing-related costs. Of those renters experiencing severe housing cost burden, 76.8% are at or below 30% AMI. Similarly, more than half of the severely cost burdened homeowners are extremely-low income.

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

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

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 (34%) of households with moderate and severe housing cost burden, followed by elderly (30.9%), other (27.5%), and large related (7.6%) 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% 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%, 50-80%, and 80-100% of AMI combined. Moderate housing cost burden, however, is more common among households earning 50-80% and 30-50% of AMI. Naturally, zero/negative income is an issue only affecting households at 0-30% 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% of renter households (138,605 households) have one or more housing problem, while only 44.1% 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 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

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%.

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 three 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%) or 31-50 (50%) years old, headed the vast majority (90%) of the households residing in family shelters. They were accompanied by young children; 49% were under age six and 38% were between ages six and

12. Most were two to three member households, with three being the average household size. Most families in shelters were Black (89%). Eight percent identified as Hispanic. Three percent of adults reported a disability, and less than 1% (0.08%) reported veteran status. Fifteen percent of the families were female headed households, aged 18-24.

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

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% over age 50. Seventy-three percent faced both substance abuse and mental health issues, with only 4% facing neither. Six percent were identified as veterans. Fifty-nine percent were Black/African American and 33% 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 engaging with services. In addition to high rates of mental health and substance abuse concerns, more than 50% 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 4% 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, 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 Re-housing – Philadelphia has been rapidly expanding its supply of rapid re-housing 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. Eighty percent of households served in rapid re-housing 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.

OHS 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% of rental units are under \$750 per month, and median rents are increasing rapidly. Almost 29% 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% 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% compared to 7%) and more households subject to multiple eviction filings over a two-year period as a share of total households faced with evictions (12% compared to 7%).

Eviction filings were more common in distressed and middle markets than in strong markets (10% and 9% compared to 5%, 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% of households in high-Black/mid-Hispanic tracts faced multiple eviction filings, seven times the 3% rate in low-Black, low-Hispanic tracts. In distressed markets, 15% of all households with an eviction filing had multiple filings, compared to 8% 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% of the Federal poverty level for their household size. The recipients were overwhelmingly Black (91%) and non-Hispanic (94%). Forty-eight percent had income from employment or sources connected to employment. While 36% of the households were comprised of single individuals, nearly half of the households were single-parent families (45%), almost entirely headed by a woman. Children accounted for 45% of the people prevented from experiencing homeless.

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

- Rental assistance (92 payments) (47 unduplicated)
- Security deposit assistance (23 payments)
- Combined security deposit and rental assistance, usually first month's rent (14 payments)
- Eviction prevention (109 payments)
- 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. Seniors, persons with disabilities 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%, 30-50%, 50-80%, and 80-100% 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% (i.e. spending more than 30% of income on housing-related costs).

0%-30% of Area Median Income

Table 20: Disproportionately 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 AMI

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 AMI

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 AMI

Table 23: Disproportionately 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%), Very Low Income (30-50%), Low Income (50-80%), and Middle Income (80-100%).

Disproportionate impact was determined using additional calculations.

Extremely Low Income 0%-30% of AMI

Of the 169,745 households earning 0-30% of AMI, 69%, 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% (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%—are: Hispanic (75%; 20,370 HHs) and American Indian and Alaskan Native (78%; 390 HHs) households.

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

Very Low Income 30%-50% of AMI

Of the 90,560 households earning 30-50% of AMI, 64.1%, 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% (165 HHs) face housing problems, and for Pacific Islander households, of which 100% (25 HHs) face housing problems. The other group with relatively greater need is Hispanic (70.2%; 8,205 HHs) households.

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

Low Income 50%-80% of AMI

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

White households account for the largest portion of households with housing problems—43.6%, followed by Black/African American (35.9%), Hispanic (10.5%), Asian (7%), American Indian and Alaskan Native (0.3%), and Pacific Islander (0.1%) 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% of impacted and 37.3% of total households—a difference of 6.3 percentage points.

Medium Income 80%-100% of AMI

Of the 53,130 households earning 80-100% of AMI, 18.3%, or 9,700 households, report one or more housing problems. At this income level, disproportionate impact exists for Asian households, of which 34.5% (1,070 HHs) face housing problems, and for American Indian and Alaska Native households, of which 33.8% (25 HHs) face housing problems. White households also have relatively greater need, at 22.5% (5,245 HHs). White households account for the largest portion of households with housing problems by far—54.1%, followed by Black/African American (23.9%), Asian (11.0%), Hispanic (6.9%), and American Indian and Alaskan Native (0.3%) 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% of impacted and 43.9% of total households, and Asian households make up 11% of impacted and 5.8% of households—a difference of 10.2 and 5.2 percentage points, respectively.

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

Finally, of the 420,765 households with incomes below 100% AMI, 52.5%, or 220,970 households, report one or more housing problems. At 0S-100% 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% (85 HHs) have one or more housing problems. Of the 1,134 American Indian and Alaska Native households with incomes below AMI, 62.6% (710 HHs) have one or more housing problems. Other groups with relatively greater need include Hispanic (59.7%; 33,065 HHs) and Asian (54.9%; 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%, followed by White (31.2%), Hispanic (15%), Asian (6%), American Indian and Alaskan Native (0.3%), and Pacific Islander (0.04%) 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%) is 1.8 percentage points more than in the in the general population (13.2%).

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%, 30-50%, 50-80%, and 80-100% 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% (i.e. spending more than 50% 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% AMI)

Of the 169,745 households earning 0-30% of AMI, 56.1%, 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% (40 HHs) face severe housing problems. Other groups with relatively greater need include: Hispanic (63.3%; 17,130 HHs) and American Indian and Alaskan Native (62.3%; 315 HHs) households.

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

Very Low Income (30-50% AMI)

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

with relatively greater need include: White (31.2%; 9,405 HHs), and Asian (31.7%; 1,700 HHs) households. White households account for the largest portion of households with housing problems— 39%, followed by Black/African American (38.7%), Hispanic (12.4%), Asian (7.1%), American Indian and Alaskan Native (0.3%) , and Pacific Islander (0.1%) households.

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

Low Income (50-80% AMI)

Of the 107,330 households earning 50-80% of AMI, 8.5%, 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% (10 HHs) face severe housing problems. Other groups with relatively greater need include Asian (18.3%; 1,055 HHs) and White (10.8%; 4,335 HHs) households. White households account for the largest portion of households with housing problems— 47.7%, followed by Black/African American (27.9%), Asian (11.6%), Hispanic (9.8%), American Indian and Alaskan Native (0.4%), and Pacific Islander (0.1%) 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% of impacted and 37.3% of total households, and Asian households make up 11.6% of impacted and 5.4% of households—a difference of 10.4 and 6.2 percentage points, respectively.

Medium Income (80-100% AMI)

Of the 53,135 households earning 80-100% of AMI, 5.3%, or 2,795 households, report one or more severe housing problems. No group exhibits disproportionate need based on the 10% threshold; however, groups with relatively greater need include Asian (14.6%; 455 HHs), , and Hispanic (8.7%; 435 HHs) households. White households account for the largest portion of households with housing problems— 35.1%, followed by Black/African American (28.3%), Asian (16.3%), and Hispanic (15.6%).

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% of impacted and 5.8% of total households, and Hispanic households make up 15.6% of impacted and 9.4% of households—a difference of 10.5 and 6.2 percentage points, respectively.

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

Finally, of the 420,765 households with incomes below 100% AMI, 31.2%, or 131,295 households, report one or more severe housing problems. At 0-100% 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% (75 HHs) have one or more severe housing problems. Other groups with relatively greater need include: Hispanic (38.7%; 21,455 HHs), American Indian and Alaskan Native (37.6%; 425 HHs), and Asian (34.2%; 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%, followed by White (29.6%), Hispanic (16.3%), Asian (6.2%), American Indian and Alaskan Native (0.3%), and Pacific Islander (0.1%) households.

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

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% or over 50% 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%)

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

Severe Housing Cost Burden (>50%)

Severely cost burdened households (i.e., households spending more than 50% of their income on housing) account for 20.3% 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% (65 HHs) of Pacific Islander households and 31.5% (430 HHs) of American Indian and Alaskan Native households spending more than 50% 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% and 45.5%, respectively) is greater than in the general population (11% and 40.6%, 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%) is 2.1 percentage points greater than in the general population (40.6%), the percentage of Asian households with no/negative income (7.4%) is 1.7 percentage points greater than in the general population (5.7%), and the percentage of Hispanic households with no/negative income (12.9%) is 1.9 percentage points greater than in the general population (11%).

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. Moderate-income American Indian and Alaskan Native households are disproportionately affected by moderate housing problems. Moderate- 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.

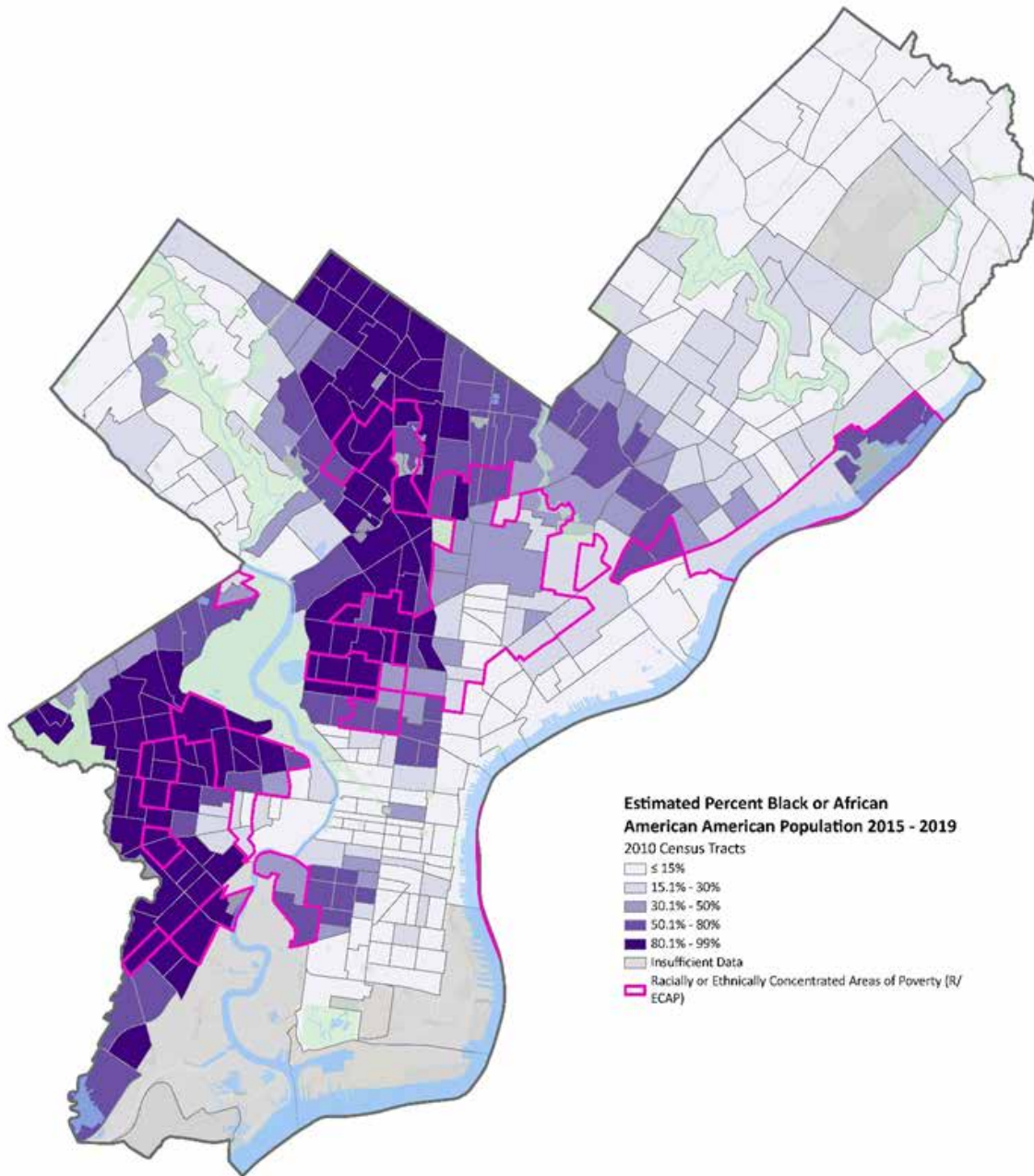
Needs not identified above, what are those needs

Not applicable.

Racial or ethnic groups located in specific areas or neighborhoods

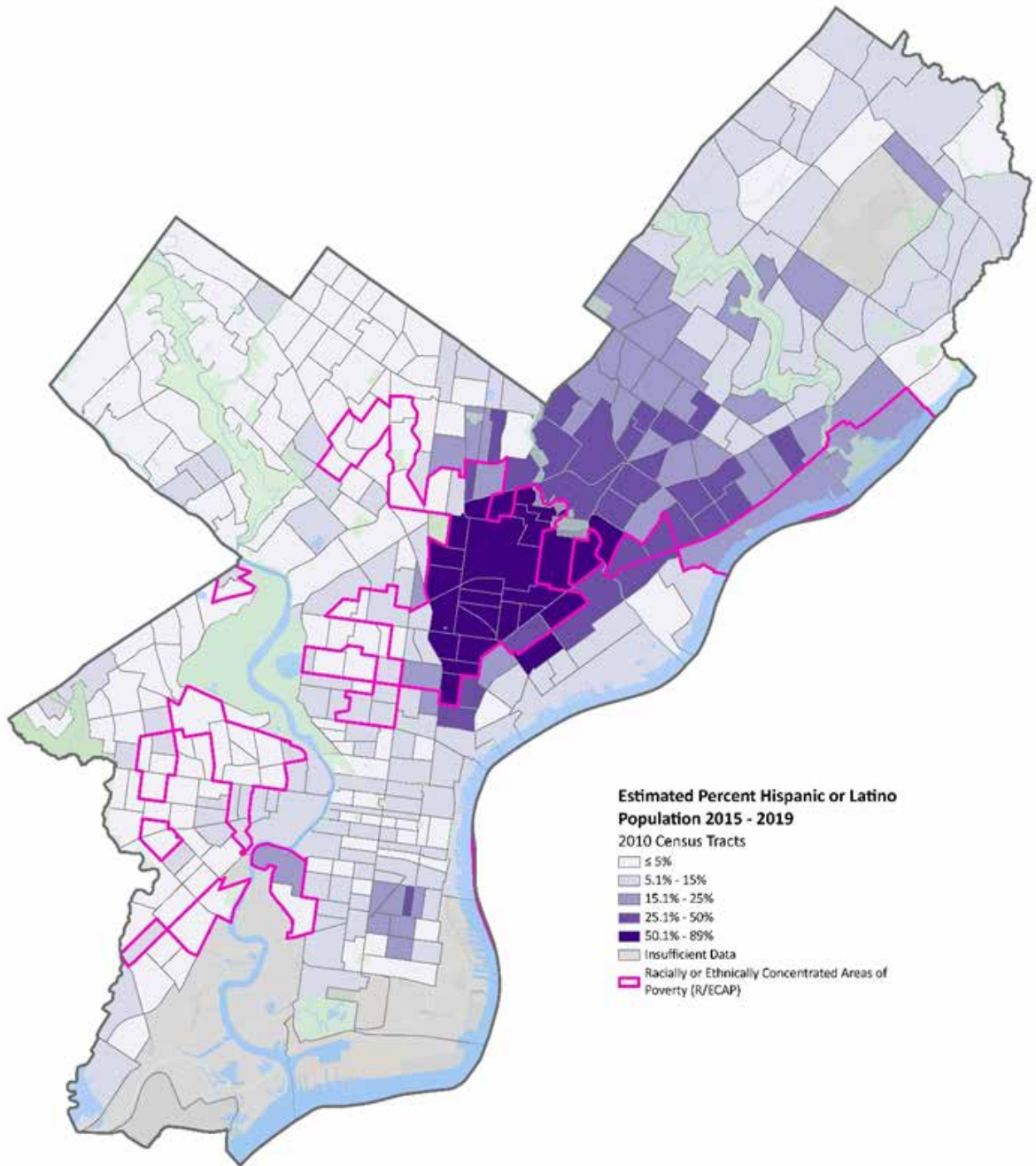
As reported in the 2016 AFH, page 115, there are a disproportionate number of Black and Hispanic individuals that reside in Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)s. The percentage of Black individuals found in R/ECAPs in the city is 13% higher than their overall percentage of the population here. This is particularly evident in the region where Black individuals constitute 55% of those in R/ECAPs and only 20% 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% respectively, of those living in R/ECAPs. However, they only comprise 12% and 8% 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



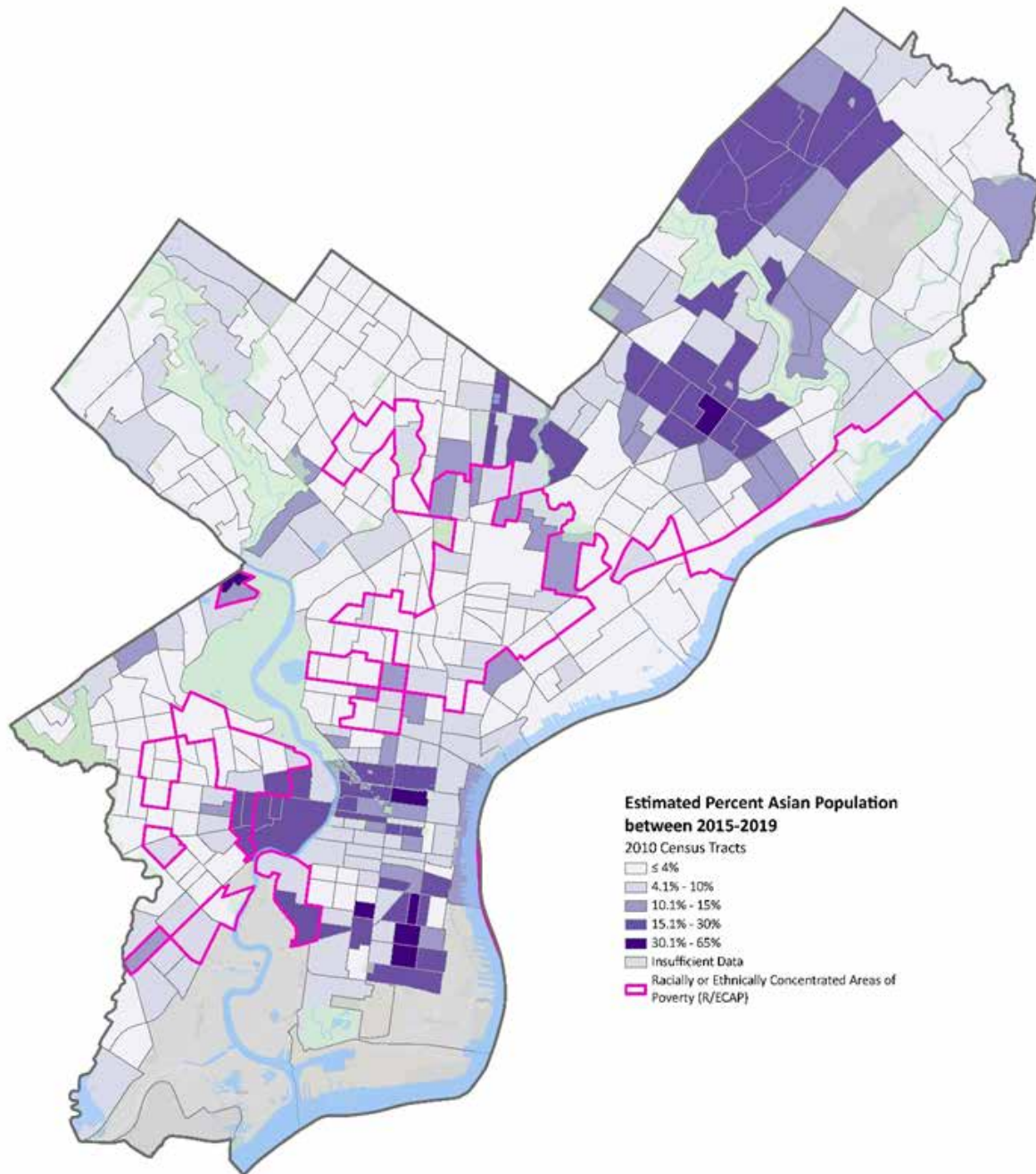
Data Source: R/ECAP - HUD updated 2020. PolicyMap - Estimated percent of all people who were Black or African American, between 2015-2019. 2010 Census Tracts.

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 like 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, like 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	1,005	2,273	484	1,635	131	23	0
Black/African American	0	334	10,494	16,563	2,991	12,663	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	1,293	351	895	29	18	0
Not Hispanic	0	490	10,912	18,160	3,300	13,822	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

Currently a total of 1,204 households live in public housing units with accessibility features needed by the household. A total of 53 additional public housing households have requested 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.

The number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance, and the most immediate needs of residents of Public Housing and Housing Choice voucher holders

PHA maintains waiting lists for its public housing and HCV programs. The overwhelming majority of applicants for PHA housing are extremely low income households with incomes up to 30% of Area Median Income. They face an increasingly expensive housing market, with a dwindling supply of affordable housing. As such, it can reasonably be concluded that an immediate need of all PHA applicants is for affordable housing. In addition, applicants have needs and face similar disparities related to schools, employment and transportation as summarized below.

The tables below present summary information on PHA's waiting lists as of September 2022. Waiting list data shows the entire universe of applicants including those who are in screening, ready pool status or are pending withdrawal as a result of not responding to information requests. Note that PHA does not verify the income status or confirm eligibility until applicants are nearing the top of a waiting list.

Table 33: Waiting List Applicants: Elderly/Family

	Total Applicants	Elderly	Family
Public Housing-Conventional	14,004	50%	50%
Public Housing/LIHTC PAPMC	41,825	22%	78%
PBY-PHA Owned	22,403	11%	89%
HCV	8,507	23%	77%
Total	86,739	24%	76%

Table 34: Waiting List Applicants: Race and Ethnicity

	Ethnicity		Race				
	Hispanic	Non-Hispanic	White	Black	American Indian	Asian	Hawaiian/Pacific Islander
Public Housing-Conventional	10%	90%	16%	81%	2%	1%	1%
Public Housing/LIHTC PAPMC	11%	89%	13%	83%	2%	1%	1%
PBY-PHA Owned	13%	87%	14%	82%	2%	1%	1%
HCV	7%	93%	11%	83%	3%	3%	0%
Total	11%	89%	14%	82%	2%	1%	1%

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% of sheltered adults reported severe mental illness, and 33.5% reported chronic substance abuse. Both statistics underscore the challenges related to housing vulnerable populations with behavioral health concerns.

Table 35: 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 36: Nature and Extent of Homelessness

	Sheltered	Unsheltered
Race:		
White	681	296
Black/African American	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. Most of the children in these families were very young: 160 (10%) were under 1 year old, 673 (42%) were age 1-5, 536 (34%) were ages 6-12, and 215 (14%) were ages 13-17. All 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 Re-housing services were provided to 491 families and 934 adults.

Nature and extent of homelessness by racial and ethnic group

The vast majority (78%) of people experiencing homelessness in Philadelphia are Black. An even higher percentage (86%) of people served in emergency shelters, transitional housing, and safe haven programs are Black. More than 10% of Black people experiencing homelessness on the night of the Point-in-Time Count were unsheltered. In contrast, 13% of Philadelphians experiencing homelessness are White, but on the night of the 2016 Point-in-Time count, 30% of the White people counted were living on the street. White people account for 42% of the unsheltered adults counted on that night. Other racial categories accounted for 1% 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% of the counted households experiencing chronic homelessness were sheltered and receiving services. Overall, Philadelphia's homeless services system shelters a population comprised by 63% adults without children, 36% persons in households with adults and children and less than 1% unaccompanied children. Veterans and unaccompanied youth ages 18-24 each represent 5% 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 37: 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 38: 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 for 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% experience cognitive difficulty, 29.9% have ambulatory difficulty, 9.2% have vision difficulties, 12.1% struggle with hearing, 23.3% experience challenges with Instrumental Activity of Daily Living (cooking, cleaning, transportation, laundry, managing finances) and 13.6% 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% 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 4% 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 Program 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% 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% of the city’s population are at risk for problem drinking and for Pennsylvania adults, 7% 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% of new cases in 2020. Hispanic populations account

for 16.2%, while White populations account for 14.1%. Men who have sex with men account for 56.6% of new cases, followed by heterosexuals (24%), and intravenous drug users (8.1%).

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% 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% 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%), followed by White (16.4%), Hispanic (16.1%), multi-racial (2.3%), "other race" (0.2%), and Asian (0.1%).

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

The age range with the greatest number of newly diagnosed cases of AIDS is 30 to 39; this age group makes up 28.6% of the new cases, a 2.4% increase from 2019. The 25 to 29 age group accounts for the second highest number of new cases (22.5%), followed by 20 to 24 year olds (15.3%). Those 50+ and 40 to 49 account for 14.1% and 13.2%, respectively. Lastly, accounting for the fewest newly diagnosed AIDS cases are 13 to 19 year olds (5.7%) and children under 13 (less than 1%).

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. Therefore 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% 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

The analysis within the Market Analysis informed the development of the Strategic Plan section of the *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

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 reasonable good faith in the Eviction Diversion Program 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

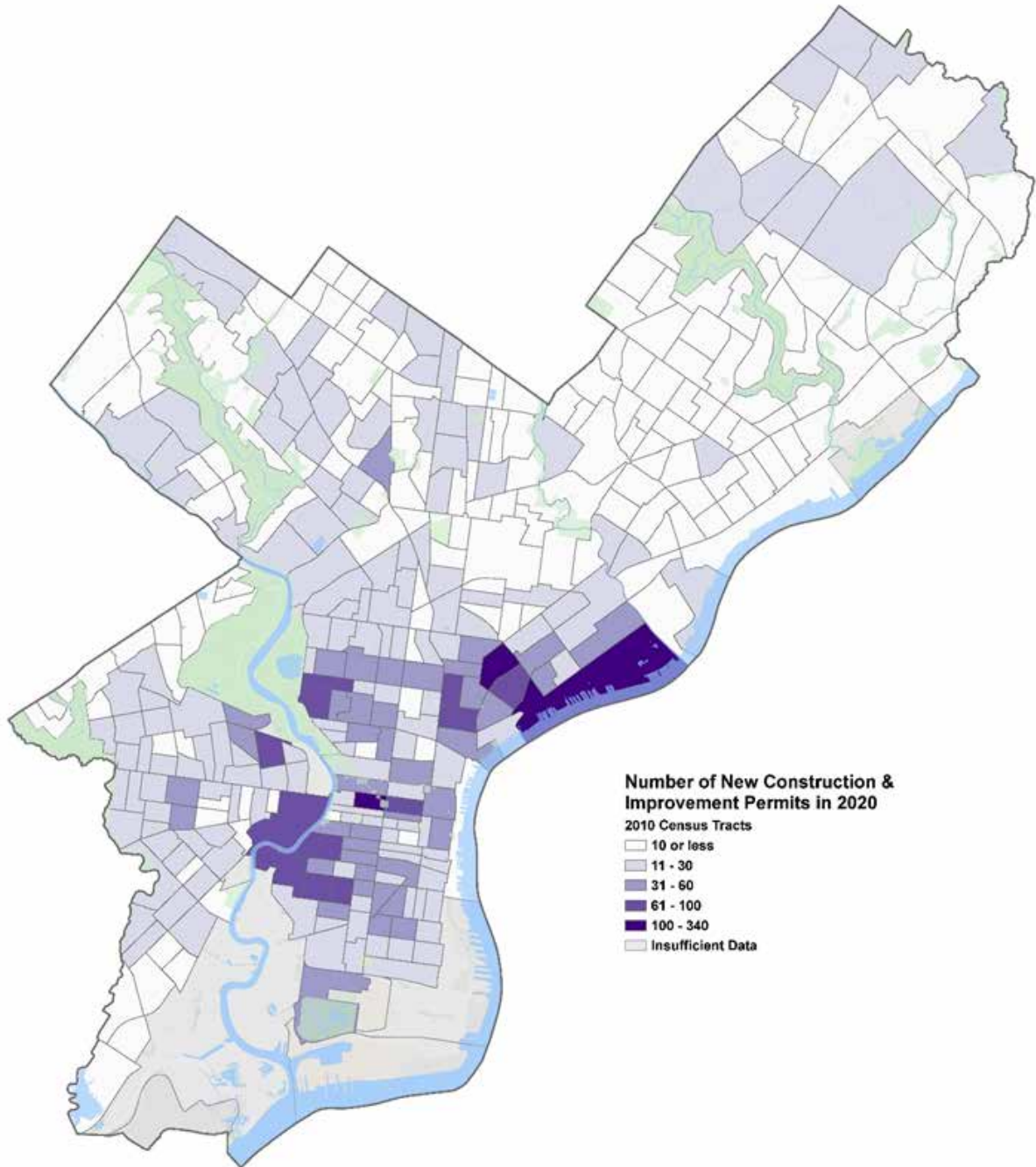
Introduction

Philadelphia is a city of high population density, maintaining a largely built out environment. Row homes, or one-unit, attached structures, comprise nearly 60% 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 following map 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



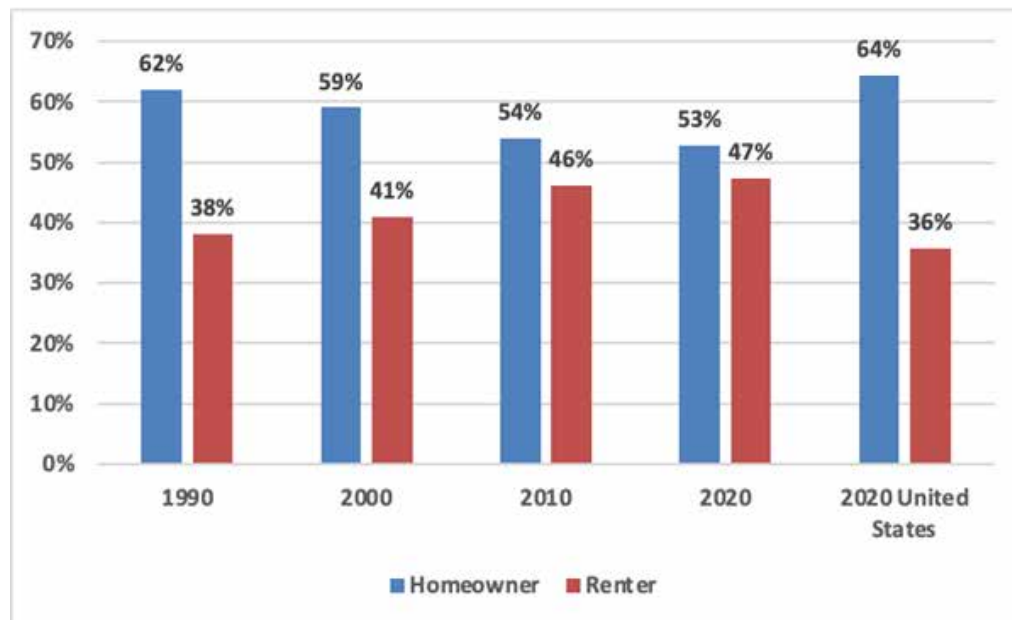
Data Source: PolicyMap - 2020 Number of New Construction and Improvement Permits, 2010 Census Tracts.

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 39: 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 40: 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. However, variations are seen in that there are about 6% more 0-1 bedroom units and 6% less two-bedroom units in the public housing inventory.

Table 41: 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	47,161	\$14,185	21%	42%	21%	38%
Housing Choice Vouchers	22,386	\$17,089	21%	26%	23%	50%
Public Housing	12,539	\$17,991	23%	26%	25%	49%
Project Based Section 8	9,146	\$12,831	18%	78%	14%	8%
202/PRAC	2,379	\$13,605	20%	100%	0%	0%
811/PRAC	298	\$12,379	18%	79%	16%	5%
Mod Rehab	413	\$11,216	16%	86%	14%	0%
Source: 2021 US Department of Housing and Urban Development's A Picture of Subsidized Households						
Note: Percentages may not total to 100% due to rounding						

Public housing eligibility is limited to households with incomes up to 80% of AMI, although the overwhelming percentage of current residents and waiting list households have much lower incomes, generally up to 30% of AMI ("extremely low income"). Housing Choice Voucher Program eligibility is generally limited (with some exceptions) to households with incomes up to 50% of AMI ("very low income"). PHA data indicates that over 90% of Public Housing residents and 100% 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% 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% 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%, the number of units renting for under \$1,000/month fall by 19%, 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%) 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 Land 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%, 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%) of large family households (5 or more people) and 43.6% of non-family households experience one or more of housing problems. Of small family households (<5 people), 33.0% experience housing problems.

Table 42: 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%
Data Source: CHAS 2014-2018			

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% of single mothers with children fall below the poverty level. Single female-headed households with children make up 14.5% of all households and 37% 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% of their SSI payment would be required to rent a one-bedroom apartment at Fair Market Rent (FMR) while 110% 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% of the city's subsidized housing is reserved for those with a disability, while persons with a disability constitute 15% of the population. Further intensifying this shortage of accessible housing is that 36.3% of individuals with a disability live in poverty and 24% 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%) of the city's subsidized housing population is 62 or older, and 32.8% of homeowners and 54.6% of renters aged over 65 are burdened by housing costs. Households with individuals 65 and over account for 23.9% of the population, but only roughly 15% 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 the homeownership rate 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 43: 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 44: 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 45: 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 46: 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 most housing units are affordable to households earning 80-100% of HAMFI (Table 43). Severely cost burdened households account for 20.3% 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% of AMI are burdened by housing costs (Table 9). Similar statistics, though less dramatic, are shared by homeowners earning 0-30% of AMI, as over 40,000 households are cost burdened.

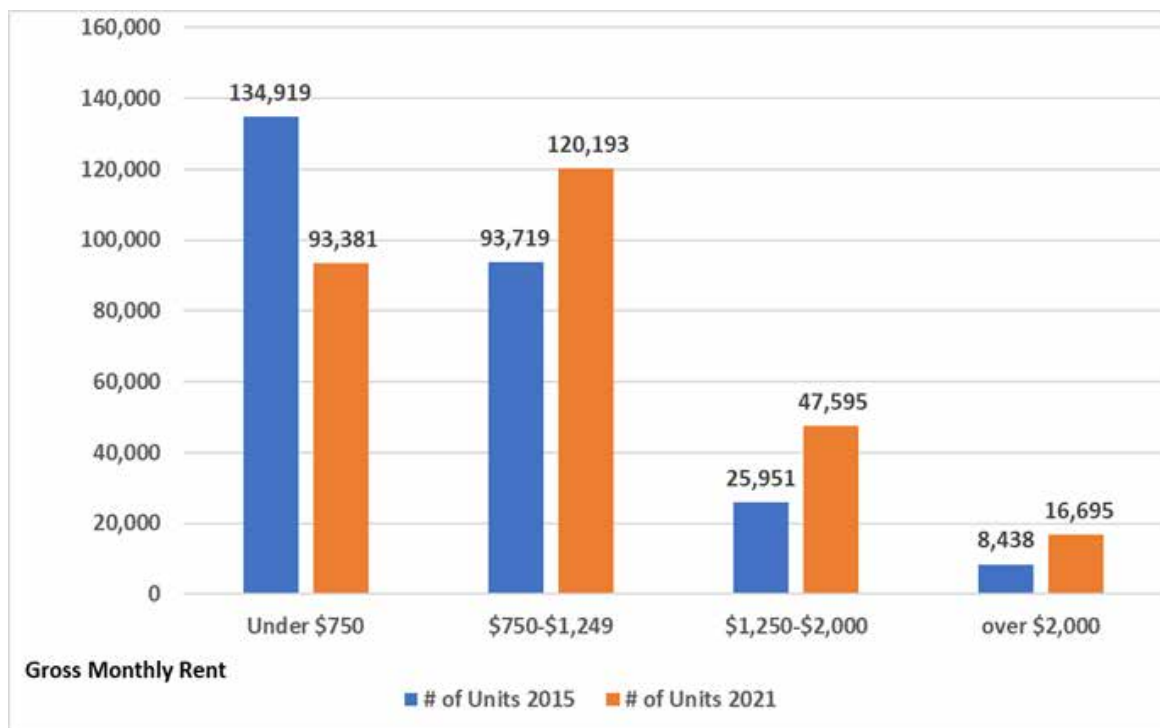
Some key takeaways from Table 42 indicate that over half of all renters are paying monthly rents of less than \$1,000, with most rental payments (48%) falling within the \$500-999 range. Most notable here is the increase in number of renters paying over \$1,000 in rent compared to prior years. Despite the increase, most renters in Philadelphia make 0-30% 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%, 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%.

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%.

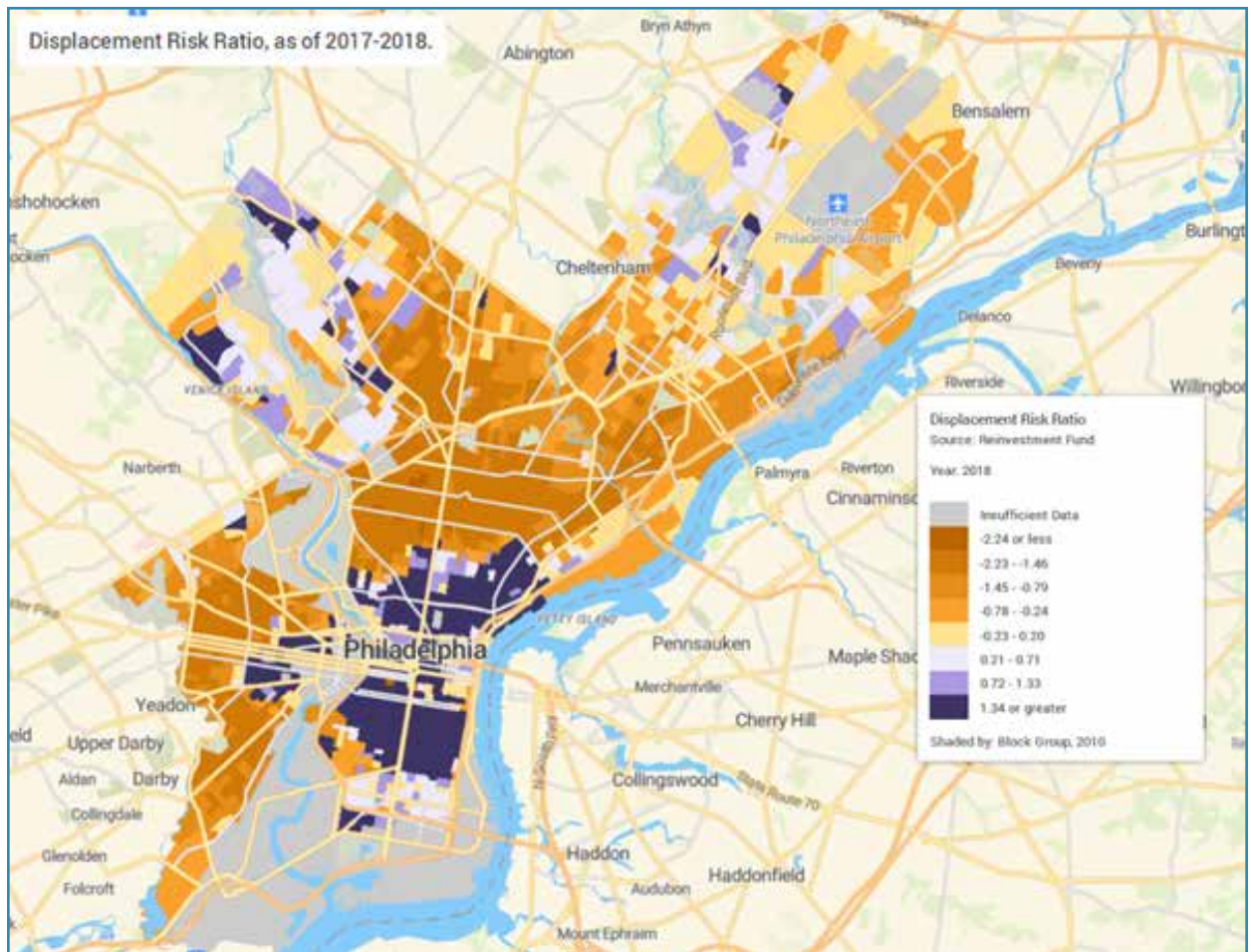
Chart 2: Changes in Number of Renter Occupied Units in Philadelphia by Cost Level 2015-2021



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% 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 like 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 (2016-2020 ACS). 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 47: 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%, 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% in 2014 to 1.8% in 2019. Despite that a 2021 article published by WHYY on Philadelphia homeowners at risk of foreclosure

states that 13% 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 filings and rates by census tract income level.

Table 48: 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%—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 4 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 49: 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 50: 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 51: 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 52: 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 Local Data: A combination of datasets across multiple City agencies was used. This includes a vacancy model that looks at numerous indicators and residential properties that the City's Department of Licenses and Inspections has deemed unsafe and imminently dangerous.

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.

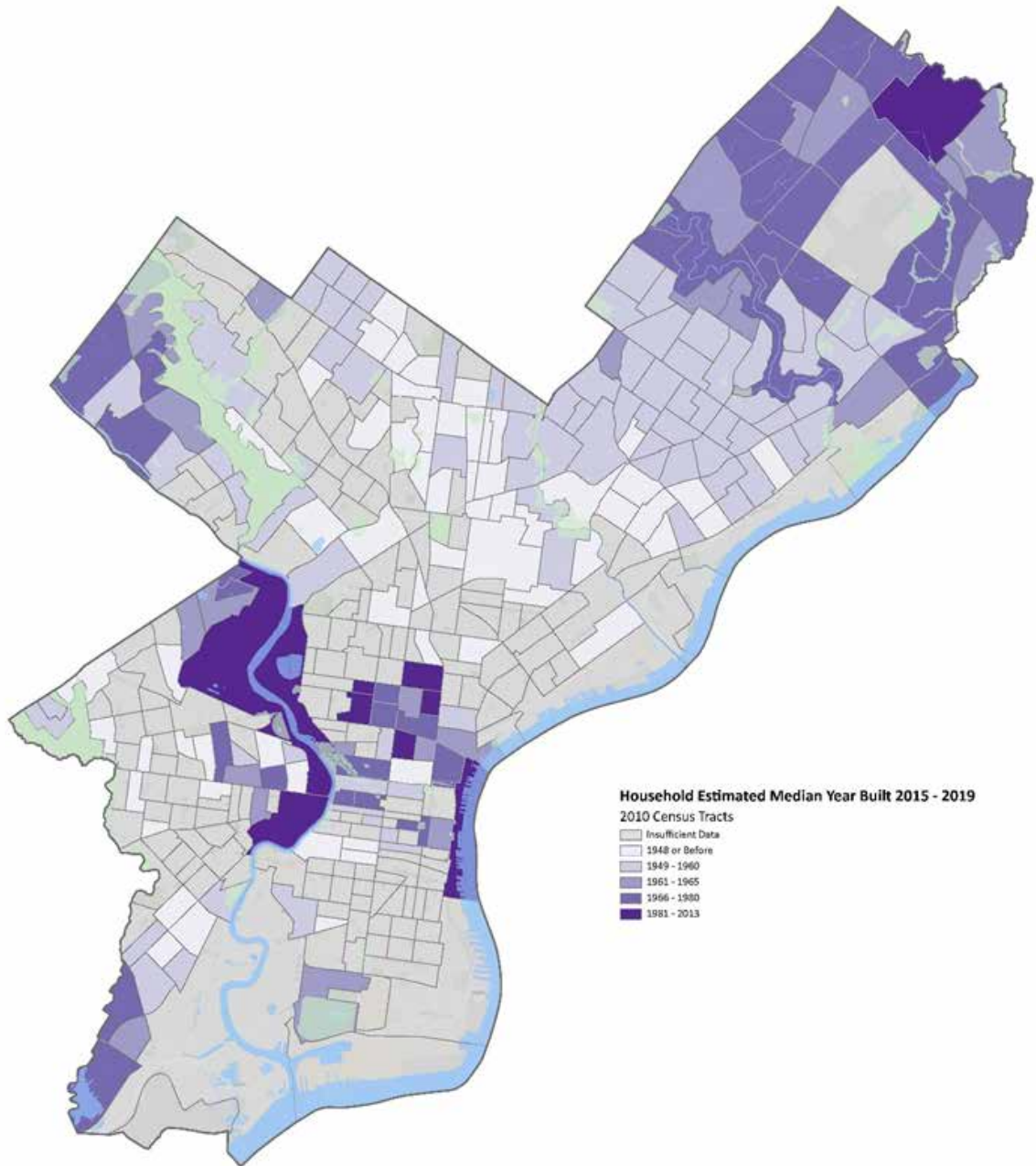
Selected conditions, as defined in the guidance, are like housing problems in the Needs Assessment and are:

- Lack of complete plumbing facilities
- Lack of complete kitchen facilities
- Overcrowding (more than one person per room)
- Housing cost burden (greater than 30%)

In 2017, half of renter-occupied units and 3 in 10 owner-occupied units were affected by at least one housing condition. Almost 40% 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% of these populations, respectively.

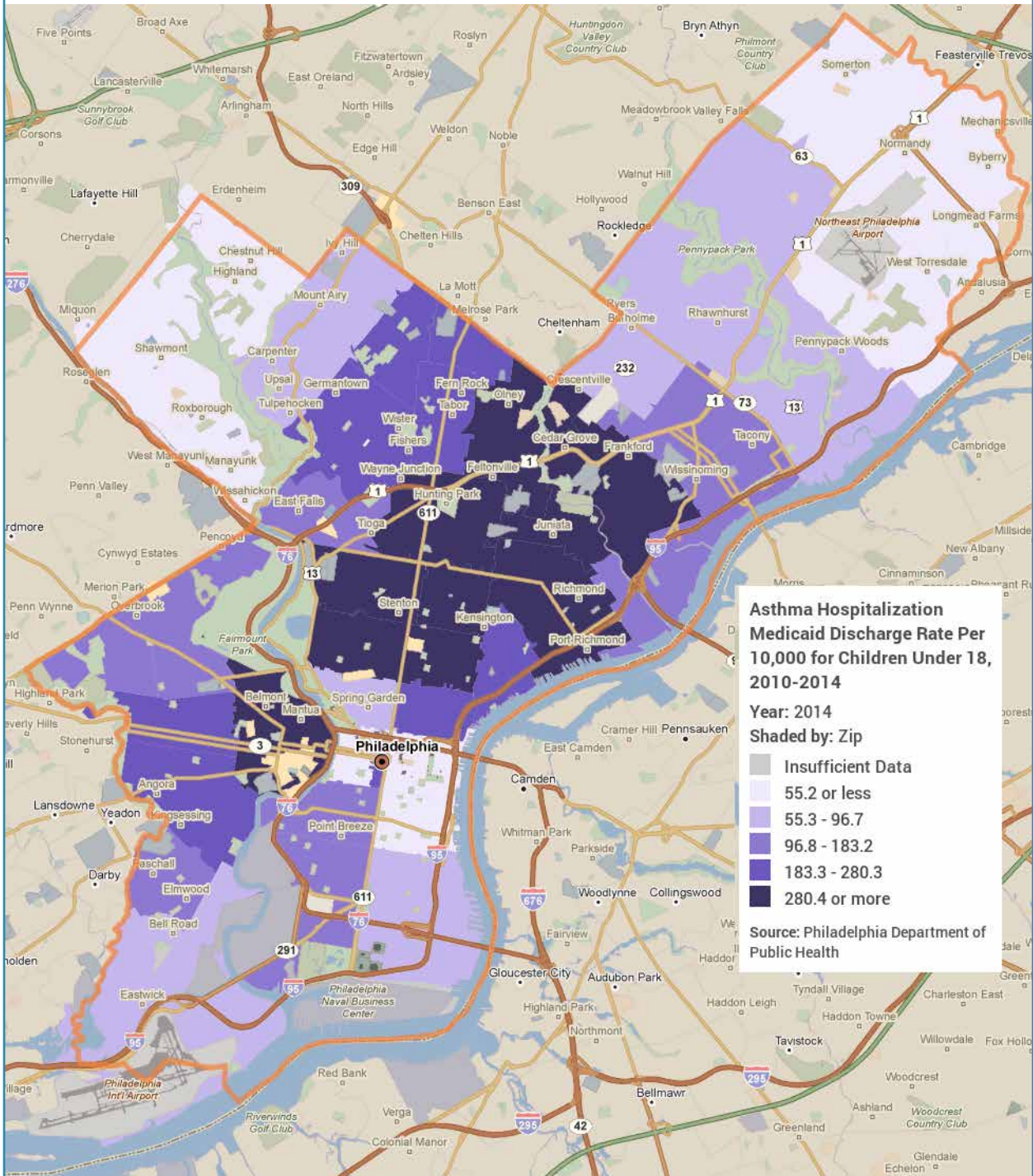
Specific breakdowns for owner- and renter-occupied units built before 1980 are 92% and 83%, respectively. Of these units, 12% of owner and 16% of renter-occupied units have children present. Older units with deferred maintenance can present serious health problems, particularly when children are living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



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 53: 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%) 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 54: 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 as 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% of all households in Philadelphia are classified as low- or moderate-income and have the potential to contain lead-based paint. While 89% of low- to moderate-income households were built before 1980, only 85% of medium- and high-income households live in homes that were built before 1980—a difference of 4%. Moreover, 12% of low to moderate income households have children under 6 years old present and are living in homes built before 1980, while only 9% 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% 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 55: 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.

Table 56: Public Housing Condition

Public Housing Development	Average Inspection Score
All	See HUD website at this link for 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 can 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 program (UBV), 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 of 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 OHS 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

OHS 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 Havens

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 re-housing services target families and individuals that are currently “literally homeless,” providing the resources needed to move into private market housing. Rapid re-housing 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 57: 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 Chronically Homeless Households					

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 and 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% success rate for individuals and a 97% 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% 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 re-housing, 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 re-housing 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 58: 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 60 and up comprise approximately 19.7% 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%) 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% 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% less likely to receive anti-retroviral therapy (ART), and PLWH in temporary or unstable housing were 49% 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 Women 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 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 re-housing 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 Re-housing
- 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

Philadelphia's City Council and administration are committed to addressing affordable housing challenges. Local policies such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges are consistently assessed for their impact on affordable housing. No existing local policies have been identified as having a significant negative impact on affordable housing.

In addition to reviewing existing policies, Philadelphia pursues new policies and programs that will increase the availability, accessibility, and stability of affordable housing. Philadelphia residents continue to experience persistently low incomes, which serves as their primary barrier to affording decent and stable housing. This issue and several other contributing factors are described in detail below. These types of barriers guide the development of new policies and programs:

Displacement of residents due to economic pressures

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 disproportionately impacts people of color and populations with limited English proficiency..

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 of Philadelphia's public facilities need repairs, and many communities, particularly low-income 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 42,000 vacant properties, about 8,500 of which are publicly owned. Blighted conditions further exacerbate neighborhood instability and present a challenge for turning racially and concentrated areas of poverty (R/ECAP) into communities of opportunity. The Philadelphia Land Bank will be a strategic tool in addressing vacancy issues.

Location and type of affordable housing

An estimated 53% of occupied publicly supported housing units are located in distressed markets. Rising rents —across the city but particularly in appreciating markets—are making it more difficult for residents to find quality affordable housing. To help combat these issues, PHA’s adoption of payment standards based on Small Area Fair Market Rents (SAFMRs) will expand the range of housing choices available to voucher holders. PHA also sponsors a voluntary Housing Opportunity Program that provides housing search, counseling and other support services to voucher holders who wish to move to areas of higher opportunity. Additionally, private developers are encouraged 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, community residents – especially LEP populations and residents with disabilities—may not be aware of these opportunities.

Broader outreach efforts will help connect community residents to services and programs.

Location and access to proficient schools

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

Lack of income

There is an urgent need to connect residents to available benefits and provide job skills development and training projects and programs. Programs and assistance such as Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), the Earned Income Tax Credit (EITC) and the Child Tax Credit are substantially under-subscribed by city residents. The Office of Community Empowerment and Opportunity (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 these benefits.

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, the rise in Philadelphia housing prices, coupled with low available inventory, pose issues for first-time homebuyers.

Lack of communication between government and residents

The City, PHA and partners have a 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 and trainings and to help connect 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. As protections enacted by the COVID-19 come to a close, housing counseling agencies, and nonprofit legal advocates will seek to alleviate affordability pressures and keep residents in their homes.

Residential evictions

Like foreclosures, evictions are often a sign of housing instability. The Reinvestment Fund analyzed evictions for 2018-2019 and reported 33,953 eviction filings, impacting approximately 6% of renter households. Evictions diversion efforts, including connections to housing counselors, mediators, and available rental assistance, are needed to help tenants remain in their homes.

Age and condition of housing

Approximately 87% of Philadelphia's housing stock was built before 1980 and in R/ECAP areas where a large portion of homes were built before 1939. Many of the households in these homes pay up to 50% 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. Studies have shown that the LGBTQ community disproportionately experiences homelessness. It is important to ensure that these residents have equal access to housing choice. Additional funding is needed to conduct robust outreach to all 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**
Work with community organizations to provide one-on-one customer service, outreach, and education. 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**
Delivers programs and streetscape enhancements in partnership with community-based organizations and business associations. Make strategic investments in community infrastructure to attract businesses and sustain commercial districts.
- **Attract and retain businesses through business resources and strategic investments**
Set strategy and leverage partnerships to make Philadelphia a great place to do business. 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**
Work with key partners to convene strategy roundtables and inform employers of workforce resources. 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**
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**
Continue to convene thought leadership to gather feedback and advocate for the business community. Commission economic research and collaborate with partners to influence policies that drive economic development.

Economic development market analysis

Table 59: 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	730,218			

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

Table 60: 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 61: 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: 2016-2020 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 62: Travel Time

Travel Time	#	%
< 30 Minutes	289,873	45.0%
30-59 Minutes	262,054	40.7%
60 or More Minutes	92,675	14.4%
Total	644,602	100%

Table 63: 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 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 64: Educational Attainment by Age

Educational Attainment	Age				
	18-24	25-34	35-44	45-65	65+
Less than 9th grade	2,107	6,310	8,276	20,564	21,741
9th to 12th grade, no diploma	16,677	14,920	14,685	38,361	29,487
High school graduate, GED, or alternative	50,653	73,359	57,320	133,628	79,776
Some college, no degree	57,476	50,106	36,277	63,568	31,000
Associate degree	5,153	16,768	14,128	24,773	9,206
Bachelor’s degree	21,428	89,601	37,055	45,507	22,038
Graduate or professional degree	1,880	51,238	30,799	37,637	24,155
Alternate Data Source Name: 2016-2020 ACS					

Table 65: 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 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%) and workers (31%), 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% of the city’s jobs and/or workers, include: Professional, Scientific, and Management Services (14.8% jobs; 12.1% workers); Arts, Entertainment, and Accommodation (10.6% jobs; 9.1% workers); and Retail Trade (9.2% jobs; 7.1% 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; 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, who 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 sited 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 Investment 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 the 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 degrees, academic and proficiency certificates, 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% 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 and Corridor Beautification

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

Across Philadelphia 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 and 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 key neighborhood commercial areas in the City need planning to develop an implementation strategy, an organizational structure, and financing framework. Department of Commerce staff initiate or participate 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

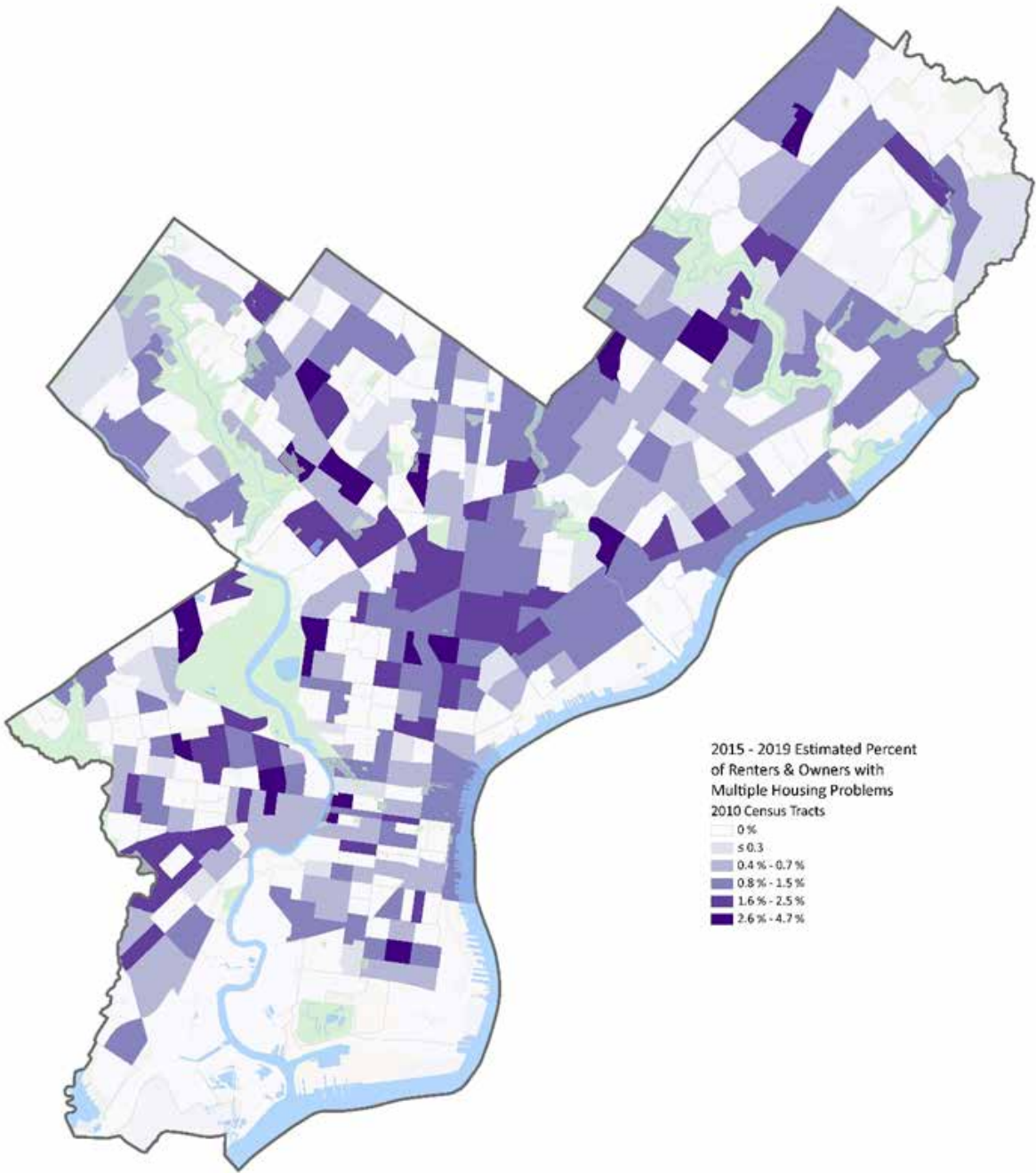
Areas where households with multiple housing problems are concentrated

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 including:

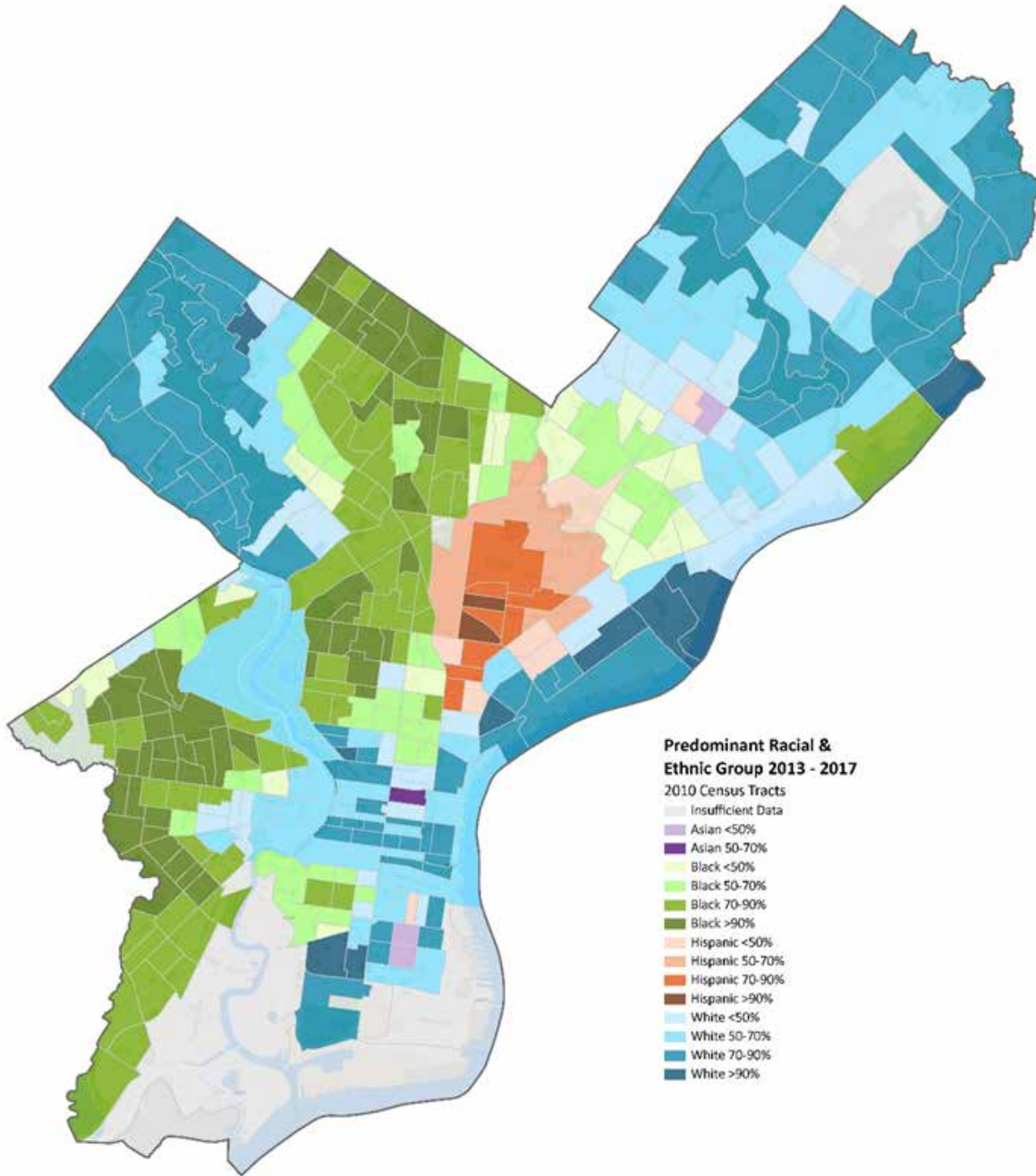
- Lack of complete plumbing facilities
- Lack of complete kitchen facilities
- Overcrowding (more than one person per room)
- Cost burden greater than 30%

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% experiencing one or more. They are followed by non-Hispanic Black (45.5%), Asian or Pacific Islander (44.8%), and White (35.3%) 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 66: Housing Units with Two or More Physical or Financial Issues, by Predominant Race in Census Tract

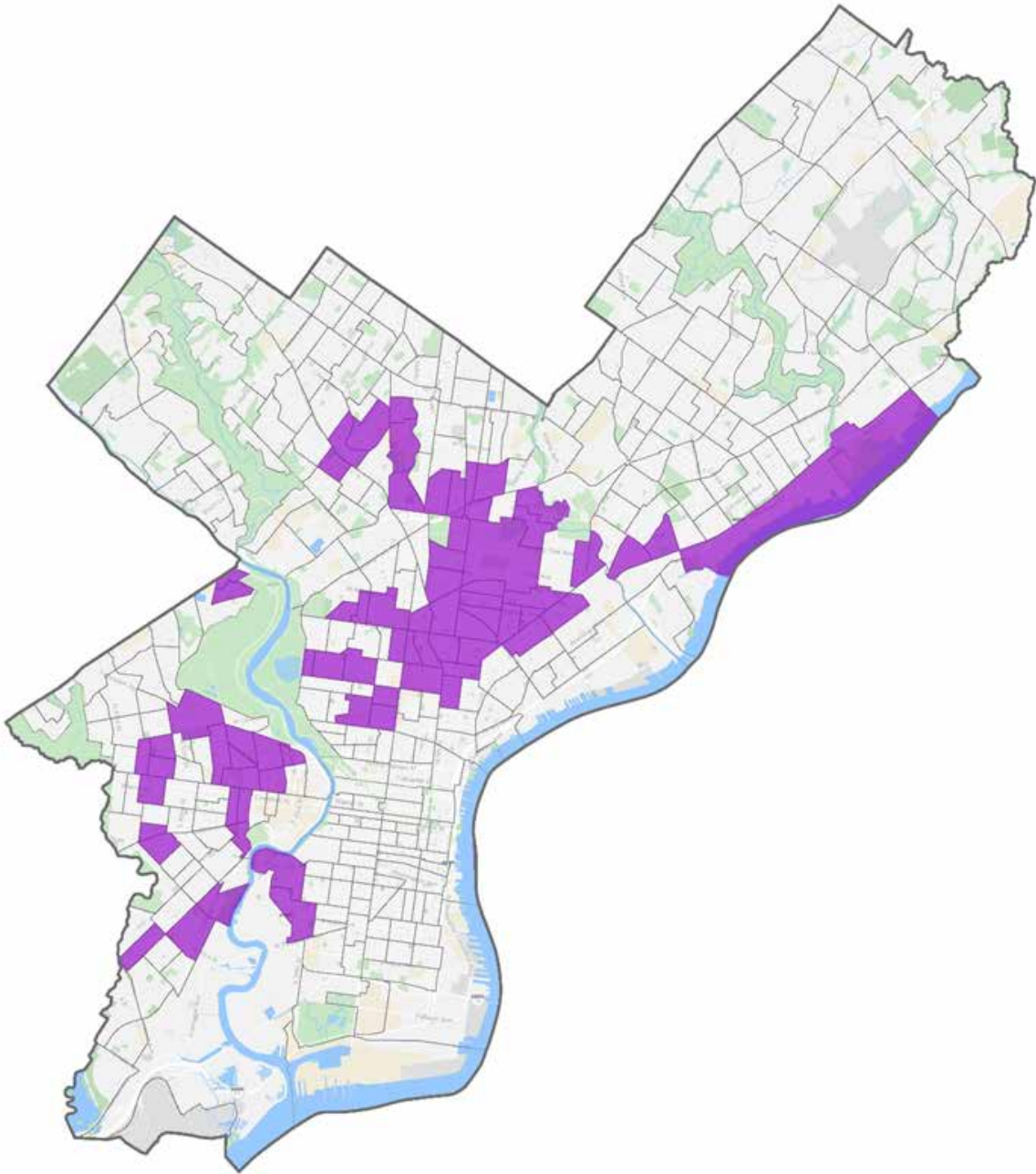
	Total Households	Housing Units with 2+ Physical or Financial Issues
Population over 80% White	61,169	0.57%
Population over 80% Black	139,682	1.80%
Population over 50% Hispanic	40,333	4.12%
All Other Areas	360,153	1.79%
Citywide	601,337	1.82%

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% 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% or above, or
 - (b) three times the average poverty rate for the metropolitan area, whichever is lower.

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



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

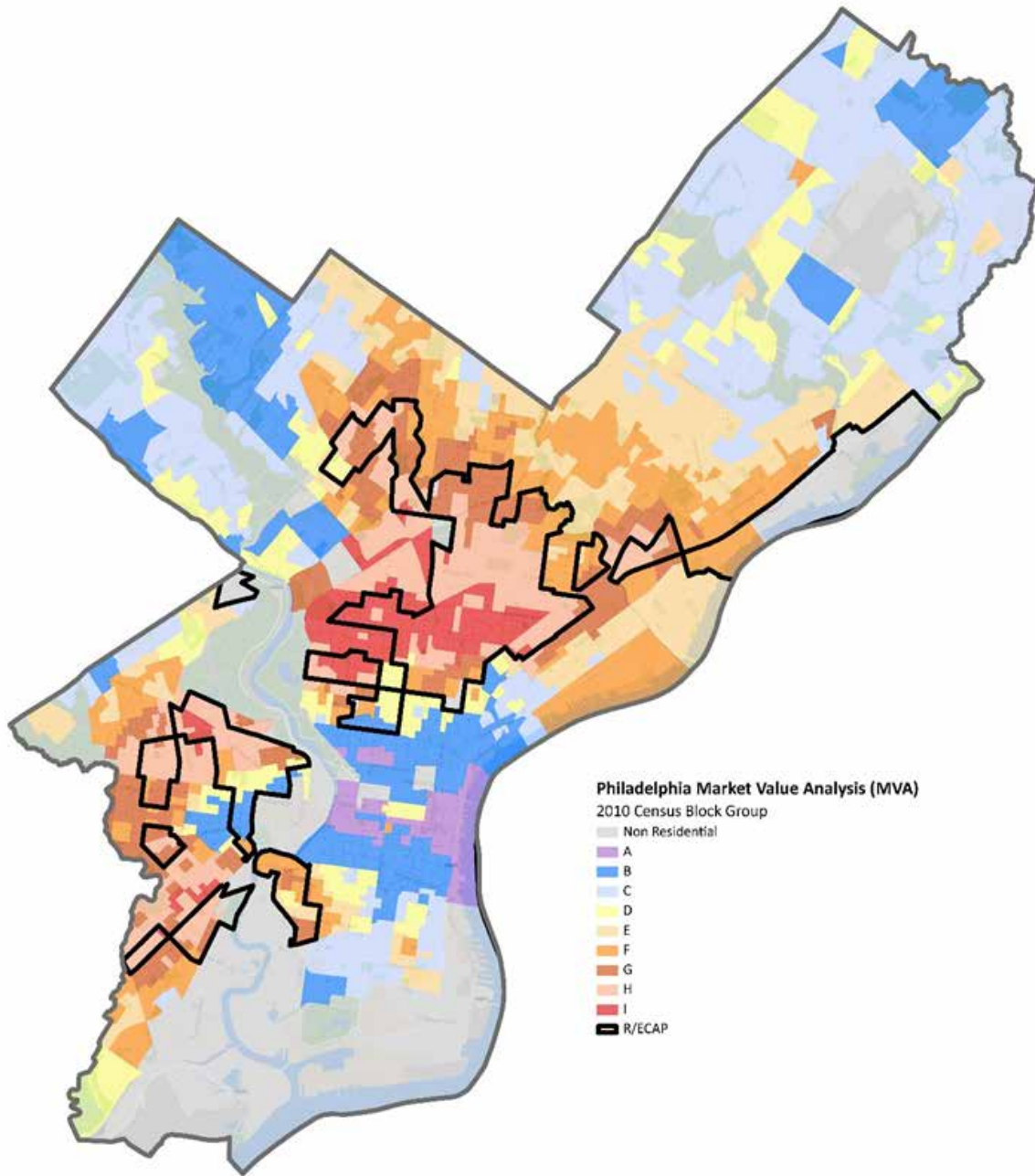
Racially and ethnically concentrated areas of poverty (R/ECAPs) occupy a significant swath of the city. While much of Northeast, Northwest, and South Philadelphia do not contain R/ECAPs, sizeable designations are seen in the following areas as shown in the map above:

- 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, the 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 following 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

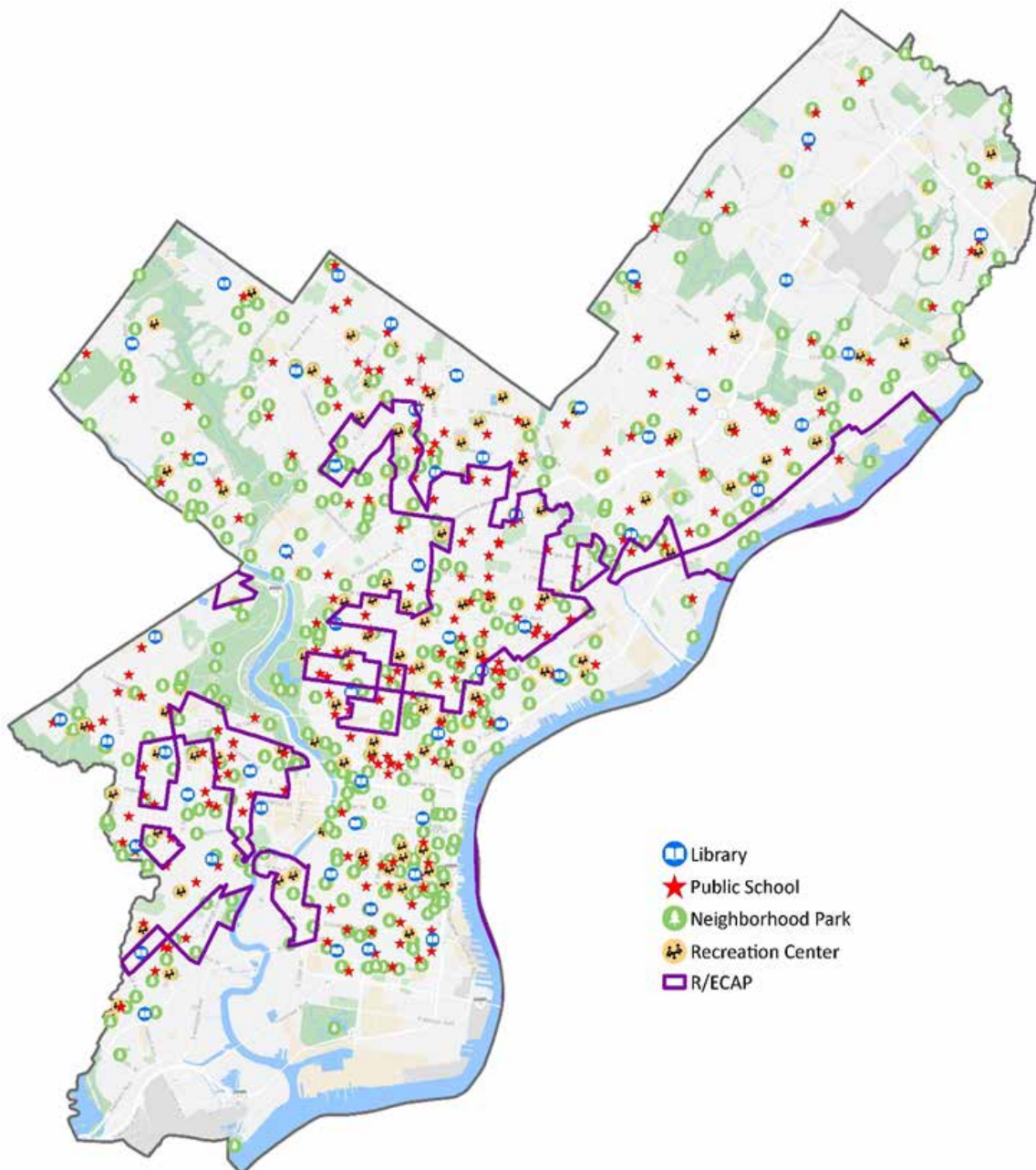


Data Source: Reinvestment Fund's 2018 Market Value Analysis (MVA) of Philadelphia, 2010 Census Block Groups.

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.

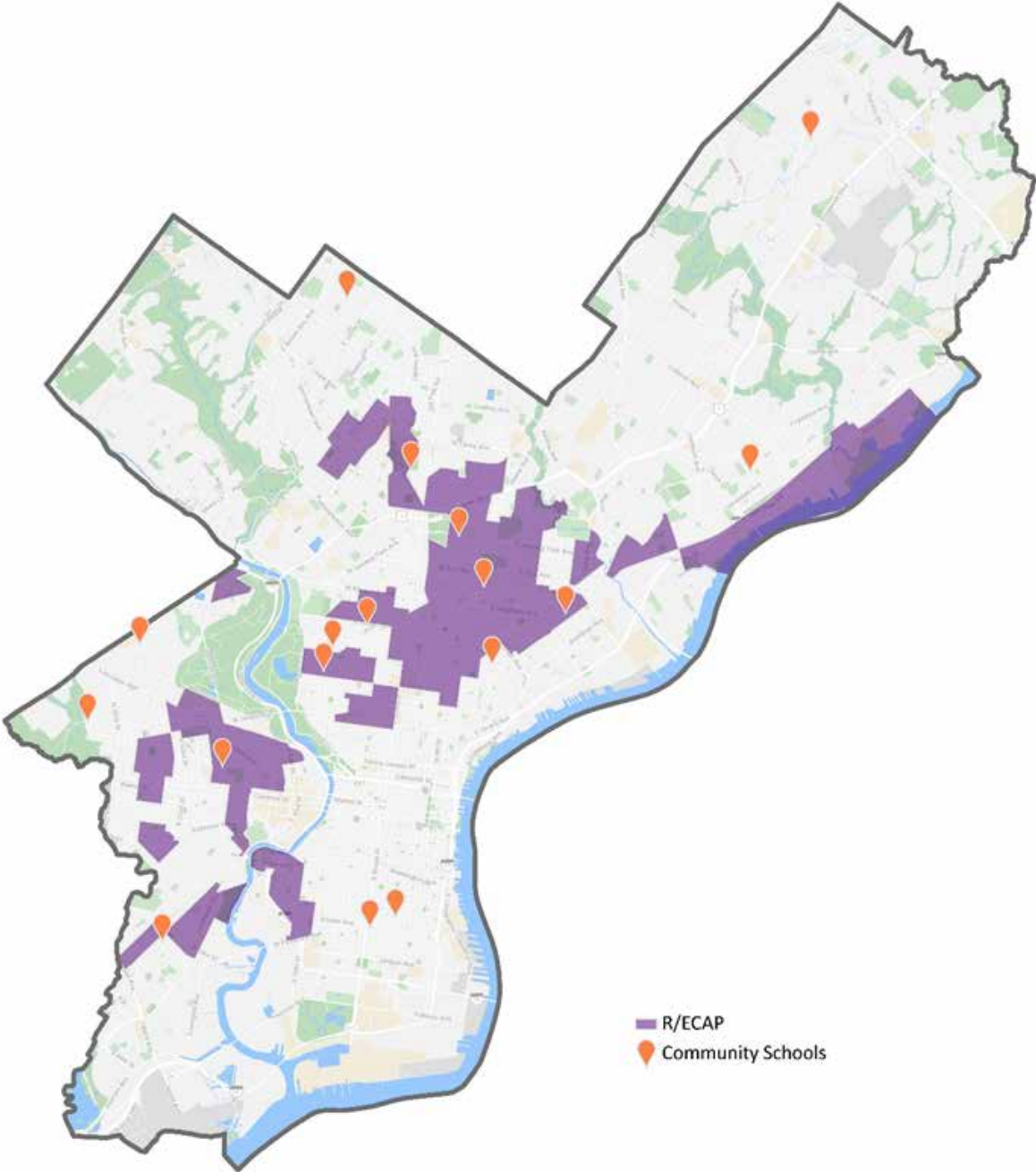
Community Schools

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

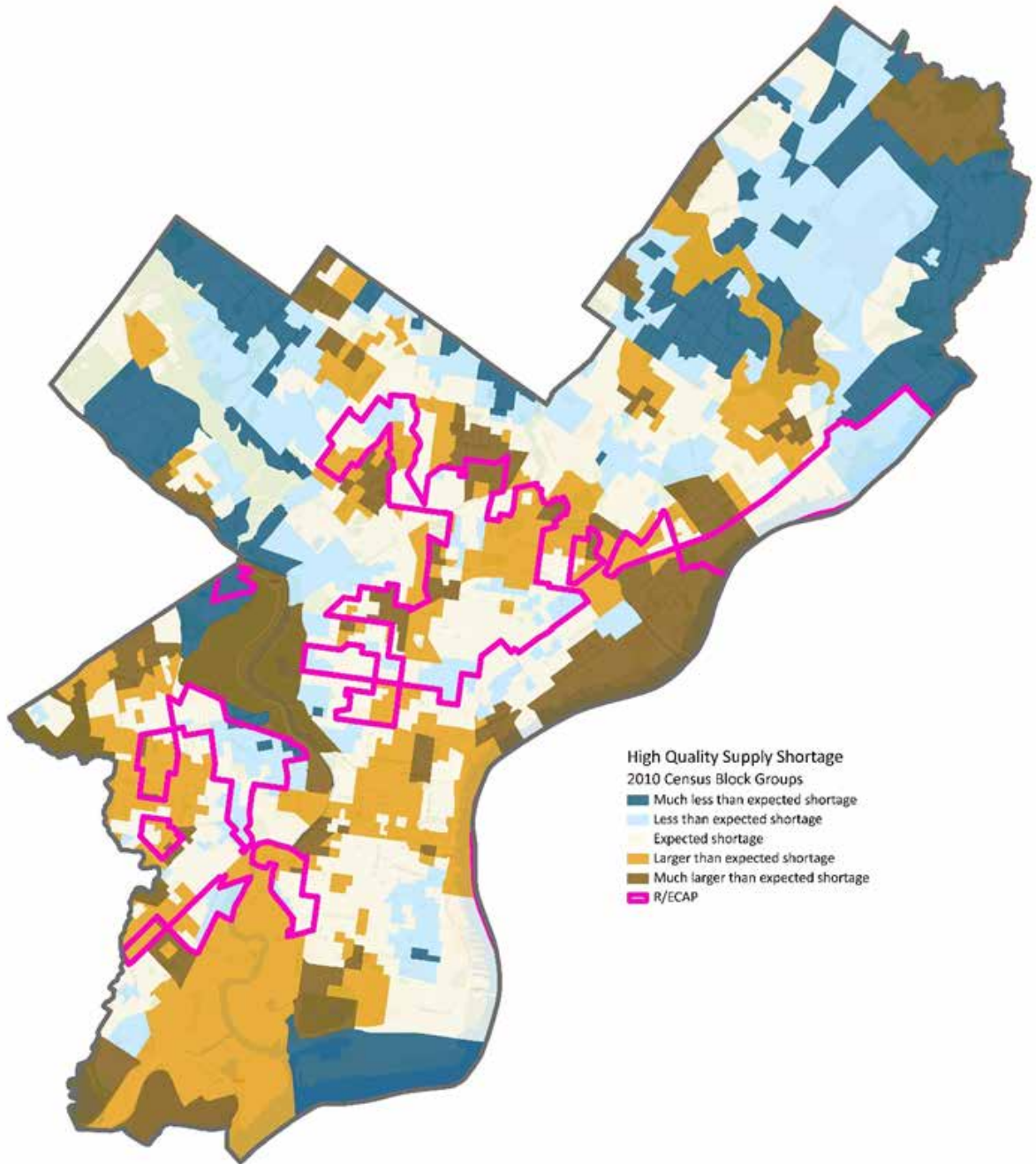
Because children are entering school at vastly different levels of academic readiness, experts view enhancing access to high-quality care for lower-income and minority children as essential to leveling the playing field. Although Philadelphia’s access problem does not fall strictly along income or race/ethnicity 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% 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 five 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% of residents now connected through wireline broadband in 2021 compared to 70% before the pandemic. This gap closed even further among K-12 households, with 91% 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% of Black and 77% of Hispanic households have a broadband subscription compared to 88% 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% 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, 13% of 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%. 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% higher than the national average.

Approximately 188,000 Philadelphians are severely energy burdened, paying well over 10% of their income on utility bills, and almost 100,000 more are paying 6% of their income, experiencing high energy burden.

High energy burden exposes residents to eviction and displacement. Philadelphia's eviction rate is 7% citywide but up to 10% 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.

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% 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%.

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% live in a household with a major housing condition problem.

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.

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.

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.

Strategic Plan

SP-05: Overview

Strategic Plan overview

The *Consolidated Plan 2022-2026* goals and strategic actions are designed to meet Philadelphia's high priority housing and community development needs. These goals are listed below in no particular order or ranking:

- Develop affordable rental housing
- Preserve affordable rental housing
- Expand affordable homeownership housing
- Preserve affordable homeownership housing
- Expand housing opportunities and services for homeless and special needs individuals
- Expand accessible and affordable housing for persons with disabilities
- Expand fair housing outreach, education, and enforcement activities
- Expand education, employment and self-sufficiency opportunities
- Expand support for small business owners and commercial corridor development
- Foster open access to all housing and community resources and programs
- Strengthen community assets and manage vacant land
- Expand services and programs to protect renters and homeowners at risk of housing instability
- Effective administration of projects and programs

SP-10: Geographic Priorities

Geographic Area

Table 67: Geographic Priority Areas

1	Area Name:	Philadelphia
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	NA
	% of Low/ Mod:	99 %
	Revital Type:	Wide range of housing and community development programs and projects.
	Other Revital Description:	NA
	Identify the neighborhood boundaries for this target area.	Citywide
	Include specific housing and commercial characteristics of this target area.	The housing and commercial characteristics vary by market type across the city
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The robust engagement process for the Assessment of Fair Housing and neighborhood planning provided the basis for identification of needs across the city.
	Identify the needs in this target area.	Citywide needs include more affordable housing, commercial opportunities, return vacant land back to productive use, and improved access to jobs and education.
	What are the opportunities for improvement in this target area?	Vacant properties provide an opportunity for redevelopment into affordable housing, commercial and open space uses. Philadelphia has a strong comprehensive network of non- profit, private and public partners to provide a range of housing and community development programs and projects. Finally, the Philadelphia City Planning Commission comprehensive neighborhood plans for almost all 18 planning districts with a broad range of community and housing improvement strategies.
Are there barriers to improvement in this target area?	The primary barriers to improvement across the city is resident lack of income, rising housing costs, aging housing stock, deteriorating and/or lack of community assets, and lack of public and open spaces	

2	Area Name:	Place-based Strategies: Choice, Promise Zone and Operation PinPoint
	Area Type:	Place-based
	Other Target Area Description:	NA
	HUD Approval Date:	NA
	% of Low/ Mod:	NA
	Revital Type:	Wide range of housing and community development programs and projects.
	Other Revital Description:	NA
	Identify the neighborhood boundaries for this target area.	West Philadelphia, North Philadelphia, and other neighborhoods identified through Operation Pinpoint
	Include specific housing and commercial characteristics of this target area.	While these areas boast many assets and are adjacent to strong markets, the communities are threatened by high crime rates, vacant properties, and limited neighborhood amenities including commercial/retail options.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Residents in each of the Choice and Promise Zone areas participated in a community- driven quality of life planning process which resulted in plans with recommendations for housing, people and neighborhood improvements. Operation Pinpoint combines consultation with City departments and community organizations with a data-driven network analysis to identify high-violence areas.
	Identify the needs in this target area.	As these neighborhoods are adjacent to stronger markets, there is a need to provide new affordable housing and preserve existing affordable housing. Neighborhood economic development projects are needed to provide job opportunities and services to residents. There is also a need for a range of programming to address the educational and recreational needs of residents at all ages.
	What are the opportunities for improvement in this target area?	Existing assets in these areas include anchor institutions as well as recent housing and economic development investment
Are there barriers to improvement in this target area?	Barriers to improvements include high percentage of vacant/blighted land; physical barriers that divide sections of the neighborhood; aging owner-occupied homes in needs of repair and limited resources to address housing, infrastructure, and service needs	

General Allocation Priorities

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

The survey results from the 2022 Assessment of Fair Housing (AFH) revealed that there is a clear desire for improvement in Philadelphia’s struggling communities. Furthermore, the need for improvements was expressed most strongly by Black and Hispanic survey respondents: 56% of Black respondents and 53% 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, Philadelphia's housing and community development strategies seek to center an equitable approach to neighborhood investments by bringing more resources to low-opportunity areas and 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 strategically invest in low-income communities and seek to engage communities in co-creating more desirable and stable neighborhoods while avoiding displacement. 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. The City refers to The Reinvestment Fund's Market Value Analysis (MVA) to identify low, middle and high opportunity areas.

Site-specific interventions such as home repair, foreclosure prevention, and vacant land management are necessarily tied to the conditions that warrant the activity. The city supports both low-income and middle neighborhoods with community development corporation assistance through tax credits and investments in commercial corridors. Similarly, the City is investing in commercial corridor management and public services in multiple neighborhoods of varying income levels. Housing counseling agencies and neighborhood energy centers, while available to residents from anywhere in the city, have their offices in low-income communities, middle neighborhoods or Center City. Neighborhood Advisory Committees provide services in low- and moderate-income census tracts, some of which are also in R/ECAP areas. Home improvements and vacant land management are largely clustered in low market areas in North, West and South Philadelphia. In high-opportunity areas the City uses strategies such as density bonuses and land assemblage to leverage private sector investment to create affordable housing.

Whether through an area benefit or a service provided directly to a low- or moderate-income person or household, 99% of the City's programming goes to CDBG-eligible households and census tracts.

SP-25: Priority Needs

Table 68: Priority Needs Summary

1	Priority Need Name	Lack of New Affordable Housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Develop affordable rental housing</p> <p>Expand affordable homeownership housing</p> <p>Expand housing opportunities and services for homeless and special needs individuals</p> <p>Expand accessible and affordable housing for persons with disabilities</p>
	Description	<p>Housing cost burden is the most prevalent housing problem facing Philadelphia renters and owners. Of all households earning below 100% AMI, 53%, or almost 230,000 households, report one or more housing problems. Housing cost burden and lack of available units is even greater for those with disabilities and special needs. Increasing the supply of subsidized and permanent supportive housing is a high priority strategy to meet the need for affordable housing.</p>
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 and 2022 AFH processes. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

2	Priority Need Name	Loss of Affordable Housing Units
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Preserve affordable rental housing</p> <p>Preserve affordable homeownership housing</p> <p>Expand housing opportunities and services for homeless and special needs individuals</p> <p>Expand accessible and affordable housing for persons with disabilities</p> <p>Expand fair housing outreach, education, and enforcement activities</p>
	Description	<p>As stated above, housing cost burden is the most significant housing problem. The age and condition of housing creates another barrier to maintaining housing stability. Approximately 88% of all homes in Philadelphia were built before 1980. Many of these homes—due to their age—require improvements to enable residents to remain in their homes.</p> <p>High mortgage, tax, and reverse foreclosures threaten housing stability for thousands of Philadelphians. Evictions are another indicator of housing instability. As part of the 2016 AFH, the Reinvestment Fund analyzed evictions for 2014-2015 and reported 40,547 evictions out of 271,086 rental units – approximately 7%. Nine percent of those households experienced multiple evictions. Furthermore, evictions effect low-income households far more than high-income households. The eviction filing rate in the lowest-income tract was three times higher than that of the highest-income tract according to The Reinvestment Fund.</p> <p>There is a need for expanded housing counseling and legal representation for tenants and homeowners to help them remain in housing</p>
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

3	Priority Need Name	Shortage of Homeless and Special Needs Housing
	Priority Level	High
	Population	Extremely Low, Low, Families with Children, Elderly, Frail Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Expand housing opportunities and services for homeless and special needs individuals Expand accessible and affordable housing for persons with disabilities
	Description	<p>The City of Philadelphia conducted its annual homeless Point-in-Time Count on the night of January 27, 2021. On that night, there were 4,302 people experiencing homelessness. 3,602 were living in emergency and transitional housing, and 700 were unsheltered. During the Point-in-Time Count, 28% were adults reporting severe mental illness and 21% reported chronic substance abuse. Both statistics underscore the challenges related to housing vulnerable populations with behavioral health concerns.</p> <p>Many households are entering shelter in part because there is a lack of adequate, targeted homelessness prevention and diversion services available to them at shelter entry when they are seeking help.</p> <p>Data analysis conducted by Focus Strategies showed that an estimated 30% (537 families) who presented at intake and were ultimately sheltered, were housed when they arrived. There is a significant need for a multi-pronged homeless prevention strategy to make homelessness rare, brief and non-recurring.</p> <p>The 2014-2018 ACS 5-year estimates note 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—there are 183,000 Philadelphians who experience a mental health challenge. The elderly and persons living with HIV/AIDS also may require supportive services to enable them to live in affordable housing. However, the City’s permanent supportive housing stock is not large enough to meet present need for this population.</p>
	Basis for Relative Priority	Consultation with CoC and resident/stakeholder input and analysis from the 2016 and 2022 AFH processes. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH stakeholder meetings

4	Priority Need Name	Barriers preventing residents from connecting to housing and community development programs and services
	Priority Level	High
	Population	Extremely Low, Low, Families with Children, Elderly, Frail Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Expand fair housing outreach, education, and enforcement activities</p> <p>Foster open access to all housing and community resources and programs</p> <p>Expand services and programs to protect renters and homeowners at risk of housing instability</p> <p>Effective administration of projects and programs</p>
	Description	<p>Thousands of Philadelphians are not aware of the vast array of available housing and community development programs and services to assist low-and moderate-income residents. In addition, Philadelphia’s foreign-born population has grown from approximately 100,000 in 1990 to more than 225,000 today. Immigrants are adding to Philadelphia’s diversity, vitality and economy. While immigrants contribute to Philadelphia in many positive ways, many also have limited or no proficiency in English, creating a barrier to accessing services, housing and jobs.</p>
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2022 AFH processes. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

5	Priority Need Name	Low Job Creation and Retention; Lack of Goods and Services; and Low Educational Attainment
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle Income, Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Expand education, employment and self-sufficiency opportunities Expand support for small business owners and commercial corridor development
	Description	As highlighted in the Market Analysis, as of 2020, 68,872 Philadelphia residents, or 8.8% of the labor force, are unemployed and looking for work. Of those unemployed, 41.8% (20,173) have a high school level education or less. However, the majority of those will have a difficult time securing employment as most new jobs are education, business, science, arts, and services occupations requiring advanced degrees and experience. In addition, many neighborhood commercial corridors are plagued by vacant blighted properties and existing businesses lack the resources to retain and/or grow their business. As a result, local businesses struggle to survive and community residents lack access to necessary goods and services.
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 and 2022 AFH processes. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings.

6	Priority Need Name	Lack of Neighborhood Stability and Community Amenities
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle Income, Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Strengthen community assets and manage vacant land</p> <p>Expand services and programs to protect renters and homeowners at risk of housing instability</p> <p>Expand support for small business owners and commercial corridor development</p> <p>Foster open access to all housing and community resources and programs</p>
	Description	<p>50% of respondents to the AFH survey answered ‘yes’ to the question of whether they would choose to continue to live in their neighborhood. At the same time, the survey results, the AFH community focus groups and the stakeholder meetings all made clear the desire for improvement in Philadelphia’s struggling communities. Specifically, they expressed need for libraries, schools, recreational and open spaces. High crime rates were also a concern. The City’s 73,711 vacant properties contribute to high crime and low market values. There is a need to clean/ maintain vacant lots and to work with the Philadelphia Land Bank to return these properties back into productive use.</p>
Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 and 2022 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings	

7	Priority Need Name	Limited Fair Housing Protections and Access to Opportunity
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Veterans, Persons with HIV/AIDs, Victims of Domestic Violence, Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Expand services and programs to protect renters and homeowners at risk of housing instability</p> <p>Expand fair housing outreach, education, and enforcement activities</p> <p>Expand education, employment and self-sufficiency opportunities</p> <p>Effective administration of projects and programs</p>
	Description	During the 2022 and 2016 AFH processes, residents and stakeholders expressed a significant need for education, training, and enforcement of fair housing laws and requirements. Stakeholders also expressed the need for the City and PHA to complete Language Access Plans to ensure all residents have equal access to programs and services.
	Basis for Relative Priority	Resident and stakeholder input and analysis from the 2016 and 2022 AFH process. Resident and stakeholder input from the CAPER/needs hearing; preliminary plan hearing; and the AFFH Stakeholder meetings

SP-30: Influence of Market Conditions

Table 69: Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As stated in the Needs Assessment, renters with the median income for Philadelphia would need a rent of \$831 per month or less to avoid being cost burdened. As described in the Market Analysis, only 34% of rental units are under \$750 per month, and median rents are increasing rapidly. About 32% of city households earn less than \$25,000 a year. None of these households can afford the median gross rent or fair market without a significant rental subsidy. The need for TBRA assistance is overwhelming and necessary to support individuals and families experiencing homelessness or the threat of homelessness. For this reason, HOME funds will be used to support Tenant-Based Rental Assistance. The City does not provide a preference for a specific category of individuals with disabilities for HOME-funded TBRA.
TBRA for Non-Homeless Special Needs	Non-Homeless Special Needs persons have the same gap in income required to secure safe and affordable housing. These persons face additional challenges requiring supportive services to enable them to remain in their homes. However, Philadelphia’s permanent supportive housing stock is not large enough to meet present need for this population.
New Unit Production	As detailed in the Market Analysis, home values and rents have shown a dramatic upward trajectory. From 2015 to 2020, median home value increased by 18%, 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%. As an example, 122,399 family households are severely cost burdened (2022 AFH). The number of these families far exceeds the stock of publicly supported housing units – an estimated 58,600 units.
Rehabilitation	88% of homes in Philadelphia were built before 1980. Based on the Market Analysis, almost 40% of households faced housing problems such as substandard housing, overcrowding or cost burden. In 2021, there were 6,801 eviction filings in Philadelphia (an eviction filing rate of 2.4%). Foreclosure remains an issue for Philadelphia homeowners. Existing homeowners and renters require additional resources to remain in their homes.
Acquisition, including preservation	As detailed in the Market Analysis, the number of cost burdened renters rose to 155,950 in 2019 - an 8% increase from 2014. Exacerbating this 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.

SP-35: Anticipated Resources

Introduction

The following table lists, by Federal program, resources expected to be available in year one of the *Consolidated Plan* to address priority needs and specific objectives identified in the Strategic Plan. Future estimates assume a reduction in federal entitlement allocations. The table also includes local resources the City will use to implement the strategies identified to meet priority needs

Table 70: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year Five				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	43,989,090	6,750,000	313,000	51,052,090	204,208,360	CDBG funds support home repair, housing counseling, neighborhood economic development, education, and community improvement projects and programs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	13,200,672	0	0	13,200,672	52,802,688	HOME funds support affordable rental/special needs housing production; and tenant-based rental assistance to prevent homelessness.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	8,731,093	0	0	9,236,093	34,924,372	The HOPWA program will fund programs and services specifically for persons with HIV/AIDS, including Tenant-Based Rental Assistance, housing counseling and supportive services.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services Transitional housing	3,815,940	0	0	3,815,940	15,263,760	ESG funding will support Rapid Re-housing, Emergency Shelters Data/HMIS Systems, and a range of other Homeless Prevention programs.
Housing Trust Fund-RF	public - local	Homeowner rehab Multifamily rental rehab Homeless Prevention	16,000,000	0	0	16,000,000	64,000,000	Housing Trust Fund Recording Fee earnings will be used to support affordable rental preservation projects; homeowner preservation and homeless prevention activities.
Housing Trust Fund-GF	public - local	Multifamily rental new construction Multifamily rental rehab Other	27,870,000	0	0	27,870,000	111,480	Housing Trust Fund-General Fund earnings will be used to support affordable rental production and preservation projects; Housing counseling activities and tangled title assistance.
Neighborhood Preservation Initiative	public - local	Multifamily rental new construction Multifamily rental rehab Homeowner rehab Homeless Prevention Other	91,450,000	0	0	91,450,000	365,800,000	Neighborhood Preservation Initiative funds will be used to support affordable rental production and preservation projects; housing counseling activities and tangled title assistance; rental assistance; closing costs/down payment/seller assistance; and business assistance.
Other	public - local	Other Foreclosure Prevention Vacant land management ESG Match	7,876,000	0	0	7,876,000	31,504,000	Local funds are used to support foreclosure prevention, vacant land management through PHS and ESG match funding.

Federal funds will leverage additional resources (private, state and local funds); matching requirements will be satisfied

The City and its partners leverage local, state, foundation and private resources to implement its housing and community development strategies. For example, developers of multifamily rental projects leverage Low-Income Housing Tax Credit (LIHTC) equity administered through the Pennsylvania Housing Finance Agency (PHFA). Additional sources of financing for the development of these projects include the Federal Home Loan Bank, owner equity, and foundation grants.

The vast network of non-profit organizations receiving federal funds to provide technical assistance, supportive services, housing counseling, and energy workshops leverage additional local, state, and federal resources to maximize the impact their work to address the needs of residents and strengthen the communities in which they live.

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% match for the HOME funding. Private foundation, state and local funding such as the Housing Trust Fund earnings are utilized to meet this HOME match requirement.

The City meets the Emergency Solutions Grant match requirement with City General funds.

Publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the *Plan*

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

Discussion

The amount of available funding through the *Consolidated 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.

SP-40: Institutional Delivery Structure

Table 71: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Planning and Development	Public	Planning, Developer Services, Historical, Zoning, Arts	Jurisdiction
Division of Housing and Community Development	Public	Contracting, Monitoring, Housing and Community Improvement	Jurisdiction
Philadelphia Redevelopment Authority	Public	Housing, Land, Public Projects	Jurisdiction
Philadelphia Housing Development Corp.	Non-Profit	Housing, Land Bank	Jurisdiction
Office of Homeless Services	Public	Homeless Housing/Services	Jurisdiction
Department of Commerce	Public	Economic Development	Jurisdiction
Office of Community Empowerment and Opportunity	Public	Anti-Poverty, Workforce, Community Services	Jurisdiction
Department of Behavioral Health and Intellectual disAbilities	Public	Housing, Services	Jurisdiction
Department of Health	Public	Lead	Jurisdiction

Strengths and gaps in the institutional delivery system

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. (PHDC), and the Philadelphia Redevelopment Authority. In 2019, the staff and vision for PHDC, PRA, and the Philadelphia Land Bank were consolidated under the PHDC umbrella. Although the agencies still have individual boards and powers to execute specific functions, this consolidation enabled increased transparency and efficiency. In addition, housing and housing-related agencies inside and outside DPD meet on a regular basis to ensure that all of the city’s housing strategies are well-coordinated. These meetings include DHCD, PHDC, the Redevelopment Authority, the Philadelphia Housing Authority and others.

To better integrate Philadelphia’s anti-poverty, health and social services efforts – including combatting homelessness – and to help leverage and coordinate public resources, shortly after taking office Mayor Kenney created a new Health and Human Services Cabinet. The Cabinet includes the Office of Homeless

Services, Mayor's Office of Community Empowerment and Opportunity and the Departments of Public Health, Human Services and Behavioral Health and Intellectual disAbilities. Philadelphia's housing, homelessness, poverty and health challenges are intertwined, and the HHS Cabinet represents a coordinated effort to facing those challenges.

These changes have been successful in City-wide efforts to increase access to housing and community resources. To that end, in 2019 the City completed an intensive strategic planning process to create a comprehensive 10-year housing action plan, Housing for Equity: An Action Plan for Philadelphia. This process brought together several plans that had been developed in the City such as the Assessment of Fair Housing; the Philadelphia 2035 Comprehensive Plan and the District Plans created by the City Planning Commission; and the Homelessness Housing Plan. Integrating these plans into one living, actionable, and accountable strategy enables the City to better prioritize activities, allocate resources, and deliver and facilitate enough housing to house all Philadelphians.

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

There are no major gaps in the institutional delivery system. The City of Philadelphia will continue to assess the efficiency and coordination among agencies and offices that participate in service delivery.

Table 72: Institutional Delivery Structure

	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	✓	✓	
Legal Assistance	✓	✓	
Mortgage Assistance	✓	✓	
Rental Assistance	✓	✓	
Utility Assistance	✓	✓	
Street Outreach Services			
Law Enforcement	✓	✓	
Mobile Clinics	✓	✓	
Other Street Outreach Services	✓	✓	
Supportive Services			
Alcohol & Drug Abuse	✓	✓	
Child Care	✓	✓	
Domestic Violence	✓	✓	
Education	✓	✓	
Employment & Employment Training	✓	✓	
Health Care	✓	✓	✓
HIV/AIDS	✓	✓	✓
Life Skills	✓	✓	
Mental Health Counseling	✓	✓	✓
Transportation	✓	✓	

Extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.

Many non-housing services are available to address other basic and essential needs of people experiencing homelessness, some of which are described in more detail below.

Philadelphia's Health Care for the Homeless (HCH) Program provides comprehensive physical and behavioral healthcare, family planning, and social services at health centers specifically for people experiencing homelessness. HCH delivers primary care on-site at two shelters, two public housing developments, and Care Clinic, a site for people with HIV/AIDS. HCH conducts outreach at 40 shelters, day programs, and other

homeless facilities. HCH excels in providing continuity of care to a transient population with limited support systems: 79% of clients at one HCH funded health center had successful follow-up/treatment of abnormal results. HCH collaborates with the Philadelphia Department of Health to address the unique health risks associated with life on the street and in shelter and uses visits as opportunities for health promotion and disease prevention. HCH has linkages to all major City departments, substance use disorder programs, HIV/AIDS organizations, the Family Planning Council, hospitals, domestic abuse programs, and homeless and housing advocacy programs.

A Federally Qualified Health Center (FQHC) in North Philadelphia targets its services to the healthcare needs of people who are currently or formerly homeless and people from the community. This FQHC offers primary medical and psychiatric care; dental care; nurse care management; individual, couples and group counseling; peer-led outreach and care coordination; healing touch; legal services; and assistance with applying for health insurance benefits. A second FQHC in North Philadelphia serves 800 annually, approximately 25% of whom are also being served by the homeless services system.

Some homeless services providers operate community-based Financial Opportunity Centers that provide employment services to participants living in their programs and Financial Empowerment Centers that assist with financial goals. One organization has developed small businesses that now employ more than 100 currently or formerly homeless men and women. The City funds workforce housing programs.

The Perimeter, a day Program for Veterans operated by the Veterans MultiService Center has over 20,000 homeless Veteran client visits annually. Veterans' immediate needs are met, and case managers work with Veterans to establish practical and realistic goals that are supported by ongoing support and daily educational presentations. The Program's Community Resource and Referral Center (CRRC) is the national standard for referrals to the VA and other community services. Daily van transportation and on-site PA Job Center Disabled Veterans Outreach Program are also available.

Philadelphia's Runaway and Homeless Youth (RHY) funded street outreach is tasked with outreaching to thousands of youths on the streets annually. With City Council support OHS set up a Youth Collaborative that began services in fall 2016 and enhances our community's response to youth homelessness with 25 new crisis beds, adding capacity to serve 150 youths; 25 new rapid re-housing opportunities with a minimum of six months rental assistance; 2 slots of 24-hour crisis day care for participants; and the opportunity for 75 homeless youths to participate in job training and employment support as well as counseling services.

Strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City's new organizational structure with all health and human services departments under one umbrella is supporting a service delivery system for which we hold shared responsibility, by aligning the City's various initiatives to improve the lives of Philadelphia's most vulnerable citizens. Homeless Services is supported in its work not only by the City's housing entities, primarily the Division of Housing and Community Development and the Philadelphia Housing Authority, and by 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).

Many Philadelphians experiencing homelessness are not able to access the level and type of support needed through the mainstream workforce development system. Homeless Services collaborates with CEO to develop strategies to increase job opportunities and training for those with the greatest barriers to employment and create new career pathways toward family-sustaining jobs

Strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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

Within the City the Division of Housing and Community Development, Office of 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, and that those agencies are now located in one institutional structure will enhance that coordination.

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

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

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

During the 2022-2026 *Consolidated Plan* cycle, the City will continue to lead such efforts and explore new opportunities to adapt its service delivery systems as circumstances and resources change. The City will continue to evaluate the changing composition of its population and expand existing affordable housing resources and develop new ones to meet the needs of its residents where funding allows. In addition, the City is preparing for an administration change as Mayor Kenney's term nears its conclusion in early 2024. The new administration may introduce changes to the local institutional structures described in this section. However, the long history of collaboration mean that agencies will be able to continue delivering services and addressing priority needs without interruption.

SP-45: Goals

Table 73: Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
I Develop Affordable Rental Housing	2022	2026	Affordable Housing	Philadelphia	Lack of new Affordable Housing	HOME: \$42,440,860	Rental units constructed 1,350 Household / Housing Unit
			Homeless Non-Homeless Special Needs	Place-based Strategies: Choice, Promise Zone	Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$25,000,000 Other: \$110,250,000	Housing for Homeless added 150 Household / Housing Unit
<p>Description</p> <p>Goal: Develop affordable rental housing</p> <ul style="list-style-type: none"> The City will undertake neighborhood-based initiatives to produce affordable rental and special-needs housing. The City will provide gap financing for affordable rental and special-needs projects with tax credit financing. The City will identify high opportunity and rapidly appreciating areas (using tools such as market value and displacement risk analysis) and give priority points to projects that fall within these target areas, as well as racially/ethnically-concentrated areas of poverty. The City will give priority points in City/PHA RFPs for 4% and 9% and mixed-use tax-credit projects. The City will implement policy changes that incentivize private sector investment in mixed-income and affordable rental housing in high opportunity areas. The City will review the zoning code and best practices for further incentives to promote mixed-income and affordable housing, i.e. inclusion. <p>Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs, etc.</p> <p>Activities and projected outcomes per year</p> <ul style="list-style-type: none"> Rental Projects - 270 units Homeless/Special Needs Rental - 30 units 							

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2 Preserve Affordable Rental Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	HOME: \$7,630,000 Local Housing Trust Fund: \$23,065,000 Other: \$80,750,000	Rental units rehabilitated 500 Household / Housing Unit
	<p>Description</p> <p>Goal: Preserve affordable rental housing</p> <ul style="list-style-type: none"> The City will solicit and select preservation projects to preserve subsidized/affordable rental units. The City, in partnership with PHA, will issue a preservation RFP and select projects to preserve 100 units per year. The City will work to minimize displacement and improve access to opportunity by protecting long-term affordability. The City will work with landlords to improve the quality, health, and safety of housing. PHDC will launch a landlord rehab program to improve quality of units. <p>Activities and projected outcomes per year</p> <ul style="list-style-type: none"> Rehabilitated rental units - 100 units 						
3 Expand Affordable Homeownership Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$300,000 Other \$72,500,000	Direct Financial Assistance to Homebuyers 4,625 Households Assisted
	<p>Description</p> <p>Goal: Expand affordable homeownership housing</p> <ul style="list-style-type: none"> UAC Employer Assisted Housing Program - 25 households Philly First Home 900 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4 Preserve Affordable Homeownership Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	CDBG: \$74,045,450 Local Housing Trust Fund: \$8,255,000 Other: \$57,000,000	Honeowner Housing Rehabilitated 12,000 Household Housing Unit Public Service Activities other than Low/Moderate Income Housing Benefit 625 Households Assisted
	<p>Description</p> <p>Goal: Preserve affordable homeownership housing</p> <ul style="list-style-type: none"> • The City will solicit and select preservation projects to preserve subsidized/affordable rental units. • The City will provide funding to make systems repairs for homeowner housing. • The City will support VIP, CLS and PLA to help homeowners have clear title to their homes. <p>Activities and projected outcomes per year</p> <ul style="list-style-type: none"> • BSRP Home Repairs - 2,400 households • Vacancy prevention activities - 125 Households 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5 Expand Housing Opportunities and Services for Homeless and Special Needs Individuals	2022	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	CDBG: \$540,000 HOPWA: \$42,350,465 HOME: \$10,162,500 ESG: \$19,079,700 Local Housing Trust Fund: \$5,000,000 Other: \$27,783,350	Tenant-based rental assistance / Rapid Rehousing: 6,850 Households Assisted Homelessness Prevention 4,930 Persons Assisted Homeless Person Overnight Shelter 5,500 Persons Assisted HIV/AIDS Housing Operations 135 Household Housing Unit
	<p>Description</p> <p>Goal: Expand housing opportunities and services for homeless and special needs individuals</p> <ul style="list-style-type: none"> The City will reduce homelessness by expanding homeless/special needs housing opportunities including housing services supporting persons who are affected by HIV/AIDS. The City will enforce compliance with City's Domestic violence ordinance. PHA will continue to comply with HUD VAWA rules. The City will secure funding to support the development of units for individuals experiencing domestic violence. The City will establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities. The City will establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing. The City will secure funding to expand housing programs for families at-risk of child welfare involvement. The City will secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; 3) housing for families ready for reunification. The City will support a variety of youth homelessness prevention activities. The City will continue its Coordinated Entry and Assessment Based Housing Referral System using a Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter. The City will work with partners to strengthen transition planning and identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing. The City will strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth. <p>Activities and projected outcomes per year</p> <p>Tenant-Based Rental Assistance (HOPWA) - 720</p> <ul style="list-style-type: none"> ActionAIDS - 27 ActionAIDS/Pathways - 20 Congreso - 85 Mazzoni Center - 170 PCRC/TURN - 270 Family Services Association of Bucks County - 40 Family Services of Chester County - 31 Family Services of Montgomery County - 12 Delaware County DHS - 65 <p>Tenant-Based Rental Assistance (ESG) - 400</p> <p>TBRA/Rapid Rehousing Rental Assist./Homeless - 250</p> <p>OHS Emergency Shelter (ESG) - 1,100</p> <p>Homelessness Prevention - 986</p> <ul style="list-style-type: none"> Homelessness Prevention (ESG) - 860 Homeless Prevention Program (NPI/HTF) - 100 STRMU Homelessness Prevention (HOPWA) - 26 <p>HIV/AIDS Housing Operations (HOPWA) - 31</p> <ul style="list-style-type: none"> Catholic Social Services - 18 Gaudenzia - 13 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6 Expand Accessible and Affordable Housing for Persons with Disabilities	2022	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$6,775,000 Other: \$11,000,000	Homeowner Housing Rehabilitated 1,250 Household / Housing Unit
	Description Goal: Expand accessible and affordable housing for persons with disabilities <ul style="list-style-type: none"> The City will continue the 10% requirement for accessible units and 4% requirement for visitable units for City-supported projects. The City will secure new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners. The City will increase the number of accessible housing units created. The City will make accessibility improvements so that persons with disabilities can access homeless services. The City will improve access to Apple Tree, the intake site for families and single women, by repairing and re-paving the street to the entrance. Activities and projected outcomes per year <ul style="list-style-type: none"> Adaptive Modifications - 250 households 						
7 Expand Fair Housing Outreach, Education, and Enforcement Activities	2022	2026	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$1,890,000	Public service activities other than Low/Moderate Income Housing Benefit 6,000 Persons Assisted
	Description Goal: Expand fair housing outreach, education, and enforcement activities <ul style="list-style-type: none"> The City will support tenant rights to prevent evictions. The City will support workshops led by tenant rights providers and housing counseling agencies, including LEP counselors. The City will continue to support tenant representation and other strategies to prevent evictions. The City will pursue feasible long-term affordability best practices to support of fair housing efforts. The City will promote fair housing through education and compliance testing. The City will work with the Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status. Activities and projected outcomes per year <ul style="list-style-type: none"> Counseling and legal services - 1,200 households served 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8 Expand Education, Employment and Self-Sufficiency Opportunities	2022	2026	Non-Housing Community Developments	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: \$1,740,000	Public service activities other than Low/Moderate Income Housing Benefit 5,900 Persons Assisted
	<p>Description</p> <p>Goal: Expand education, employment and self-sufficiency opportunities</p> <ul style="list-style-type: none"> The City will support employment training, job creation, and community improvements to ensure youth 16-24 graduate high school and/or are job ready. The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including increasing comprehensive connections between programs and services to alleviate poverty among low-income households, e.g. EITC, by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible. The City and its partners will promote improved access to public programs and neighborhood amenities for individuals with limited English proficiency. The City, PHA, and partners will work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities. The City will convene partners to develop strategy to promote improved health outcomes, particularly as they relate to housing. The City and its partners will explore opportunities for offering Same Day Pay. The City will develop a resource center and network to support small landlords. <p>Activities and projected outcomes per year</p> <ul style="list-style-type: none"> EITC - 1,000 households YouthBuild Job Training - 180 persons 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9 Expand Support for Small Business Owners and Commercial Corridor Development	2022	2026	Non-housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: \$40,225,000 Other: \$200,750,000	Jobs created/retained 1,650 Jobs Businesses assisted 600 Businesses Assisted Other (area benefit) 5,000,000 Persons assisted
	Description Goal: Expand support for small business owners and commercial corridor development The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including: <ul style="list-style-type: none"> • promoting technical assistance and training to small businesses to create and retain jobs; and • coordinating and aligning with other investments such as housing and commercial corridor activities to promote increased access to opportunity Activities and projected outcomes per year <ul style="list-style-type: none"> • Business Loan Program - 30 jobs; 100,000 persons • Section 108 Loan Program - 300 jobs • TA to Micro Businesses - 100 businesses • Capacity Building for CDCs - 5 businesses • Targeted Neighborhood Business Attraction - 15 businesses • Storefront Improvement Program and Target Block Facades - 200,000 persons • PIDC Neighborhood Development Fund - 100,000 persons • Neighborhood Development Grants - 50,000 persons • Targeted Corridor Revitalization Management Program - 550,000 persons 						
10 Foster Open Access to All Housing and Community Resources and Programs	2022	2026	Affordable Housing Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$10,060,000 Local Housing Trust Fund: \$5,125,000	Public service activities other than Low/Moderate Income Housing Benefit 40,000 Households Assisted Other (neighborhood services area benefit) 2,750,000 Persons Assisted Other (org. capacity building) 100 Organizations Assisted
	Description Goal: Foster open access to all housing and community resources and programs <ul style="list-style-type: none"> • The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources. Activities and projected outcomes per year <ul style="list-style-type: none"> • PACDC - 10 organizations • Community Design Collaborative - 10 organizations • NAC Program - 550,000 persons • NEC Program - 8,000 households 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11 Strengthen Community Assets and Manage Vacant Land	2022	2026	Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: \$3,620,000	Public Facility or Infrastructure Activities for other than Low/Moderate Income Housing Benefit 600,000 Persons Assisted Other (area benefit - org capacity building) 250,000 Persons Assisted
	Description Goal: Strengthen community assets and manage vacant land <ul style="list-style-type: none"> The City will facilitate the return of vacant/blighted properties to productive use, e.g. gardens and community development investments. The City will coordinate and align with the goals and strategies of the Philadelphia Land Bank to acquire and dispose of vacant land for gardens and open space and community development investments. The City will provide funding to support preservation and creation of new public facilities and to clean/green and maintain vacant lots. Activities and projected outcomes per year <ul style="list-style-type: none"> PHS LandCare Stabilization and Neighborhood Gardens Trust - 120,000 persons PHS Community LandCare Program - organizational capacity building - 50,000 persons L&I Demolitions - 250 buildings 						
12 Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability	2022	2026	Affordable Housing Homeless Public Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Loss of affordable housing units Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: \$14,330,000 Local Housing Trust Fund: \$119,895,000 Other: \$16,600,000	Public service activities for Low/Moderate Income Housing Benefit 50,000 Households Assisted Other (Direct Assistance) 9,000 Households Assisted
	Description Goal: Expand services and programs to protect renters and homeowners at risk of housing instability <ul style="list-style-type: none"> The City will provide housing counseling to homeowners to help them remain in their homes. The City will partner with entities that have resources to complete a more detailed market analysis with connection to eviction rates, housing quality, increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement, i.e. resident education, targeted housing counseling and preservation program. The City will provide rental assistance to help persons or households remain in their homes, including those who have experienced housing instability due to loss of income or economic hardship due to COVID 19. The City will expand programs that address issues affecting housing stability, such as tangled title, threat of eviction, and threat of foreclosure. Activities and projected outcomes per year <ul style="list-style-type: none"> Housing Counseling Services - 10,000 households Direct Assistance (rent assistane) - 1,800 housholds 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13 Effective Administration of Projects and Programs	2022	2026	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$112,795,000 HOME: \$5,770,000 HOPWA: \$1,305,000 Local Housing Trust Fund: \$25,935,000 Other: \$25,000,000	Buildings Demolished – 250 Buildings
	<p>Description</p> <p>Goal: Effective administration of projects and programs</p> <ul style="list-style-type: none"> The City will undertake the administration of a diverse array of projects and programs which respond to the priority needs of target populations. 						

Estimate number of extremely low-income, low-income, and moderate-income families whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the next five years, the City estimates creating new affordable housing as Neighborhood-based Rental and Special Needs Housing Production: a total of 1,500 rental and special-needs units affordable to households earning less than 60% of AMI. A minimum of 150 of those units will be affordable to households earning less than 20% of AMI.

SP-50: Public Housing Accessibility and Involvement

Need to increase the number of accessible units (if required by a section 504 voluntary compliance agreement)

The Philadelphia Housing Authority (PHA) is not subject to a Section 504 Voluntary Compliance Agreement. PHA incorporates accessible units into new housing developments and has extensively retrofitted its existing housing developments to create additional accessible units.

Activities to increase resident involvement

PHA is firmly committed to encouraging and supporting meaningful resident involvement in agency planning and operations. Two of the nine members of the PHA Board of Commissioners are residents of public housing. There is an active and engaged citywide Resident Advisory Board, along with active resident councils at virtually every PHA development.

Each month in advance of the PHA Board meeting, PHA conducts a Pre-Board meeting with resident leaders to review and discuss matters that will be on the upcoming Board agenda. This session provides a regular opportunity for open discussion and airing of resident concerns concerning PHA's policies, priorities and resource allocation decisions. Resident leadership also conducts a monthly Resident Roundtable, which provides a forum for presentations, questions and resident feedback concerning proposed initiatives, updates on existing initiatives, etc.

PHA engages resident leadership in formal and informal reviews of major policy and planning documents such as the Moving to Work Annual Plan, and periodic updates to the Admissions and Continued Occupancy Policy and HCV Administrative Plan. Resident leadership has collaborated directly with PHA and the City on key policy and planning initiatives such as the recent Assessment of Fair Housing (AFH) process. In addition to participating in a variety of AFH-related educational and discussion meetings, PHA residents actively participated in implementing the citywide AFH survey, including organizing door-to-door survey distribution efforts at PHA developments. This effort helped to ensure that the views and priorities of PHA residents, including HCV participants, are reflected in the AFH goals and priorities.

PHA also worked in close partnership with residents to develop and implement a citywide Smoke Free Policy which is already having a positive impact on residents' health. The policy was developed over a one-year planning period and first implemented in August 2015. Drexel University conducted pre- and post-implementation air quality studies at four PHA developments and found that detectable nicotine levels had been reduced by approximately 50%. Among other current initiatives, PHA is working with resident

leadership to develop Resource Guides for each PHA development and is supporting the upcoming Resident Empowerment Conference.

PHA works continuously to promote homeownership opportunities for residents including ongoing operation of a 5-h program, which assists residents of PHA scattered site units to purchase their PHA homes, and the HCV Homeownership Program, which provides vouchers to eligible low-income families, seniors and people with disabilities to help purchase homes on the private market.

Is the public housing agency designated as troubled under 24 CFR part 902?

PHA is not designated as a troubled agency.

Plan to remove the ‘troubled’ designation

Not applicable

SP-55: Barriers to Affordable Housing

Effects of public policies on affordable housing and residential investment

Philadelphia’s City Council and administration are committed to addressing affordable housing challenges. Local policies such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges are consistently assessed for their impact on affordable housing. No existing local policies have been identified as having a significant negative impact on affordable housing.

In addition to reviewing existing policies, Philadelphia pursues new policies and programs that will increase the availability, accessibility, and stability of affordable housing. Philadelphia residents continue to experience persistently low incomes, which serves as their primary barrier to affording decent and stable housing. This issue and several other contributing factors are described in detail below. These types of barriers guide the development of new policies and programs:

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 need 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 42,000 vacant properties, about 8,500 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. The Philadelphia 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 53% are located in distressed markets. Rising rents are making it more difficult for residents to find affordable housing. To help combat these issues, PHA’s adoption of payment standards based on Small Area Fair Market Rents (SAFMRs) is intended to expand the range of housing choices available to voucher holders. PHA also sponsors a voluntary Housing Opportunity Program that provides housing search, counseling and other support services to voucher holders

who wish to move to areas of higher opportunity. Additionally, private developers are encouraged 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, community residents – especially LEP and disabled residents—may not be aware of these opportunities. Broader outreach efforts will help connect community residents to services and programs.

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 the Reinvestment Fund reveals that there are many R/ECAP areas in need of high-quality Pre-K options.

Lack of income

There is an urgent need to connect residents to available benefits and provide job skills development and training projects and programs. Programs and assistance such as Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), the Earned Income Tax Credit (EITC) and the Child Tax Credit are substantially under-subscribed by city residents. The Office of Community Empowerment and Opportunity (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 these benefits.

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, the rise in Philadelphia housing prices, coupled with low available inventory, pose issues for first-time homebuyers.

Lack of communication between government and residents

The City, PHA and partners have a 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. As protections enacted by the COVID-19 come to a close, housing counseling agencies and nonprofit legal advocates will seek to alleviate affordability pressures and keep residents in their homes.

Residential evictions

Evictions are often a sign of housing instability. The Reinvestment Fund analyzed evictions for 2018-2019 and reported 33,953 eviction filings, impacting approximately 6% of renter households. Evictions diversion efforts, are needed to help tenants remain in housing including connecting to housing counselors, mediators, and available rental assistance.

Age and condition of housing

Approximately 87% of Philadelphia's housing stock was built before 1980 and in R/ECAP areas a large portion of homes were built before 1939. Many of the residents in these homes pay up to 50% 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. Studies have shown that the LGBTQ community disproportionately experiences homelessness. 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.

Strategy to remove or ameliorate the barriers to affordable housing

As discussed in the first narrative, the City has not identified any local policies as having a significant negative impact on affordable housing. Goals and strategies have been developed to address barriers to affordable housing. The City and PHA worked with a diverse team of stakeholders in 2016 to identify Assessment of Fair Housing (AFH) goals to address barriers to affordable housing and access to opportunity. The draft 2022 AFH offers targeted recommendations for the City and its partners to incorporate into policies and programs based on a new cycle of community engagement, data analysis, and needs assessment. The City has developed and will continue to implement goals and strategies that build upon the 2016 AFH, incorporate the recommendations of the draft 2022 AFH, and affirm the need to strengthen successful strategies while fostering innovative approaches to addressing barriers to affordable housing.

SP-60: Homelessness Strategy

Outreach to homeless persons (especially unsheltered persons) and assessing their individual needs

Street Outreach teams will continue to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing. The City's street outreach activities are funded and overseen by DBHIDS, and 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. Quarterly, a Collaborative Outreach Committee brings together all outreach teams (including those for youth) with key stakeholders to engage in ongoing strategy coordination.

As part of the Mayor's Task Force on Shared Spaces, OHS will continue to work with public and private stakeholders to address public spaces in a way that honors the people who are vulnerable and suffering, but balances the needs and interests of the commuters, businesses and tenants who use the space. The Task Force will continue to work on city-wide strategies to address the need for affordable housing and high-quality services that are available to those who need them, including coordinating with the Mayor's Opioid Task Force.

To date, in efforts to address the needs of residents, businesses, visitors, and those experiencing homelessness in the Suburban Station Concourse, OHS has:

- Doubled Outreach at prime times and added four OHS staff on the ground at those times and two additional staff people in the Hub of Hope to facilitate intake;
- Extended the hours of select winter sites, as funds allow, to reduce flow into the concourse including increasing hours and slots at New Life Center (provides showers, laundry, food, mail, recreation, connections to ID/benefits, employment, treatment) and Sunday Breakfast Association (provides meals, shelter);
- Provided training to the merchants on homelessness and mental illness;
- Engaged youth outreach;
- Where necessary, sought commitment for those who pose a danger to themselves or others.

In addition:

- The SouthEastern Pennsylvania Transit Authority (SEPTA) has added new lighting in the concourse;
- SEPTA has dedicated nine officers at peak times, helping to prevent and stop illegal behaviors;
- The Police Department has brought in narcotics enforcement and bike cops at key hours.

In collaboration with the rest of the task force, including DBHIDS, the Department of Public Health, SEPTA, and Law Enforcement, OHS will continue to refine its approach for increased uniformity in response, increased effectiveness with engagement, increased focus on housing placements, and increased visibility in “hot spots” with large populations of people experiencing homelessness.

The local homeless services system will also continue to support the development of a coordinated community expansion of capacity to prevent and end youth homelessness. This will include integrating best practices for identification and outreach, prevention, diversion, low-barrier access to shelter, coordinated entry processes, and swift moves into the most appropriate housing options. At present, the Synergy Project, a Runaway and Homeless Youth Program funded Street Outreach Program of Valley Youth House, provides outreach services to runaways, homeless and nomadic youth ages 21 and under, including supplies to meet immediate needs, access to shelter, informal counseling and connections to other resources in Philadelphia. Outreach workers engage with youth through site- based outreach activities at schools, drop-in centers, and health centers, as well as street-based outreach and a 24-hour outreach line.

Addressing the emergency and transitional housing needs of homeless persons

Philadelphia’s Health and Human Services Cabinet has identified a goal of ensuring the most vulnerable residents are able to stabilize their lives, and that individuals and communities support each other, and has identified decreasing reliance on emergency shelter as a key strategy. To that end, Philadelphia developed a Coordinated Entry Process, which is locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), to build on existing practices and create a streamlined and standardized process that links households to the appropriate resources to end their housing crisis. To determine the severity of housing and service needs, all households are assessed with the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). This process takes a standardized phased approach in which each phase only includes questions needed to refer a household at that point. The assessments build on each other to limit the number of times people must repeat their stories. The CEA-BHRS process prioritizes those who are in most need of assistance.

Further, OHS is in the process of evaluating and redesigning emergency housing and family homelessness supports. Additional efforts towards this goal include requiring shelter providers to initiate housing assessment starting at the tenth (10th), evaluating long-term stayers in City funded Emergency Shelter programs to identify and resolve barriers and limiting the average length of stay in shelter.

The CoC’s emergency and transitional housing system is structured to accept all subpopulations of individuals and families that are experiencing homelessness, and there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance abuse, youth aged 18-24, and veteran households. Emergency housing provides short-term accommodation for individuals and families

to resolve an immediate housing crisis, assess level of need, and provide case management to help obtain appropriate housing. Transitional housing provides supported semi-independent living for a period of up to 24 months.

OHS works collaboratively with a broad-based network of providers focused on utilizing practices that are informed by data, honor the different perspectives of all stakeholders, and are trauma informed. City-contracted Emergency Housing programs will follow standards guided by the following principles:

- **Housing First:** Households at risk of or experiencing homelessness are housed quickly without preconditions or service participation requirements.
- **Housing Focused:** Assistance provided to households at risk of or experiencing homelessness is focused on moving to and maintaining permanent housing.
- **Prioritization:** Assistance is prioritized based on vulnerability and severity of service needs to ensure households needing help the most receive it in a timely manner.
- **Person Centered:** A trauma informed approach that is dignified, safe, and incorporates participant choice and equitable access and treatment.
- **Strength-Based:** An asset-based approach that focuses on the inherent strengths of participants and deploys these personal strengths to aid in the achievements of the participants' goals.

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

Another strategy that OHS will use towards the goal of ensuring the most vulnerable residents are able to stabilize their lives and that individuals and communities support each other, is helping extremely low-income families move into permanent housing. To that end, OHS is completing the conversion of transitional housing programs to funding for rapid re-housing efforts, increasing permanent supportive housing and rapid re-housing supports for the chronically homeless, and partnering with the private sector to develop new housing options. Operating the Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), OHS will continue to facilitate access to permanent supportive housing, which is an evidence-based housing intervention that combines non-time-limited affordable housing for people with disabilities with wrap-around supportive services.

Rapid re-housing is Philadelphia's primary strategy to assist families with children experiencing homelessness move to permanent housing. The system uses rapid re-housing as a bridge into long-term housing as well

as a way to immediately enroll participants into housing. The CoC expands its commitment to this approach annually, increasing the number of CoC-funded rapid units each year. Federal Emergency Solutions Grant (ESG), State ESG, and State TANF funds also support rapid re-housing programs. Rapid re-housing assistance recipients have an 82% rate of exit to permanent housing.

Philadelphia CoC will continue to increase the number of formerly homeless households in permanent housing or time-limited subsidized housing with supports and remain committed to identifying and prioritizing the most vulnerable and chronically homeless persons for housing placement. The CoC adopted the Order of Priority described in HUD's Notice CPD-16-11, which is anticipated to provide greater access to turnover units in a priority manner for those who are experiencing chronic homelessness.

Philadelphia effectively ended veteran homelessness on December 17, 2015, through the collaboration of Philly Vets Home, a network of veteran-serving providers and programs, community stakeholders, and government representatives, working together to end veteran homelessness. To maintain this status, the CoC will continue to rapidly re-house veterans who become homeless and devote resources to preventing homelessness among at-risk veterans. The by-name list for veterans tracks any returns to homelessness following prevention or housing assistance, in order to tailor the approach of subsequent engagement and service provision.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Office of Homeless Services is committed to providing supports to prevent households from entering the homeless system. OHS will continue to work to expand its capacity to assist low-income individuals and families avoid experiences of homelessness, both with the direct service of the Emergency Assistance and Response Unit (EARU) and by contracting with service providers to use Housing Trust Fund and ESG funds to remove financial barriers to sustaining housing and prevent shelter entry.

Capacity building will include co-locating homeless prevention staff at centralized shelter intake, bringing additional resources to the site where households are currently assessed to determine homeless status and potential for diversion. Diversion in this sense is determining whether the household can safely return to a prior residence or with a family or friend. The City will also use housing trust funds to focus on prevention in targeted areas and implement its plan for using ESG funds to further expand homeless prevention. Moving forward, Philadelphia's HHS Cabinet will pilot a Shallow Rent program to help people with some income avoid homelessness. Ultimately, the aim is to increase number of households receiving homeless prevention assistance.

The City is prioritizing the prevention of homelessness for DHS-involved families. The HHS Cabinet will develop new housing support tools to reduce delays in reunification and develop a plan for earlier intervention for these families, to increase placement of DHS-involved families in permanent housing or a time limited housing subsidy. The City will also work to secure funding for new rental housing and for repairs to homes specifically for families at risk of children's removal due to housing conditions or instability, as well as housing for families ready for reunification.

Homeless Services will continue to work with public and private partners toward adoption of promising models for addressing youth homelessness and implementation of strategies to make our system more youth-friendly utilizing principles of Positive Youth Development and trauma-informed care. The HHS Cabinet has also stated its commitment to changing the approach of the discharge planning process for foster youth exiting the formal child welfare system to increase access to housing resources. The City will work with partners to strengthen transition planning and identify youth-centric housing resources to be added to the homeless services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing. It will pilot a Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) used at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a youth emergency shelter and strengthen system-wide data sharing agreements to facilitate cross-system collaboration.

The City will continue to consider strategies to improve discharge planning by healthcare institutions, correctional facilities, and mental health treatment programs. Homeless Services will partner with local hospitals, Managed Care Organizations, correctional systems, DBHIDS and appropriate service providers to reduce the frequency of discharges into homelessness.

SP-65: Lead Based Paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Philadelphia continues to reduce the number of housing units with identified lead hazards. When a child is identified with an elevated blood level (EBL), the Philadelphia Department of Public Health (PDPH) Lead and Healthy Homes Program (LHHP), previously known as the CLPPP, provides home visiting, education and environmental assessments. In most cases, interior deteriorating lead paint and lead dust is identified as the source of the child's lead exposure. In FY 2021 more than 255 new cases of EBL were identified.

Actions related to the extent of lead poisoning and hazards

The actions above are targeted to reduce the incidence of childhood lead poisoning and reducing lead hazards in both homeownership and rental properties. The planned actions and services aim to further reduce lead poisoning and hazards.

Actions integrated into housing policies and procedures

The Renovation, Repair and Painting Law was enacted in 2008. Since April 2009, this law has required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust. LHHP is an EPA-certified training provider and continues to provide this mandatory training. The City also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children six years old and under.

The law went into effect in December of 2012. The law requires that landlords renting residences built before March 1978 in which children aged six or under are residing:

1. have the residence inspected and certified as "Lead Free" or "Lead Safe,"
2. provide this certificate to tenants for their signature, and
3. provide a copy of this certificate signed by the tenant to PDPH.

In 2019, City Council passed an amendment to the Lead Disclosure and Certification Law, stating that landlords now must certify their properties as either lead free or lead safe regardless of the presence of children prior to obtaining their rental license. This is a big move in the primary prevention of lead hazard exposures for Philadelphia families. Further, the LHHP has developed a comprehensive Lead and Healthy

Homes database to identify which landlords have submitted a lead safe/ lead free certification. This database allows L & I to automatically check whether landlords who apply for or renew a rental license online have submitted the required certifications.

Philadelphia schools and childcare facilities now are required to conduct lead in water testing and post the results of these tests online. Further, schools and family day cares must ensure that they are either lead free or lead safe, submitting lead dust wipe results to PDPH. The Lead and Healthy Homes Program is working hard to eliminate lead hazard exposures within the city of Philadelphia.

PDPH has received approximately 60,153 Lead Free or Lead Safe certificates from landlords. The Lead Paint Disclosure Law includes provisions for fines or penalties up to \$2,000 per day for landlords who fail to comply. This law will be fully implemented by October 2022.

SP-70: Anti-Poverty Strategy

Goals, programs and policies for reducing the number of poverty-level families

Philadelphia has the worst poverty rate of the 10 largest U.S. cities, with 23% of its residents, or roughly 355,000 people, living below the federal poverty level in 2020. Philadelphia understands the challenge of deep and persistent poverty to be the legacy of long term, systemic and structural factors such as racism, discrimination, and segregation. Addressing the underlying drivers of poverty requires a coordinated response across City departments, as well as the active participation of other public and private sector partners. The strategic priorities set forth by the Kenney administration (listed below) form the framework for a comprehensive and multigenerational approach to poverty alleviation, with the goal of lifting 100,000 residents out of poverty over the next eight years.

- Quality Education for All
- A Safer and More Just Philadelphia
- Health Equity for All
- An Inclusive Economic Economy and Thriving Neighborhoods

These priorities are informed by values such as compassion for the city's most vulnerable residents, equity for communities of color, and opportunity for all residents to thrive. The City's departments have taken steps to ensure that these priorities and values are reflected in budgets, administrative processes, operations, outreach, and collaborations with communities and partner organizations. In addition, Philadelphia's Office of Diversity and Inclusion is leading a cross departmental effort to catalog and eliminate racial disparities in core City services, beginning with economic development, code enforcement, parks and recreation, city planning, procurement, public health, revenue (including municipal taxes, fines, and fees), and records. These measures, which collectively comprise Philadelphia's approach to poverty reduction, are documented in a series of strategic plans and reports issued by several City departments, including the following:

- **Housing for Equity:** An Action Plan for Philadelphia, Department of Planning and Development, 2018. Housing for Equity was used to initiate 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.
- **Connect:** Philadelphia's Strategic Transportation Plan, Office of Transportation, Infrastructure and Sustainability, 2019. Connect is a guiding document for City efforts to ensure that City streets, sidewalks, and transit services provide equitable access to opportunities, and to provide a transportation system that is safe, affordable, accessible, and reliable for all Philadelphians.
- **Growing with Equity, Philadelphia's Vision for Inclusive Growth. Mayor's Policy Office, 2019:** Prepared in partnership with public, private, and civic organizations, the Growing with Equity plan includes strategies and recommendations designed 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.
- **Strategic Framework, Office of Community Empowerment and Opportunity (CEO), 2019:** The CEO Strategic Framework lays out an agenda of advancing economic mobility through racial equity

and economic justice. To support economic mobility, CEO invests in evidenced-based employment programs targeting hard-to-place career seekers, such as returning citizens, formerly homeless people, veterans, and TANF (Temporary Assistance for Needy Families) recipients.

- **Philadelphia Poverty Action Plan Philadelphia City Council, 2020:** The mayor’s anti-poverty strategy 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.
- **Employment and Training Opportunities for Section 3 Residents:** Philadelphia is committed to directing job training and employment opportunities to low-and very low-income Philadelphians, and its programs have increased opportunities for these groups. The City has undertaken various affirmative efforts to realize the benefits of Section 3 for local residents and local businesses. The City includes the Section 3 clause in its HUD-funded contracts, alerting each entity of the program and its obligations. The clause also requires its placement in every subcontract subject to Section 3 regulations. The City promotes awareness of Section 3 at Pre-Development and Pre-Construction meetings, wherein developers, contractors and subcontractors engaged in Agency funded projects are informed of equal opportunity, business utilization and workforce participation provisions found in Agency contracts. The City is in the process of creating HUD Section 3 webpage. The webpage will contain an explanation of the regulations, reporting forms, Section 3 requirements for developers and contractors, Section 3 opportunities for finding qualified candidates for employment and training, and a link to the HUD Section 3 Business Directory. The webpage will provide firms easy access to the information needed to comply with Section 3 program requirements. In February 2021, the City procured a cloud-based software solution for construction site compliance management, certified payroll, and workforce reporting and development. When the transition to the new software is complete, the City will have a more efficient method of recording Section 3 data from contractors and sub-contractors.

To increase impact at the local level, these measures must be complemented by changes at the national level – such as boosts to social security, supplemental security income, the minimum wage, and housing choice vouchers, as well as the restoration of the expanded Child Tax Credit. The City will continue to advocate for these and other federal proposals that will accelerate the achievement of our poverty reduction goals.

Poverty-reducing goals, programs, and policies coordinated with this affordable housing plan

To better integrate Philadelphia’s anti-poverty, health and social services efforts and to help leverage and coordinate public resources, Mayor Jim Kenney restructured and expanded the Health and Human Services (HHS) Cabinet early in his first term. The (HHS) Cabinet includes several departments that provide direct services and programming for people with incomes below the federal poverty level and other vulnerable populations. These include the Philadelphia Department of Public Health, The Department of Behavioral Health and Intellectual disAbility Services, the Office of Community Empowerment and Opportunity, and the Office of Homeless Services. In addition, members of the HHS Cabinet meet monthly with staff from Planning and Development, DHCD, and PHA to ensure that all housing policies, programs, projects are coordinated.

The *2022 Assessment of Fair Housing* and this *Consolidated Plan 2022-2026* were developed in coordination with staff from the HHS Cabinet. The goals and strategies outlined in this *Plan* were crafted to advance the poverty reducing goals outlined above and are in alignment with the anti-poverty programs and policies.

SP-80: Monitoring

Standards and procedures to monitor activities carried out in furtherance of the Plan and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

At the beginning of each funding year, the director of the Monitoring Division of DHCD develops an overall monitoring review strategy and plan by carefully examining programs and subrecipients listed in the *Consolidated Plan*. The director performs a risk assessment to identify which programs or subrecipients require comprehensive monitoring. The risk assessment factors include the newness of the program or subrecipient, the dollar amount allocated and the actual expenditures associated with a particular program or subrecipient, audit report findings, designation as a high-risk subrecipient, as well as recommendations from DHCD staff members. The monitoring review strategy is formulated into a monitoring plan and implemented through a formal review process that includes the following steps:

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

The standards and procedures used for administering CDBG, HOME and HOPWA-funded contracts are detailed in DHCD's Uniform Program Management System (UPMS), which was revised in 2017. Upon request, the UPMS is distributed to subrecipients and Major Delegate Agencies. Inspectors from the Philadelphia Redevelopment Authority make annual inspections of HOME-funded rental units to ensure Housing Quality Standards (HQS) and other HOME program requirements are met. The City monitors its performance in meeting its goals and objectives set forth in the *Consolidated Plan*—including the AFH Strategies—through the review of monthly reports from its major delegate agencies and subgrantees as required by contract. In addition, DHCD's Policy and Planning Department prepares quarterly performance reports known as 1029AA Reports, as mandated by Philadelphia City Council, which report on all program activities. DHCD prepares the annual *Consolidated Annual Performance and Evaluation Report (CAPER)* which summarizes the City's performance in relation to the goals and objectives identified in the *Consolidated Plan*. The AFFH stakeholder group also plays a role in monitoring progress of the AFH goals and strategies.

Fiscal Management

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

Affirmative Marketing Actions

Constructed or rehabilitated units using federal HOME and CDBG funds are sold or rented according to an approved marketing plan that must be approved by DHCD or the Philadelphia Redevelopment Authority. Marketing plans describe affirmative advertising or other marketing efforts, describe the selection process for buyers or renters and ensure equal opportunity in the availability of HOME-funded units. In addition, neighborhood-based community organizations, funded through CDBG as Neighborhood Advisory Committees, make information available about DHCD programs and available housing throughout low- and moderate-income areas of the City. DHCD also maintains NewsOnTap.org, a website that ensures that persons with disabilities are aware of available, accessible housing units in developments that received DHCD support.

Outreach to Minority- and Woman-Owned Businesses

The City, through DHCD's Compliance Department, obtained up-front commitments of Economic Opportunity Plans from developers and general contractors for housing and development projects under the PHDC, its newly created divisions, including the Landbank and the former PRA. The DHCD Compliance Unit monitors these plans during the term of the contracts. Developers and general contractors are evaluated based on their past performance in meeting those planned goals. The City's minority (MBE), woman (WBE) and disabled-owned (DSBE) businesses (M/W/DSBE) program is established under Chapter 17-1000 of the Philadelphia Code and the Mayor's Executive Order 1-21. Participation goals provide meaningful and representative opportunities for M/W/DSBEs to participate in all phases of a Covered Project, Contracts for construction contracts and similarly for professional services and supply contracts.

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 and will assist in the allocation of Neighborhood Preservation Initiative funding.

Table 74: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year Five				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	43,989,090	6,750,000	313,000	51,052,090	204,208,360	CDBG funds support home repair, housing counseling, neighborhood economic development, education, and community improvement projects and programs
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	13,200,672	0	0	13,200,672	52,802,688	HOME funds support affordable rental/special needs housing production; and tenant-based rental assistance to prevent homelessness
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	8,731,093	0	0	8,731,093	34,924,372	The HOPWA program will fund programs and services specifically for persons with HIV/AIDS, including Tenant-Based Rental Assistance, housing counseling and supportive services
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services Transitional housing	3,815,940	0	0	3,815,940	15,263,760	ESG funding will support Rapid Re-housing, Emergency Shelters Data/HMIS Systems, and a range of other Homeless Prevention programs
Housing Trust Fund-RF	public - local	Homeowner rehab Multifamily rental rehab Homeless Prevention	16,000,000	0	0	16,000,000	64,000,000	Housing Trust Fund Recording Fee earnings will be used to support affordable rental preservation projects; homeowner preservation and homeless prevention activities
Housing Trust Fund-GF	public - local	Multifamily rental new construction Multifamily rental rehab Other	27,870,000	0	0	27,870,000	111,480	Housing Trust Fund-New earnings will be used to support affordable rental production and preservation projects; Housing counseling activities and tangled title assistance.
Neighborhood Preservation Initiative	public - local	Multifamily rental new construction Multifamily rental rehab Homeowner rehab Homeless Prevention Other	91,450,000	0	0	91,450,000	365,800,000	Neighborhood Preservation Initiative funds will be used to support affordable rental production and preservation projects; housing counseling activities and tangled title assistance; rental assistance; closing costs/down payment/seller assistance; and business assistance
Other	public - local	Other Foreclosure Prevention Vacant land management ESG Match	7,876,000	0	0	7,876,000	31,504,000	Local funds are used to support foreclosure prevention, vacant land management through PHS and ESG match funding

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 Credit 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 2022-23, 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 Credit program, private foundations and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program and will assist in the allocation of Neighborhood Preservation Initiative funding.

Community Development Block Grant

Typically, 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. Unspent funds from prior years will be allocated to economic development projects and activities in CFY 23.

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 2.205(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% 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, Mortgage and Utility 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	\$299,730
Emergency Housing	\$1,781,341
HMIS	\$259,566
Administration	\$173,467
Total	\$3,815,940

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). There are two ways in which HTF funding is categorized: HTF-RF (Recording Fee), and HTF-GF (General Fund). HTF-RF provides a sustainable funding stream by dedicating a portion of document recording fees for affordable housing. HTF-GF includes a portion of the City's General Fund – 0.5% – which is dedicated to Housing Trust Fund activities. The creation of the HTF required state enabling legislation, City Council ordinances, and Mayor's Executive Orders.

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% of Area Median Income (AMI) and half are targeted to low- and moderate-income households earning between 30% and 115% 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 on fund allocation and HTF implementation. DHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Annual Action Plan*.

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. Since 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 implementation of program activities. Additionally, these costs are CDBG-eligible. General Administration costs include program planning, management, coordination, monitoring and evaluation, and public information.

Schedule A: Year 48 Economic Development Activities (In Thousands)

CDBG Year 48 Fiscal Year 2023

	CDBG	State	NPI	Other	Total
Business Assistance					
Business Loan Programs	2,000		1,000	15,650	18,650
Section 108 Loan Program (PIDC)				20,000	20,000
Technical Assistance to Small Businesses	1,005				1,005
Storefront Improvement Program & Targeted Block Façades				700	700
Business Attraction & Expansion	500				500
<i>Subtotal: Business Assistance</i>	<i>3,505</i>		<i>1,000</i>	<i>36,350</i>	<i>40,855</i>
Community-Based Organization Assistance					
PIDC Neighborhood Development Fund	2,000				2,000
Neighborhood Development Grants	1,000		2,800		3,800
Targeted Corridor Revitalization Management Program	1440				1,440
Keystone Communities Program/Main Street		175			175
Capacity-Building Assistance	100				100
CDC Tax Credit Program				3,550	3,550
<i>Subtotal: Community-Based Organization Assistance</i>	<i>4,540</i>	<i>175</i>	<i>2,800</i>	<i>3,550</i>	<i>11,065</i>
Employment Services and Training					
YouthBuild Philadelphia	300				300
<i>Subtotal: Employment Services & Training</i>	<i>300</i>				<i>300</i>
Annual Operating Costs					
Commerce/Program Delivery	768				768
PIDC/Program Delivery	339				339
Commerce/General Administration	2,040				2,040
<i>Subtotal: Annual Operating Costs</i>	<i>3,147</i>				<i>3,147</i>
Grand Total: Economic Development	11,492	175	3,800	39,900	55,367

Schedule B: Year 48 State Resources
(In Thousands)

**CDBG Year 48
Fiscal Year 2023**

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

Schedule C: Year 48 Other Resources
(In Thousands)

**CDBG Year 48
Fiscal Year 2023**

	General Fund	Other Private	Section 108	Total
Housing Preservation				
Housing Counseling				
Housing Counseling and Foreclosure/Eviction Prevention	470			470
Homeless & Special-Needs Housing				
Emergency Solutions Grant	3,816			3,816
Vacant Land Management & Community Improvement				
Vacant Land Management	2,890			2,890
Community Economic Development				
A. Business Assistance				
1. Business Loan Programs		15,650		15,650
2. Section 108 Loan Program (PIDC)			20,000	20,000
3. Storefront Improvement Program & Targeted Block Façades	700			700
B. Community-Economic Development by CDCs				
2. CDC Tax Credit Program		3,550		3,550
Grand Total: Other Resources	7,876	19,200	20,000	47,076

Schedule D: Year 48 Housing Trust Fund Resources (In Thousands)

CDBG Year 48 Fiscal Year 2023

	HTF -RF (Recording Fee) Total	HTF-GF (General Fund) Total
Affordable Housing Production and Preservation		
A. Affordable Rental Housing		
1. Neighborhood-Based Rental Preservation	2,530	2,083
2. Affordable Housing Production and Preservation		5,000
B. Home Repair and Weatherization Programs		
1. Heater Hotline - PHDC/ECA	1,000	
2. Basic Systems Repair Program	551	
3. Targeted Preservation	500	
Tenant and Homeowner Assistance		
A. Housing Counseling		
1. Housing Counseling and Foreclosure/Eviction Prevention	2,000	2,500
2. Vacancy Prevention and Tangled Title Program	100	500
3. Urban Affairs Coalition	60	
B. Direct Assistance		
1. Mortgage Assistance	750	
2. Rental Assistance	2,659	15,000
3. Utilities Assistance	1,070	
Homeless & Special-Needs Housing		
A. Adaptive Modifications Program	1,355	
B. Homelessness Prevention Program	1,000	
Community Planning and Capacity Building		
A. Capacity Building Assistance		
1. Philadelphia Association of CDCs	25	
Annual Operating Costs		
A. Program Delivery		
1. PHDC	1,125	
B. General Administration		
1. DHCD	375	1,000
2. Unallocated	900	1,787
Grand Total: HTF Resources	16,000	27,870

Schedule E: CDBG Year 48 Administrative Cost Limitation
(In Thousands)

**CDBG Year 48
Fiscal Year 2023**

	CDBG	
A. Resource Base		
CDBG Entitlement	43,989	
Projected Program Income	6,750	
Total: Resource Base	50,739	
B. Administrative Limitation (20%)		10,148
C. Administrative Budget		
Housing Agencies		
DHCD	5,052	
PHDC	2,272	
Support Services & Project Planning	85	
Economic Development		
Commerce	2,040	
Nonprofit Subrecipients	100	
General Service Departments		
Law	342	
City Planning	251	
Total: Administrative Budget		10,142
D. Administrative Allowance (B-C)		6

Schedule F: CDBG Year 48 Community Economic Development by CDCs
(Pursuant to Council Bill #000716)
(In Thousands)

CDBG Year 48
Fiscal Year 2023

	CDBG	
A. Resource Base		
CDBG Entitlement	43,989	
Projected Program Income	6,750	
Total: Resource Base	50,739	
B. CDC Economic Development Requirement (5%)		2,537
C. CDC Economic Development Budget		
Community-Based Organization Assistance		
PIDC Neighborhood Development Fund	2,000	
Neighborhood Development Grants	1,000	
Targeted Corridor Revitalization Management Program	1,440	
Capacity-Building Assistance for CDCs	100	
<i>Subtotal: Community-Based Organization Assistance</i>	<i>4,540</i>	
Total: CDC Community Economic Development		4,540
D. Amount In Excess of Requirement (C-B)		2,003

Schedule G: CDBG Year 48 Public Service Cap
(In Thousands)

CDBG Year 48
Fiscal Year 2023

	CDBG	
A. Resource Base		
CDBG Entitlement	43,989	
Projected Year 47 Program Income	5,750	
Total: Resource Base	49,739	
B. Public Service Cap (15%)		7,461
C. Public Service		
Housing Counseling and Foreclosure/Eviction Prevention	3,244	
Vacancy Prevention Activities	100	
Earned Income Tax Credit	48	
Energy Coordinating Agency (ECA)	522	
YouthBuild Philadelphia	300	
<i>Subtotal: Public Service</i>	<i>4,214</i>	
Total: Public Service		4,214
D. Public Service Allowance (B-C)		3,247

Schedule H: ESG Year 48 Street Outreach & Emergency Shelter Cap
(In Thousands)

ESG Year 48
Fiscal Year 2023

	ESG	
A. Resource Base		
ESG Entitlement	3,816	
Total: Resource Base	3,816	
B. Street Outreach & Emergency Shelter Cap (60%)		2,290
C. Street Outreach & Emergency Shelter		
Street Outreach	0	
Emergency Shelter	1,700	
<i>Subtotal: Street Outreach and Emergency Shelter</i>	<i>1,700</i>	
Total: Street Outreach & Emergency Shelter		1,700
D. Street Outreach & Emergency Shelter Allowance (B-C)		590

Resource Comparison (In Thousands)

	CDBG Year 47 City FY 2022	CDBG Year 48 City FY 2023	Increase (Decrease)
Resources Part I a			
A. CDBG			
1. Entitlement	45,395	43,989	(1,406)
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	5,500	1,000
PIDC	1,000	1,000	0
<i>Subtotal: CDBG</i>	<i>53,250</i>	<i>51,052</i>	<i>(2,198)</i>
B. HOME			
1. Federal—Direct Allocation	11,591	13,201	1,610
<i>Subtotal: HOME</i>	<i>11,591</i>	<i>13,201</i>	<i>1,610</i>
C. Other Federal			
1. Emergency Solutions Grant	3,807	3,816	9
2. HOPWA Philadelphia	8,327	7,827	(500)
3. HOPWA Bensalem Township		904	904
4. HOPWA Prior Year's Reprogrammed Funds	5		(5)
<i>Subtotal: Other Federal</i>	<i>12,139</i>	<i>12,547</i>	<i>408</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	77,575	(180)
Resources Part II a			
E. Other Resources			
1. City General Funds	7,517	7,876	359
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-RF	14,000	16,000	2,000
(b) HTF-Reprogrammed	500		(500)
(c) HTF-GF	6,860	27,870	21,010
Subtotal: Resources Part II	68,077	182,396	114,319
Grand Total Resources	145,832	259,971	114,139

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

		CDBG Year 47 City Fiscal Year 2022										CDBG Year 48 City Fiscal Year 2023									
(in Thousands)		CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	GF	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	GF	Total
Affordable Housing Production																					
A. Affordable Rental Housing																					
1.	Neighborhood-Based Rental Production	2,459	5,378			3,000	1,000				11,837	0	6,988						20,000		26,988
2.	Development Financing for Homeless & Special-Needs Housing		1,500								1,500		1,500						2,050		3,550
3.	Neighborhood-Based Rental Preservation	1,734	1,526			3,000	4,000				10,260	0	1,526			2,530	2,083		16,150		22,289
4.	Affordable Housing Production and Preservation (incl. a.cq)										0					0	5,000				5,000
	Subtotal: Affordable Rental Housing	4,193	8,404	0	0	6,000	5,000	0	0	0	23,597	0	10,014	0	0	2,530	7,083	0	38,200	0	57,827
B. Home Repair & Weatherization Programs																					
1.	Heater Hotline - PHD/CECA					1,000					1,000					1,000					1,000
2.	Weatherization & Basic Systems Repair Programs - BSRP	10,122				551					10,673	13,909				551			9,500		23,960
	- 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	14,431	0	0	0	2,051	0	0	9,500	0	25,982
	Total: Affordable Housing Production & Preservation	14,837	8,404	0	0	8,051	5,000	0	0	0	36,292	14,431	10,014	0	0	4,581	7,083	0	47,700	0	83,809
Tenant & Homeowner Assistance																					
A. Housing Counseling																					
1.	Downpayment/Closing Cost Assistance						0				0						0		22,750		22,750
2.	Housing Counseling Eviction/Diversion, RHC	5,244					500			470	6,214	3,244				2,000	2,500		2,850	470	11,064
3.	Vacancy Prevention & Tagged Title	100				100	500				700	100				100	500		1,900		2,600
4.	UAC-Employer Assisted Housing					60					60					60					60
5.	Earned Income Tax Credit (EITC)	48									48	48									48
	Subtotal: Housing Counseling	5,392	0	0	0	160	1,000	0	0	470	7,022	3,392	0	0	0	2,160	3,000	0	27,500	470	36,522
B. Direct Assistance																					
1.	Mortgage										0					750					750
2.	Rent Assist (LHHC-REC/Eviction Diversion - 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	0	470	9,681	3,392	0	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-RF	HTF-GF	ESG	NPI	GF	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	GF	Total	
Homeless & Special Needs Housing																					
A. Emergency Solutions Grant						3,807		3,807	7,614							3,816			3,816	7,632	
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			8,470								8,470	
D. Adaptive Modifications Program				300	1,355	0			1,655				300	1,355	0			1,900		3,555	
E. Homelessness 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	20,258	108	2,033	8,470	300	2,355	0	3,816	3,650	3,816	3,816	24,548	
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	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	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								1,000	15,650	18,650	
1. Business Loan Programs	2,000								20,000	20,000									20,000	20,000	
2. Section 108 Loan Program (PIDC)									1,000	1,005										1,005	
3. Technical Assistance to Micro Businesses	1,000																				
4. Storefront Improvement Program & Targeted Block Façades									350										700	700	
5. Business Attraction and Expansion	500								500	500										500	
Subtotal: Business Assistance	3,500	0	0	0	0	0	0	0	36,000	39,500	3,505	0	0	0	0	0	1,000	36,350	40,855		
B. Community-Based Organization Assistance																					
1. PIDC Neighborhood Development Fund	2,000								2,000	2,000										2,000	
2. Neighborhood Development Grants	1,000								1,000	1,000								2,800		3,800	
3. Targeted Corridor Revitalization Mgt. Program	1,445								1,445	1,440			175							1,440	
4. Keystone Communities Program/Main Street				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	3,550	
Subtotal: Community-Based Organization Assistance	4,545	0	0	175	0	0	0	0	8,270	4,540	0	0	175	0	0	0	2,800	3,550	3,550	11,065	
C. Employment Services & Training																					
1. YouthBuild Philadelphia	300								300	300										300	
Subtotal: Employment Services & Training	300	0	0	0	0	0	0	0	300	300	0	0	175	0	0	0	3,800	39,900	39,900	52,220	
Total: Community Economic Development	8,345	0	0	175	0	0	0	0	39,550	48,070	8,345	0	175	0	0	0	3,800	39,900	39,900	52,220	

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-RF	HTF-GF	ESG	NPI	GF	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	GF	Total	
Community Planning & Capacity Building																					
A. Neighborhood Advisory Committees	1,440									1,440	1,440									1,440	
B. Capacity-Building Assistance	50									50	50									50	
1. Community Design Collaborative					25					25										25	
2. PACDC																					
C. Keystone Communities Program/Elm Street																					
D. Keystone Communities Program/ (Neighborhood Development)				300						300				300						300	
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	1,815	
Annual Operating Costs																					
A. Program Delivery																					
1. DHCD	254									254	258									258	
2. PHDC	9,928				1,125					11,053	9,928			1,125						11,053	
3. Commerce	747									747	768									768	
4. PIDC	339									339	339									339	
5. L&I	859									859	859									859	
6. City Planning	406									406	450									450	
Subtotal: Program Delivery	12,533	0	0	0	1,125	0	0	0	0	13,658	12,602	0	0	0	1,125	0	0	0	0	13,727	
B. General Administration																					
1. DHCD	4,969	244	234		375					5,822	5,052	244	234	375	1,000					6,905	
2. PHDC	2,272	910								3,182	2,272	910						5,000		8,182	
3. Commerce	1,984									1,984	2,040									2,040	
4. Law	342									342	342									342	
5. City Planning	251									251	251									251	
6. Unallocated						860				860				900	1,787					2,687	
Subtotal: General Administration	9,818	1,154	234	0	375	860	0	0	0	12,441	9,951	1,154	234	1,275	2,787	0	5,000	0	20,407		
Annual Operating Costs	22,351	1,154	234	0	1,500	860	0	0	0	26,099	22,559	1,154	234	2,400	2,787	0	5,000	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	51,052	13,201	8,704	16,000	27,870	3,816	91,450	47,076	259,944		
Resource Allocation	53,250	11,591	8,332	775	14,500	6,860	3,807	0	46,717	145,832	51,052	13,201	8,731	16,000	27,870	3,816	91,450	47,076	259,971		

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

AP-20 Annual Goals and Objectives

Table 75: Goal Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1 Develop Affordable Rental Housing	2022	2023	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	HOME: \$8,488,172 Local Housing Trust Fund: \$5,000,000 Other: \$22,050,000	Rental units constructed 270 Household / Housing Unit Housing for Homeless added 30 Household / Housing Unit
	<p>Description Goal: Develop affordable rental housing</p> <ul style="list-style-type: none"> The City will undertake neighborhood-based initiatives to produce affordable rental and special-needs housing. The City will provide gap financing for affordable rental and special-needs projects with tax credit financing. The City will identify high opportunity and rapidly appreciating areas (using tools such as market value and displacement risk analysis) and give priority points to projects that fall within these target areas, as well as racially/ethnically-concentrated areas of poverty. The City will give priority points in City/PHA RFPs for 4% and 9% and mixed-use tax-credit projects. The City will implement policy changes that incentivize private sector investment in mixed-income and affordable rental housing in high opportunity areas. The City will review the zoning code and best practices for further incentives to promote mixed-income and affordable housing, i.e. inclusion. Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs, etc. <p>Activities and projected outcomes:</p> <ul style="list-style-type: none"> Rental Projects - 270 units Homeless/Special Needs Rental - 30 units 						
2 Preserve Affordable Rental Housing	2022	2023	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	HOME: \$1,526,000 Local Housing Trust Fund: \$4,613,000 Other: \$16,150,000	Rental units rehabilitated 100 Household / Housing Unit
	<p>Description Goal: Preserve affordable rental housing</p> <ul style="list-style-type: none"> The City will solicit and select preservation projects to preserve subsidized/affordable rental units. The City, in partnership with PHA, will issue a preservation RFP and select projects to preserve 100 units per year. The City will work to minimize displacement and improve access to opportunity by protecting long-term affordability. The City will work with landlords to improve the quality, health, and safety of housing. PHDC will launch a landlord rehab program to improve quality of units. <p>Activities and projected outcomes:</p> <ul style="list-style-type: none"> Rehabilitated rental units - 100 units 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3 Expand Affordable Homeownership Housing	2022	2023	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$60,000 Other: \$14,500,000	Direct Financial Assistance to Homebuyers 925 Households Assisted
	<p>Description Goal: Expand affordable homeownership housing</p> <p>Activities and projected outcomes:</p> <ul style="list-style-type: none"> • UAC Employer Assisted Housing Program - 25 households • Philly First Home 900 						
4 Preserve Affordable Homeownership Housing	2022	2023	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	CDBG: \$14,009,090 Local Housing Trust Fund: \$1,651,000 Other: \$11,400,000	Honeowner Housing Rehabilitated 2,400 Household Housing Unit Public Service Activities other than Low/Moderate Income Housing Benefit 125 Households Assisted
	<p>Description Goal: Preserve affordable homeownership housing</p> <ul style="list-style-type: none"> • The City will solicit and select preservation projects to preserve subsidized/affordable rental units. • The City will provide funding to make systems repairs for homeowner housing. • The City will support VIP, CLS and PLA to help homeowners have clear title to their homes. <p>Activities and projected outcomes:</p> <ul style="list-style-type: none"> • BSRP Home Repairs - 2,400 households • Vacancy prevention activities - 125 Households 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5 Expand Housing Opportunities and Services for Homeless and Special Needs Individuals	2022	2023	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	CDBG: \$108,000 HOPWA: \$8,470,093 HOME: \$2,032,500 ESG: \$3,815,940 Local Housing Trust Fund: \$1,000,000 Other: \$5,556,670	Tenant-based rental assistance / Rapid Rehousing: 1,370 Households Assisted Homelessness Prevention 986 Persons Assisted Homeless Person Overnight Shelter 1,100 Persons Assisted HIV/AIDS Housing Operations 31 Household Housing Unit
	<p>Description</p> <p>Goal: Expand housing opportunities and services for homeless and special needs individuals</p> <ul style="list-style-type: none"> The City will reduce homelessness by expanding homeless/special needs housing opportunities including housing services supporting persons who are affected by HIV/AIDS. The City will enforce compliance with City's Domestic violence ordinance. PHA will continue to comply with HUD VAWA rules. The City will secure funding to support the development of units for individuals experiencing domestic violence. The City will establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities. The City will establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing. The City will secure funding to expand housing programs for families at-risk of child welfare involvement. The City will secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; 3) housing for families ready for reunification. The City will support a variety of youth homelessness prevention activities. The City will continue its Coordinated Entry and Assessment Based Housing Referral System using a Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter. The City will work with partners to strengthen transition planning and identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing. The City will strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth. <p>Activities and projected outcomes:</p> <p>Tenant-Based Rental Assistance (HOPWA) - 720</p> <ul style="list-style-type: none"> ActionAIDS - 27 ActionAIDS/Pathways - 20 Congreso - 85 Mazzoni Center - 170 PCRC/TURN - 270 Family Services Association of Bucks County - 40 Family Services of Chester County - 31 Family Services of Montgomery County - 12 Delaware County DHS - 65 <p>Tenant-Based Rental Assistance (ESG) - 400</p> <p>TBRA/Rapid Rehousing Rental Assist./Homeless - 250</p> <p>OHS Emergency Shelter (ESG) - 1,100</p> <p>Homelessness Prevention - 986</p> <ul style="list-style-type: none"> Homelessness Prevention (ESG) - 860 Homeless Prevention Program (NPI/HTF) - 100 STRMU Homelessness Prevention (HOPWA) - 26 <p>HIV/AIDS Housing Operations (HOPWA) - 31</p> <ul style="list-style-type: none"> Catholic Social Services - 18 Gaudenzia - 13 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6 Expand Accessible and Affordable Housing for Persons with Disabilities	2022	2023	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: \$1,355,000 Other: \$2,200,000	Homeowner Housing Rehabilitated 250 Household / Housing Unit
	Description Goal: Expand accessible and affordable housing for persons with disabilities <ul style="list-style-type: none"> The City will continue the 10% requirement for accessible units and 4% requirement for visitable units for City-supported projects. The City will secure new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners. The City will increase the number of accessible housing units created. The City will make accessibility improvements so that persons with disabilities can access homeless services. The City will improve access to Apple Tree, the intake site for families and single women, by repairing and re-paving the street to the entrance. Activities and projected outcomes: <ul style="list-style-type: none"> Adaptive Modifications - 250 households 						
7 Expand Fair Housing Outreach, Education, and Enforcement Activities	2022	2023	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$378,000	Public service activities other than Low/Moderate Income Housing Benefit 1,200 Persons Assisted
	Description Goal: Expand fair housing outreach, education, and enforcement activities <ul style="list-style-type: none"> The City will support tenant rights to prevent evictions. The City will support workshops led by tenant rights providers and housing counseling agencies, including LEP counselors. The City will continue to support tenant representation and other strategies to prevent evictions. The City will pursue feasible long-term affordability best practices to support of fair housing efforts. The City will promote fair housing through education and compliance testing. The City will work with the Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status. Activities and projected outcomes: <ul style="list-style-type: none"> Counseling and legal services - 1,200 households served 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8 Expand Education, Employment and Self-Sufficiency Opportunities	2022	2023	Non-Housing Community Developments	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: \$348,000	Public service activities other than Low/Moderate Income Housing Benefit 1,180 Persons Assisted
	<p>Description</p> <p>Goal: Expand education, employment and self-sufficiency opportunities</p> <ul style="list-style-type: none"> The City will support employment training, job creation, and community improvements to ensure youth 16-24 graduate high school and/or are job ready. The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including increasing comprehensive connections between programs and services to alleviate poverty among low-income households, e.g. EITC, by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible. The City and its partners will promote improved access to public programs and neighborhood amenities for individuals with limited English proficiency. The City, PHA, and partners will work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities. The City will convene partners to develop strategy to promote improved health outcomes, particularly as they relate to housing. The City and its partners will explore opportunities for offering Same Day Pay. The City will develop a resource center and network to support small landlords. <p>Activities and projected outcomes:</p> <ul style="list-style-type: none"> EITC - 1,000 households YouthBuild Job Training - 180 persons 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9 Expand Support for Small Business Owners and Commercial Corridor Development	2022	2023	Non-housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: \$8,045,000 Other: \$40,150,000	Jobs created/retained 330 Jobs Businesses assisted 120 Businesses Assisted Other (area benefit) 1,000,000 Persons assisted
	Description Goal: Expand support for small business owners and commercial corridor development The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including: <ul style="list-style-type: none"> • promoting technical assistance and training to small businesses to create and retain jobs; and • coordinating and aligning with other investments such as housing and commercial corridor activities to promote increased access to opportunity Activities and projected outcomes: <ul style="list-style-type: none"> • Business Loan Program - 30 jobs; 100,000 persons • Section 108 Loan Program - 300 jobs • TA to Micro Businesses - 100 businesses • Capacity Building for CDCs - 5 businesses • Targeted Neighborhood Business Attraction - 15 businesses • Storefront Improvement Program and Target Block Facades - 200,000 persons • PIDC Neighborhood Development Fund - 100,000 persons • Neighborhood Development Grants - 50,000 persons • Targeted Corridor Revitalization Management Program - 550,000 persons 						
10 Foster Open Access to All Housing and Community Resources and Programs	2022	2023	Affordable Housing Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$2,012,000 Local Housing Trust Fund: \$1,025,000	Public service activities other than Low/Moderate Income Housing Benefit 8,000 Households Assisted Other (neighborhood services area benefit) 550,000 Persons Assisted Other (org. capacity building) 20 Organizations Assisted
	Description Goal: Foster open access to all housing and community resources and programs <ul style="list-style-type: none"> • The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources. Activities and projected outcomes: <ul style="list-style-type: none"> • PACDC - 10 organizations Community Design Collaborative - 10 organizations • NAC Program - 550,000 persons • NEC Program - 8,000 households 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11 Strengthen Community Assets and Manage Vacant Land	2022	2023	Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: \$727,000	Public Facility or Infrastructure Activities for other than Low/Moderate Income Housing Benefit 120,000 Persons Assisted Other (area benefit - org capacity building) 50,000 Persons Assisted
	Description Goal: Strengthen community assets and manage vacant land <ul style="list-style-type: none"> The City will facilitate the return of vacant/blighted properties to productive use, e.g. gardens and community development investments. The City will coordinate and align with the goals and strategies of the Philadelphia Land Bank to acquire and dispose of vacant land for gardens and open space and community development investments. The City will provide funding to support preservation and creation of new public facilities and to clean/green and maintain vacant lots. Activities and projected outcomes: <ul style="list-style-type: none"> PHS LandCare Stabilization and Neighborhood Gardens Trust - 120,000 persons PHS Community LandCare Program - organizational capacity building - 50,000 persons L&I Demolitions - 250 buildings 						
12 Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability	2022	2023	Affordable Housing Homeless Public Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Loss of affordable housing units Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: \$2,866,000 Local Housing Trust Fund: \$23,979,000 Other: \$3,320,000	Public service activities for Low/Moderate Income Housing Benefit 10,000 Households Assisted Other (Direct Assistance) 1,800 Households Assisted
	Description Goal: Expand services and programs to protect renters and homeowners at risk of housing instability <ul style="list-style-type: none"> The City will provide housing counseling to homeowners to help them remain in their homes. The City will partner with entities that have resources to complete a more detailed market analysis with connection to eviction rates, housing quality, increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement, i.e. resident education, targeted housing counseling and preservation program. The City will provide rental assistance to help persons or households remain in their homes, including those who have experienced housing instability due to loss of income or economic hardship due to COVID 19. The City will expand programs that address issues affecting housing stability, such as tangled title, threat of eviction, and threat of foreclosure. Activities and projected outcomes: <ul style="list-style-type: none"> Housing Counseling Services - 10,000 households Direct Assistance (rent assistane) - 1,800 housholds 						

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13 Effective Administration of Projects and Programs	2022	2023	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Barriers preventing residents from connecting to housing and community development programs and services	CDBG: \$22,529,000 HOME: \$1,154,000 HOPWA: \$261,000 Local Housing Trust Fund: \$5,187,000 Other: \$5,000,000	Buildings Demolished – 250 Buildings
	Description Goal: Effective administration of projects and programs • The City will undertake the administration of a diverse array of projects and programs which respond to the priority needs of target populations.						

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

300

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, eviction diversion, vacant land management, and commercial corridor improvements all serve to combat blight, while Neighborhood Advisory Committees alert residents to their potential eligibility for home repair and other programs.

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

Table 76: Projects

#	Project Name
1	Neighborhood-Based Rental Production
2	Homeless and Special Needs Housing Production
3	Homeowner Down Payment/Closing Cost 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 Targeted 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	Direct Assistance (Rent/Mortgage/Utility)
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 and 2022 Assessment of Fair Housing (AFH), the Five Year *Consolidated Plan* (FY 2022-26), 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 AFH and Consolidated Plan priority goals.

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

AP-38 Projects Summary

Table 77: Project Summary Information

1	Project Name	Neighborhood-Based Rental Production
	Target Area	Philadelphia
	Goals Supported	Develop Affordable Rental Housing
	Needs Addressed	Lack of new Affordable Housing
	Funding	HOME: \$6,988,172 Other—Local Housing Trust Fund: \$5,000,000 Other—Local NPI Funds: \$20,000,000
	Description	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	270 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	Develop Affordable Rental Housing
	Needs Addressed	Lack of New Affordable Housing Shortage of Homeless and Special-Needs Housing
	Funding	HOME: \$1,500,000 Other—Local NPI Funds: \$2,050,000
	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 Credit RFP.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	30 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 Downpayment/ Closing Cost Assistance
	Target Area	Philadelphia
	Goals Supported	Expand Affordable Homeownership Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	Other—Local Housing Trust Fund: \$60,000 Other—Local NPI Funds: \$14,500,000
	Description	UAC will manage Employer Assisted Housing Program to enable 25 households to purchase homes. A total of 900 first time homebuyers will receive down payment/closing cost assistance through the City’s Philly First Home program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1,350 Households
	Location Description	Citywide
	Planned Activities	UAC will manage Employer Assisted Housing Program to enable 25 households to purchase homes. A total of 1,325 first time homebuyers will receive down payment/closing cost assistance through the City’s Philly First Home program.

4	Project Name	Housing Counseling and Foreclosure/Eviction Prevention
	Target Area	Philadelphia
	Goals Supported	Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability
	Needs Addressed	Barriers preventing residents from connecting to housing and community development programs and services
	Funding	CDBG: \$2,866,000 Other—City General Funds: \$470,000 Other—Local Housing Trust Fund: \$4,500,000 Other—Local NPI Funds: \$2,850,000
	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€.
	Target Date	6/30/2023
	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€.

5	Project Name	Tenant Landlord Counseling and Eviction Prevention
	Target Area	Philadelphia
	Goals Supported	Expand Fair Housing Outreach, Education, and Enforcement Activities
	Needs Addressed	Barriers preventing residents from connecting to housing and community development programs and services
	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	6/30/2023
	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	Preserve Affordable Homeownership Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	CDBG: \$100,000 Other—Local Housing Trust Fund: \$600,000 Other—Local NPI Funds: \$1,900,000
	Description	Philadelphia VIP, CLS, and PLA will provide housing/ legal 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€.
	Target Date	6/30/2023
	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, CLS, and PLA will provide housing/ legal 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€.
7	Project Name	Basic Systems Repair Program/Targeted (BSRP)
	Target Area	Philadelphia
	Goals Supported	Preserve Affordable Homeownership Housing
	Needs Addressed	Loss of affordable housing units
	Funding	CDBG: \$13,909,090 Other—Local Housing Trust Fund: \$1,051,000 Other—Local NPI Funds: \$9,500,000
	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	6/30/2023
	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	Preserve Affordable Rental Housing
	Needs Addressed	Loss of affordable housing units
	Funding	HOME: \$1,526,000 Other—Local Housing Trust Fund: \$4,613,000 Other—Local NPI Funds: \$16,150,000
	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	6/30/2023
	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	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	ESG: \$3,815,940 Other—City General Funds: \$3,816,000
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2,360 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	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	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	6/30/2023
	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	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	Other—Local Housing Trust Fund: \$1,000,000 Other—Local NPI Funds: \$1,750,000
	Description	OHS will provide Housing Retention (homelessness prevention) services and will continue the Shared Housing Program with PHA to help residents maintain or move into stable, permanent housing.
	Target Date	6/30/2023
	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	OHS will provide Housing Retention (homelessness prevention) services and will continue the Shared Housing Program with PHA to help residents 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	Expand Accessible and Affordable Housing for Person with Disabilities
	Needs Addressed	Limited fair housing and access to opportunity Shortage of Homeless and Special Needs Housing
	Funding	Other—Local Housing Trust Fund:\$1,355,000 Other—Local NPI Funds: \$1,900,000 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	250 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 and Programs
	Needs Addressed	Limited fair housing and access to opportunity
	Funding	CDBG: \$522,000 Other—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	6/30/2023
	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 and Programs
	Needs Addressed	Limited fair housing and access to opportunity
	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	6/30/2023
	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 and Programs
	Needs Addressed	Limited fair housing and access to opportunity
	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	6/30/2023
	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 and Programs
	Needs Addressed	Limited fair housing and access to opportunity
	Funding	Other—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	6/30/2023
	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	Expand Education, Employment and Self-Sufficiency
	Needs Addressed	Low job creation and retention, lack of goods and services, and low educational attainment
	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	6/30/2023
	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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low educational attainment
	Funding	CDBG: \$2,000,000 Other—Local NPI Funds: \$1,000,000 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% 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	6/30/2023
	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% 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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	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	6/30/2023
	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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: \$1,005,000
	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	6/30/2023
	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 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.

21	Project Name	Storefront Improvement Program and Targeted Block Façades
	Target Area	Philadelphia
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	Other—City General Funds: \$700,000
	Description	The City will use City General Funds to make grants to businesses located in business districts. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around business districts, 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	6/30/2023
	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 business districts. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around business districts, 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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: \$500,000
	Description	The City will assist business attraction and expansion activities in targeted business districts 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	6/30/2023
	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 targeted business districts 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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$2,000,000
	Description	The City, through PIDC and other CDFI's, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects and public facilities that help stabilize and foster economic growth, provide services in distressed areas of the City.
	Target Date	6/30/2023
	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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$1,000,000 Other—Local NPI: \$2,800,000
	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	6/30/2023
	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	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$1,440,000
	Description	The City will undertake TCMP activities to provide technical assistance and business support services to business owners, connect them to service providers with specific expertise, and support microenterprises who could benefit from City and other grant and financial assistance programs. In addition, 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. These activities will be carried out by Community-Based Development Organizations (CBDOs).
	Target Date	6/30/2023
	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 microenterprise assistance, community economic development and business association support activities.
26	Project Name	Capacity Building for CDCs
	Target Area	Philadelphia
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: \$100,000
	Description	The City will fund activities to build the capacity of Community Development Organizations to undertake community economic development activities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5 businesses and 550,000 persons living in very low-, low- to moderate- income neighborhoods 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	Expand Education, Employment and Self-Sufficiency Opportunities
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	180 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 neighborhood stability and community amenities
	Funding	CDBG: \$580,275 Other - 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	6/30/2023
	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 neighborhood stability and community amenities
	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	6/30/2023
	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	Direct Assistance (Rent/Mortgage/Utility)
	Target Area	Philadelphia
	Goals Supported	Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability
	Needs Addressed	Loss of affordable housing units
	Funding	Other - Local Housing Trust Fund: \$19,479,000
	Description	Rental/Mortgage and/or Utility 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	6/30/2023
	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/Mortgage and/or Utility assistance will be help persons or households remain in their homes.

31	Project Name	ActionAIDS-TBRA
	Target Area	Philadelphia
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$314,069
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$913,500
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$107,500
	Description	This project will provide permanent housing facilities funding and administration to 13 individuals living with AIDS and substance use issues.
	Target Date	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	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	06/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$3,285,047
	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	06/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$157,200
	Description	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.
	Target Date	06/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$401,142
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$285,600
	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	6/30/2023
	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	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$217,200
	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	6/30/2023
	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	Effective Administration of Projects and Programs
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities
	Funding	CDBG: \$2,040,000
	Description	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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	Effective Administration of Projects and Programs
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities
	Funding	CDBG: \$1,107,000
	Description	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing Barriers preventing residents from connecting to housing and community development programs and services Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities Limited fair housing and access to opportunity
	Funding	CDBG: \$5,645,000 HOME: \$244,000 Other - Local Housing Trust Fund: \$4,062,000
	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 (\$5,645,000) \$5,052,000 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	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$708,000
	Description	This project will support the program delivery costs for DHCD. A total of \$708,000 of CDBG funding will fund \$258,000 for DHCD Program Delivery and \$450,000 will fund City Planning Program Delivery.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will support the program delivery costs for DHCD. A total of \$708,000 of CDBG funding will fund \$258,000 for DHCD Program Delivery and \$450,000 will fund City Planning Program Delivery.

47	Project Name	General Administration for PHDC
	Target Area	Philadelphia
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$2,272,000 HOME: \$910,000 Other—Local NPI Funds:\$5,000,000
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: \$9,928,000 Other—Local 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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	Effective Administration of Projects and Programs
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: \$261,000
	Description	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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	Effective Administration of Projects and Programs
	Needs Addressed	Lack of neighborhood stability and community amenities
	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	6/30/2023
	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 78: 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		\$80,000	\$17,000	\$49,000	\$163,000	\$90,000			\$399,000
Affordable Housing Center of PA	\$312,650								\$312,650
African Cultural Alliance of NA (ACANA)					\$275,000	\$190,000			\$465,000
Allegheny West Foundation					\$100,000				\$100,000
APM	\$145,000	\$105,000							\$250,000
Beech Interplex					\$71,250				\$71,250
Brewerytown-Sharswood Civic Association		\$110,000							\$110,000
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	\$185,970		\$14,000						\$199,970
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	\$95,000	\$105,000		\$545,000
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	\$170,000			\$470,000
Germantown Crisis Ministry			\$25,500						\$25,500
Germantown United CDC		\$65,000			\$153,000	\$160,000			\$378,000
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	\$140,000			\$735,5100
Hunting Park Community Revitalization Corp.		\$122,500	\$20,000						\$142,500
Impact CDC					\$400,000	\$105,000			\$505,000
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	\$95,000	\$20,000	\$49,000	\$240,500	\$210,000			\$968,720
Nicetown		\$130,000	\$17,000	\$49,000	\$54,000				\$250,000
Norris Square	\$148,000								\$148,000
North 5th Street Revitalization Project					\$115,000	\$165,000			\$280,000
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	\$90,000			\$445,000
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				\$95,000			\$170,000
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		\$100,000		\$49,000	\$70,000				\$219,000
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	\$90,000			\$197,000
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	\$412,700								\$412,700
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	\$5,898,550	\$2,160,000	\$361,500	\$693,000	\$5,585,500	\$1,600,000	\$1,153,500	\$872,000	\$18,324,050

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 in West Philadelphia, and one is in the Central/South. Fourteen of the developments are 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 79: 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% of Black respondents and 53% 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.

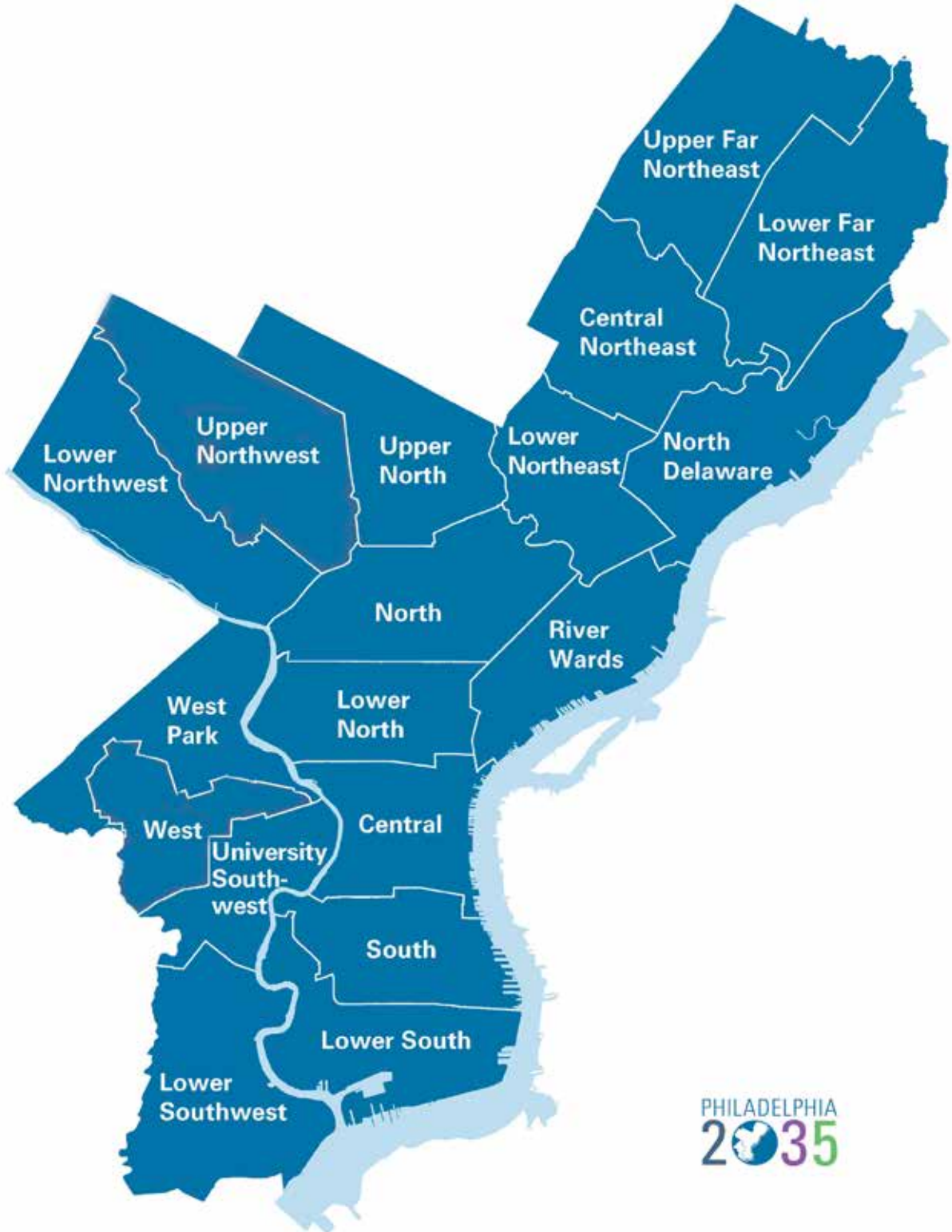
Accordingly, the City’s housing and community development strategies seek to bring investment to low-opportunity areas while also increasing access to high-opportunity areas.

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.

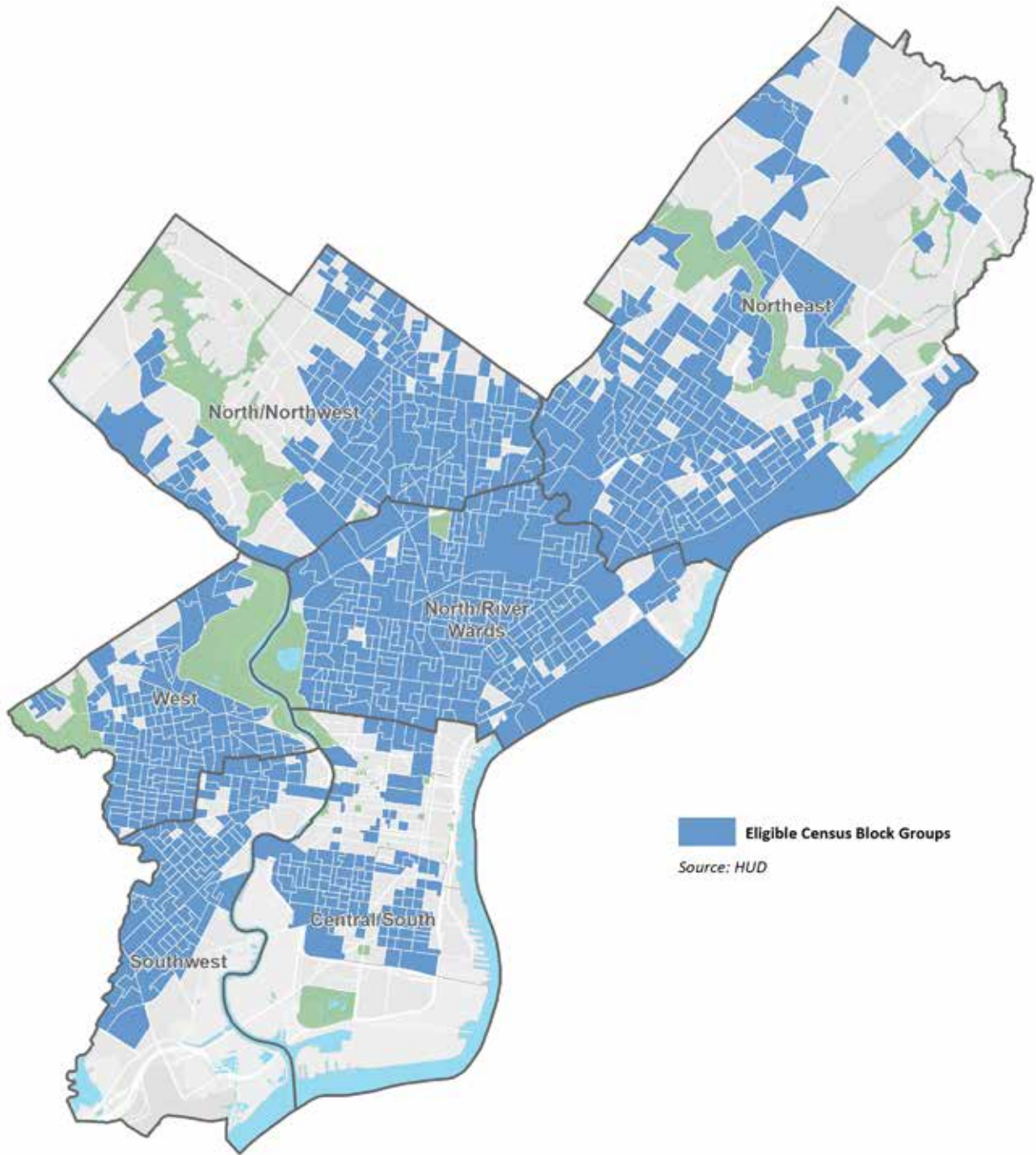
Site-specific interventions, such as home repair and vacant land management, are necessarily tied to the conditions that warrant the activity. The Home Improvements map shows that home improvements are linked to the age of the housing stock. Similarly, the LandCare map demonstrates that vacant land management 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. The mixed-income housing zoning bonus is for developers who add affordable dwellings to their projects or pay into the Housing Trust Fund. In return, the development gets more floor area, height, and/or dwellings. In FY 21, developers who opted to make payments to the Housing Trust Fund contributed over \$6.1 million to support affordable housing.

Philadelphia2035 Planning Districts

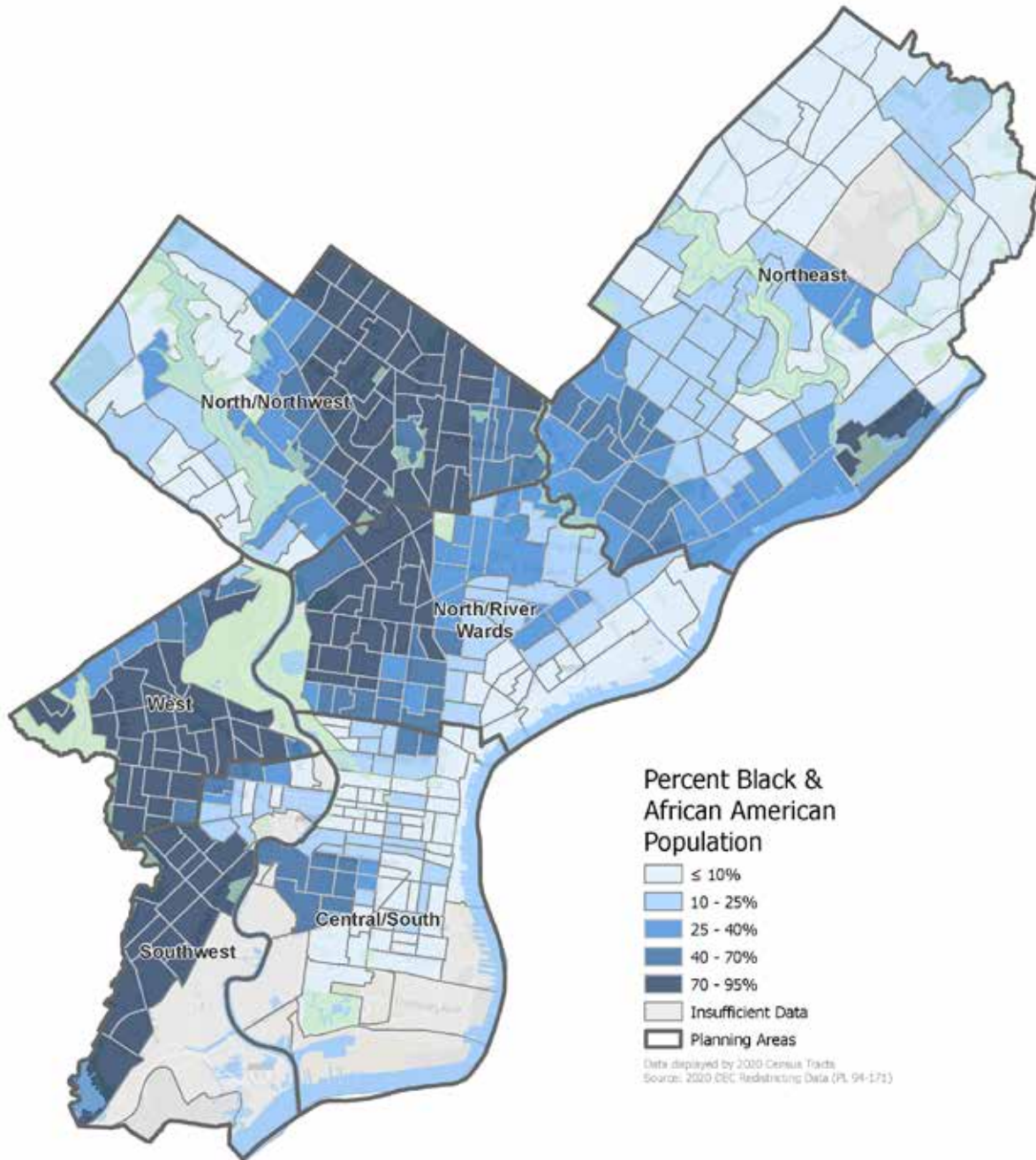


CDBG Eligible Census Tracts¹



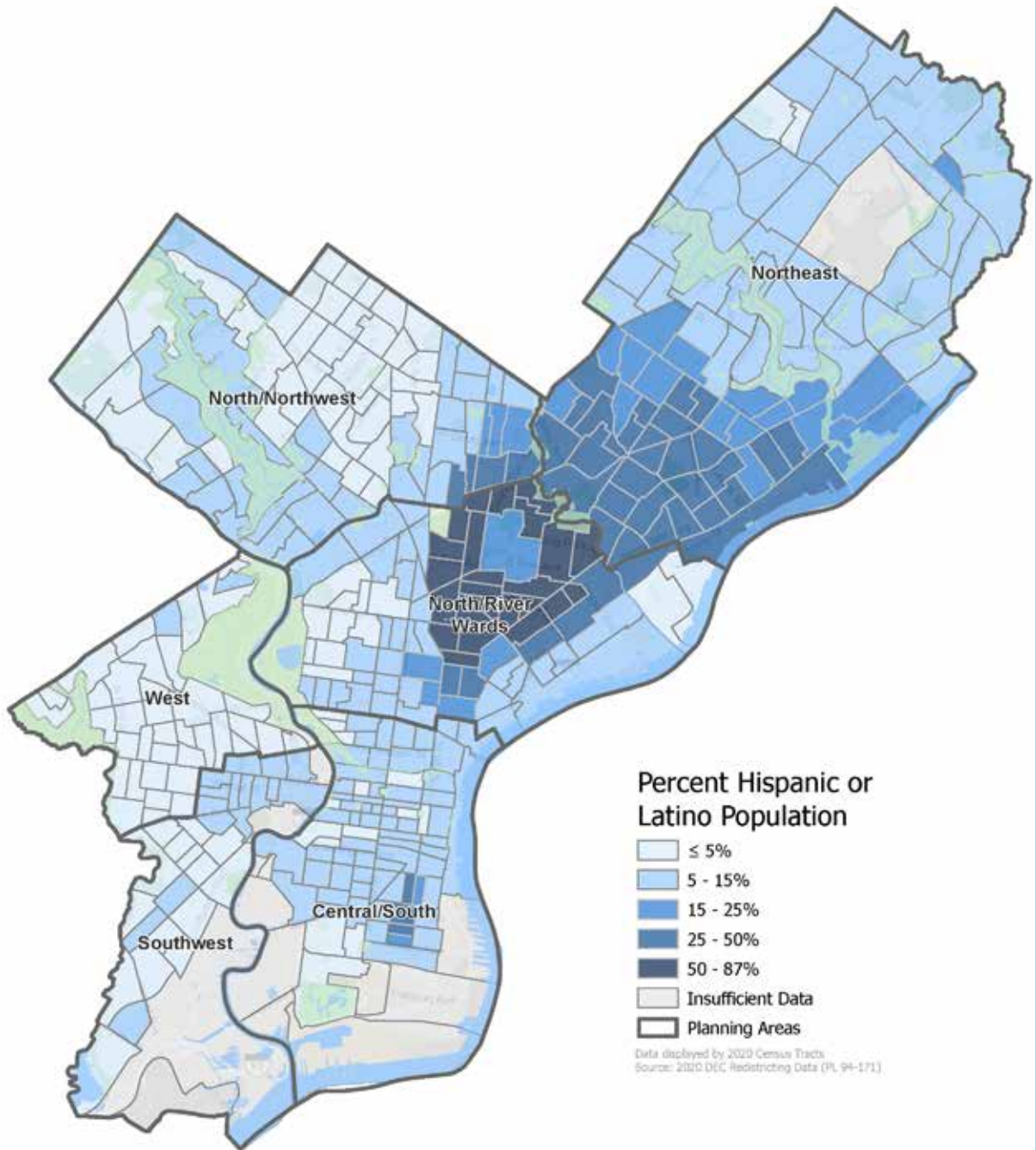
¹ The census tract map is based on data and census tract boundaries from the 2010 Census.

Black and African-American Population



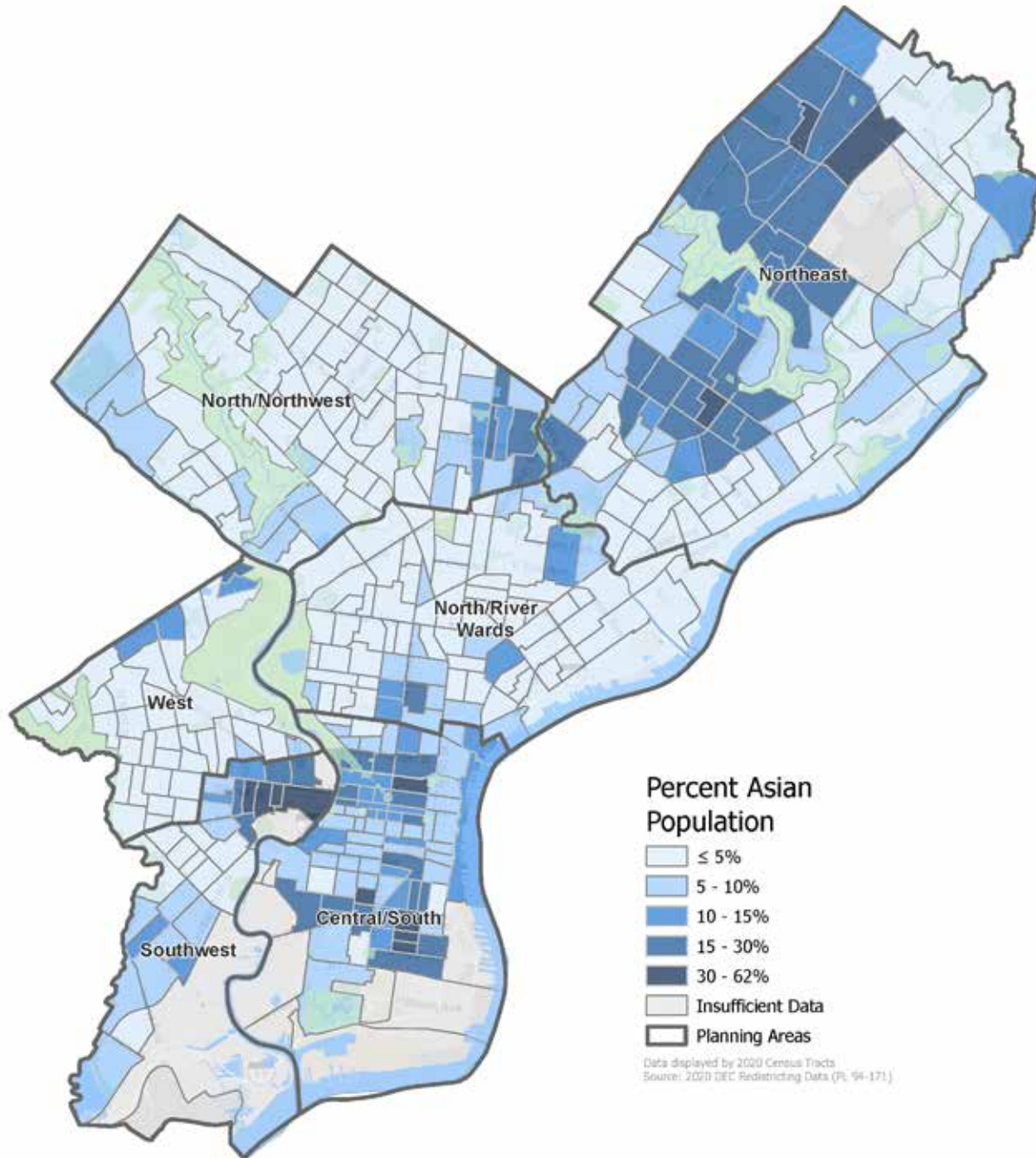
Percentage calculations are suppressed in cases where the population was less than 50 people.

Hispanic and Latino Population



Percentage calculations are suppressed in cases where the population was less than 50 people.

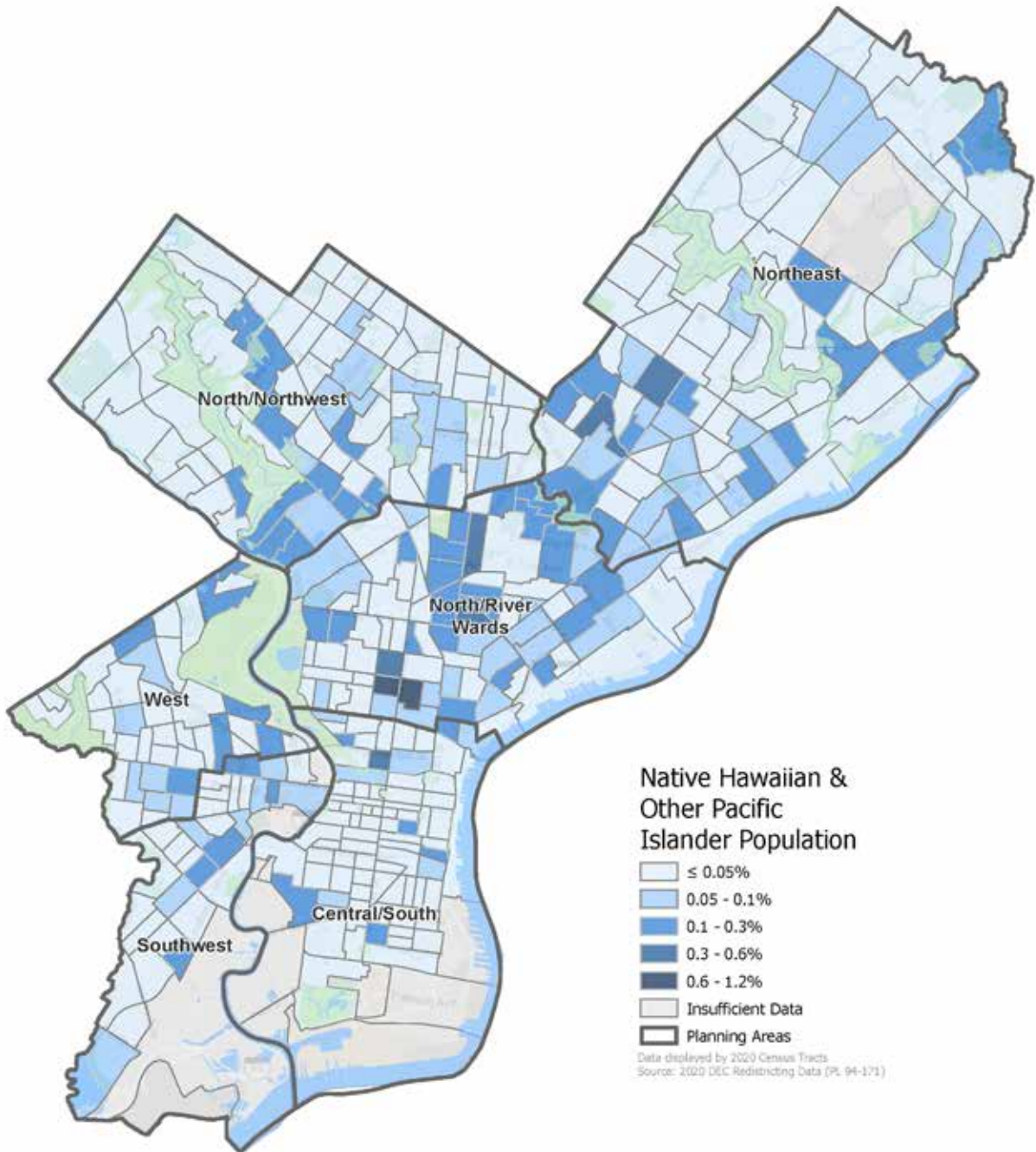
Asian Population



Data displayed by 2020 Census Tracts
Source: 2020 DEC Redistricting Data (PL 94-171)

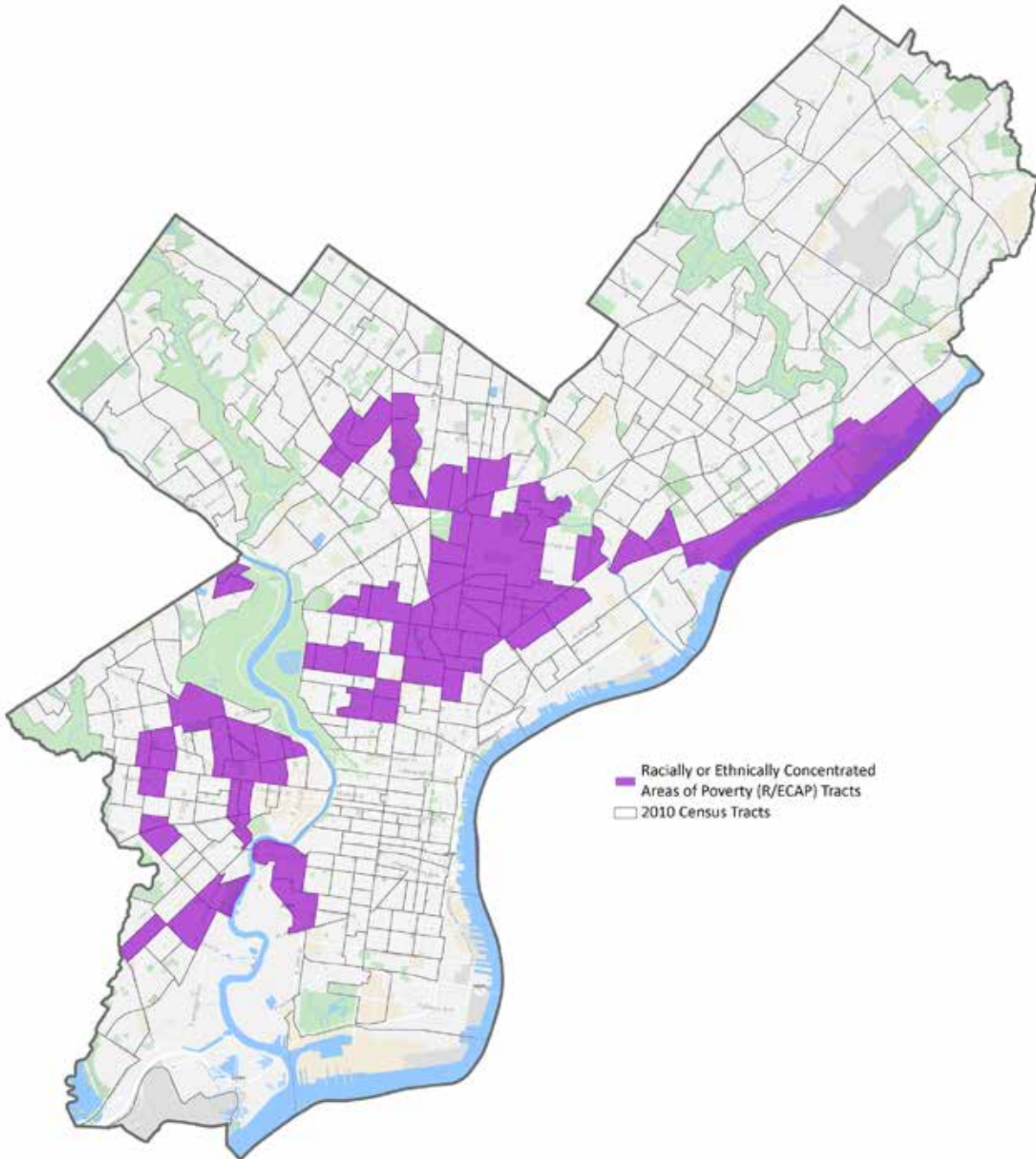
Percentage calculations are suppressed in cases where the population was less than 50 people.

Native Hawaiian and Other Pacific Islander Population



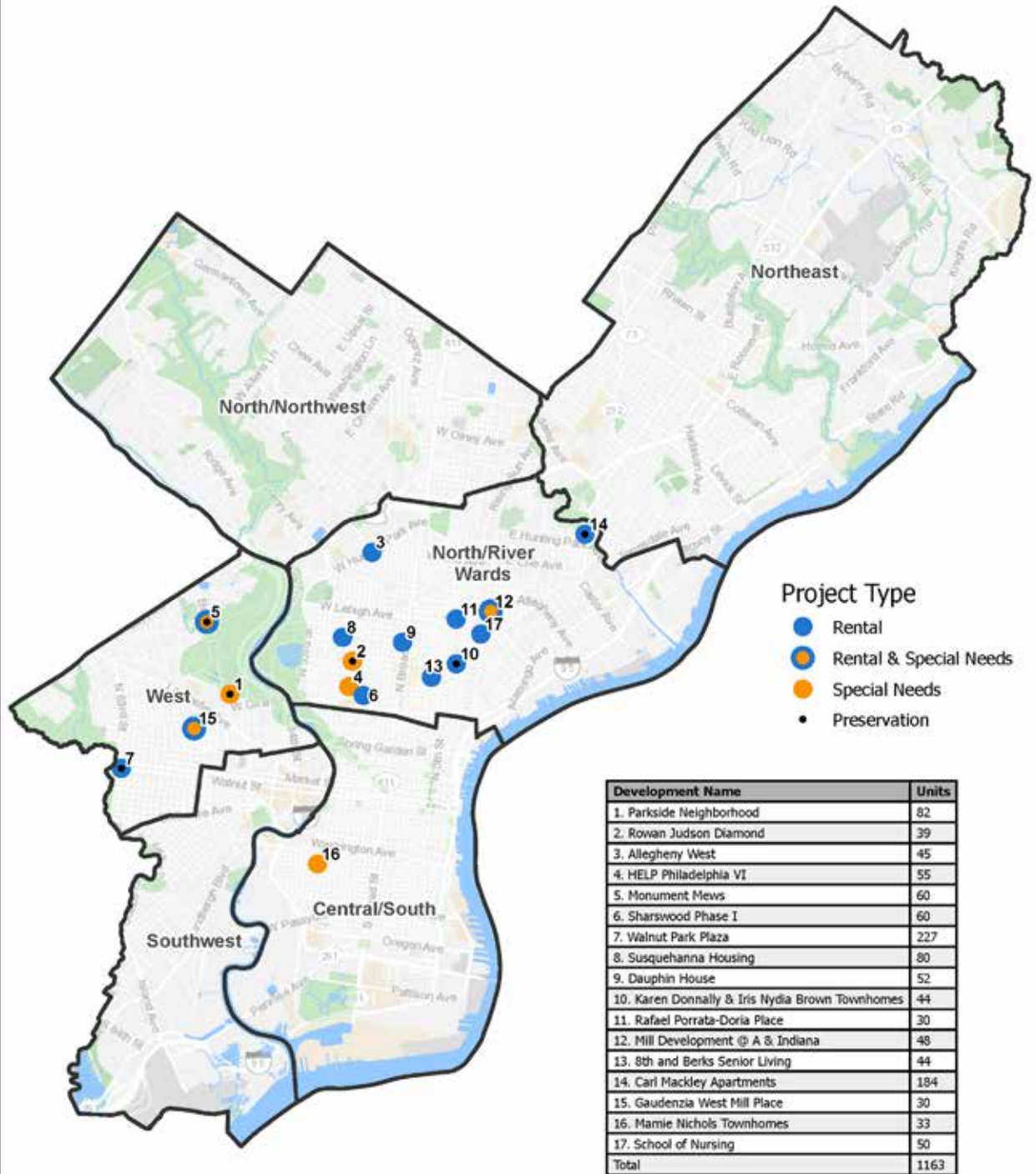
Percentage calculations are suppressed in cases where the population was less than 50 people.

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

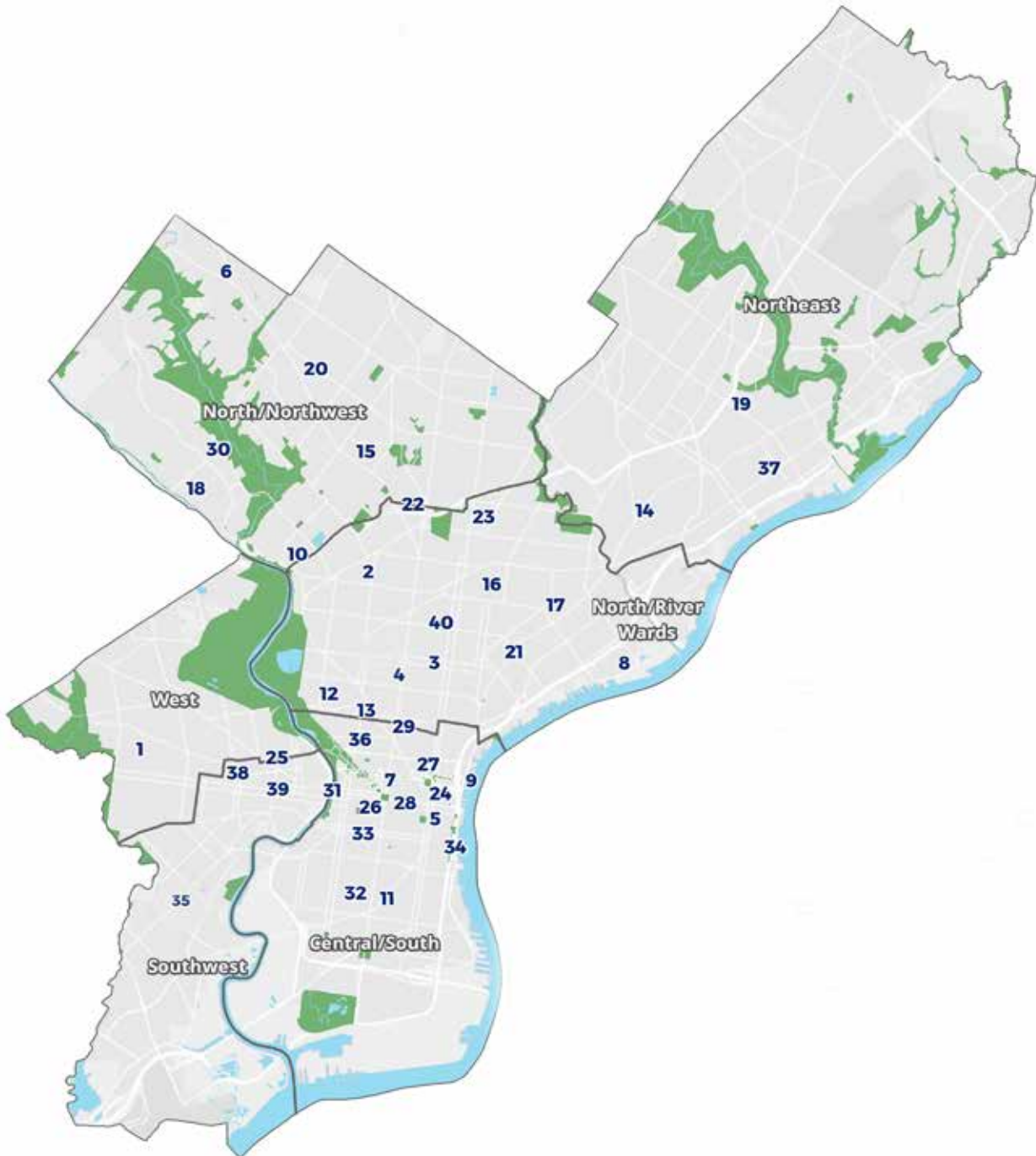


Source: HUD - Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), Updated May 15th 2020.

Affordable Housing Developments: Projects Under Construction

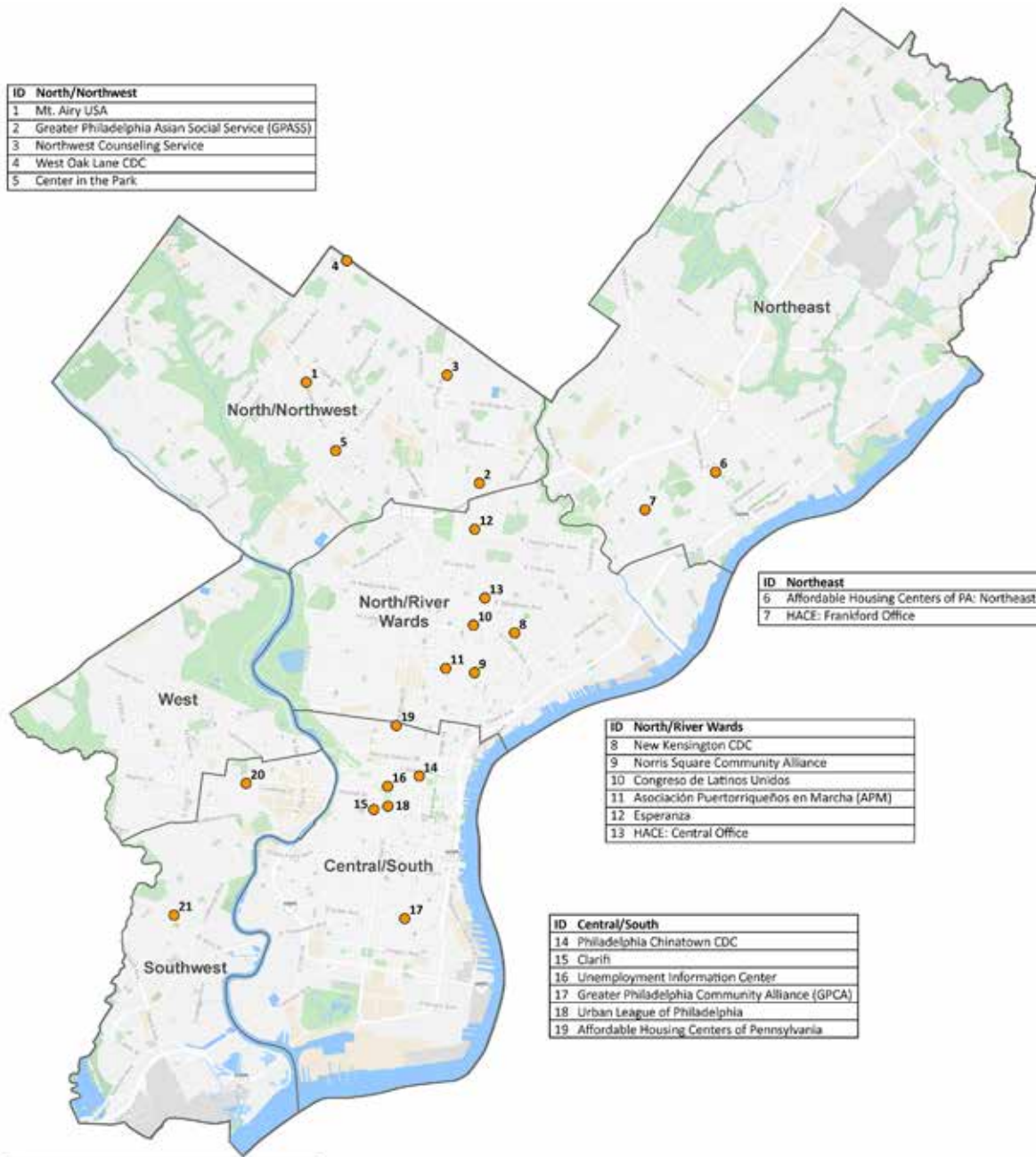


CDC Business Tax Credit Recipients



Housing Counseling Agencies

ID	North/Northwest
1	Mt. Airy USA
2	Greater Philadelphia Asian Social Service (GPASS)
3	Northwest Counseling Service
4	West Oak Lane CDC
5	Center in the Park



ID	Northeast
6	Affordable Housing Centers of PA: Northeast
7	HACE: Frankford Office

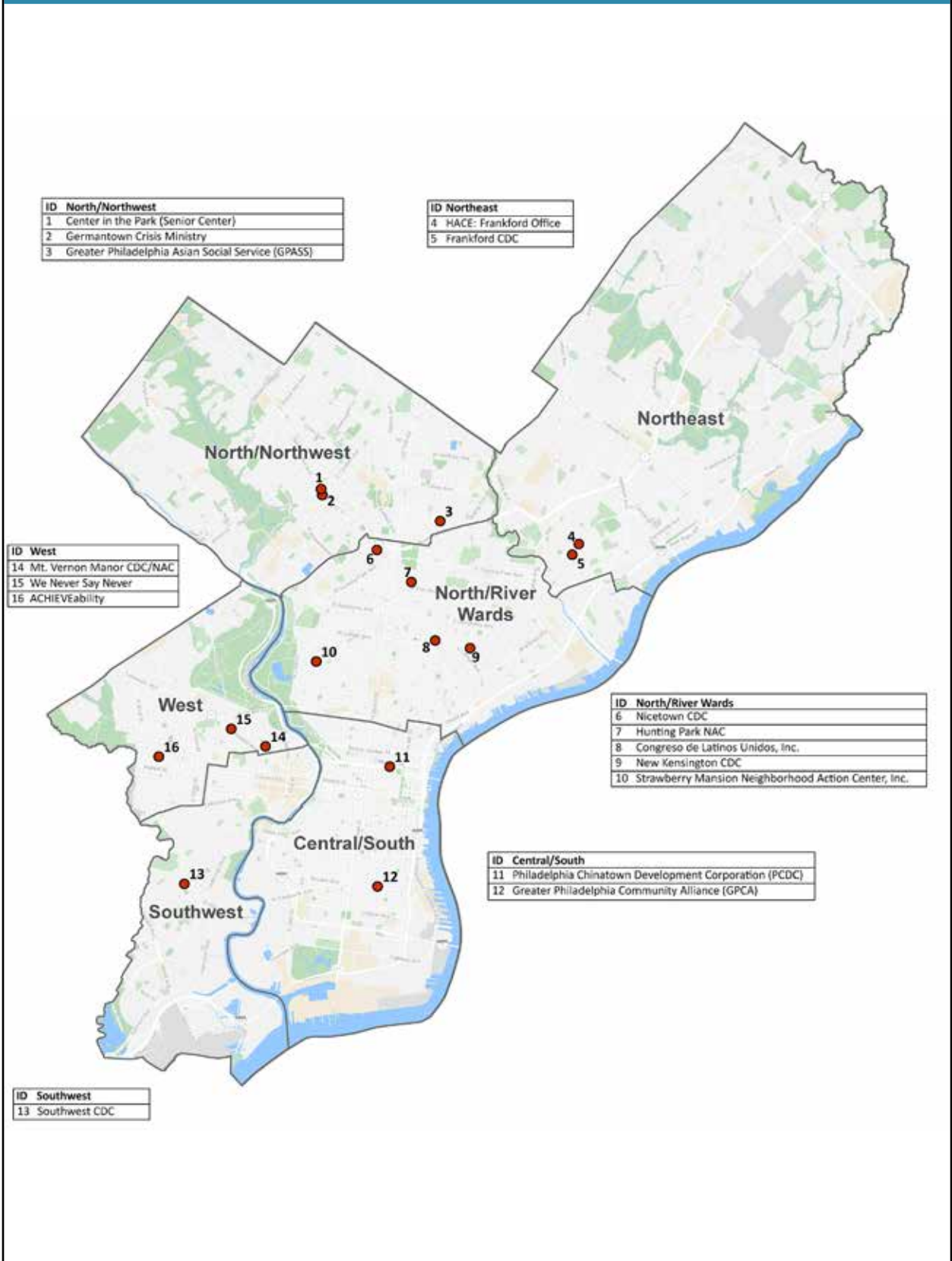
ID	North/River Wards
8	New Kensington CDC
9	Norris Square Community Alliance
10	Congreso de Latinos Unidos
11	Asociación Puertorriqueños en Marcha (APM)
12	Esperanza
13	HACE: Central Office

ID	Central/South
14	Philadelphia Chinatown CDC
15	Clarif
16	Unemployment Information Center
17	Greater Philadelphia Community Alliance (GPCA)
18	Urban League of Philadelphia
19	Affordable Housing Centers of Pennsylvania

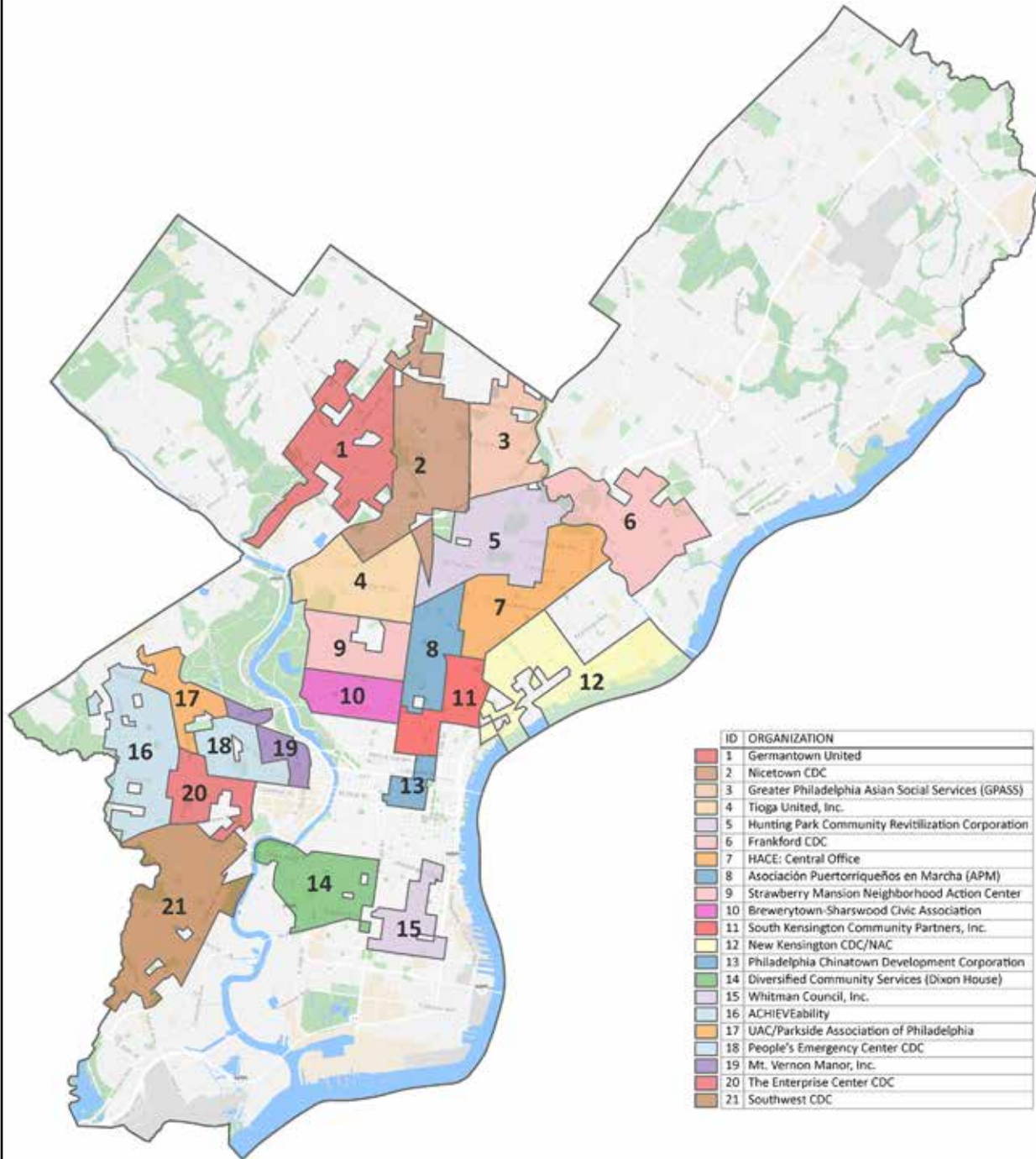
ID	Southwest
20	Intercultural Family Services
21	Southwest CDC

For more information on Housing Counseling Agencies, please visit <https://www.phila.gov/departments/division-of-housing-and-community-development/neighborhood-resources/housing-counseling/>.

Neighborhood Energy Centers

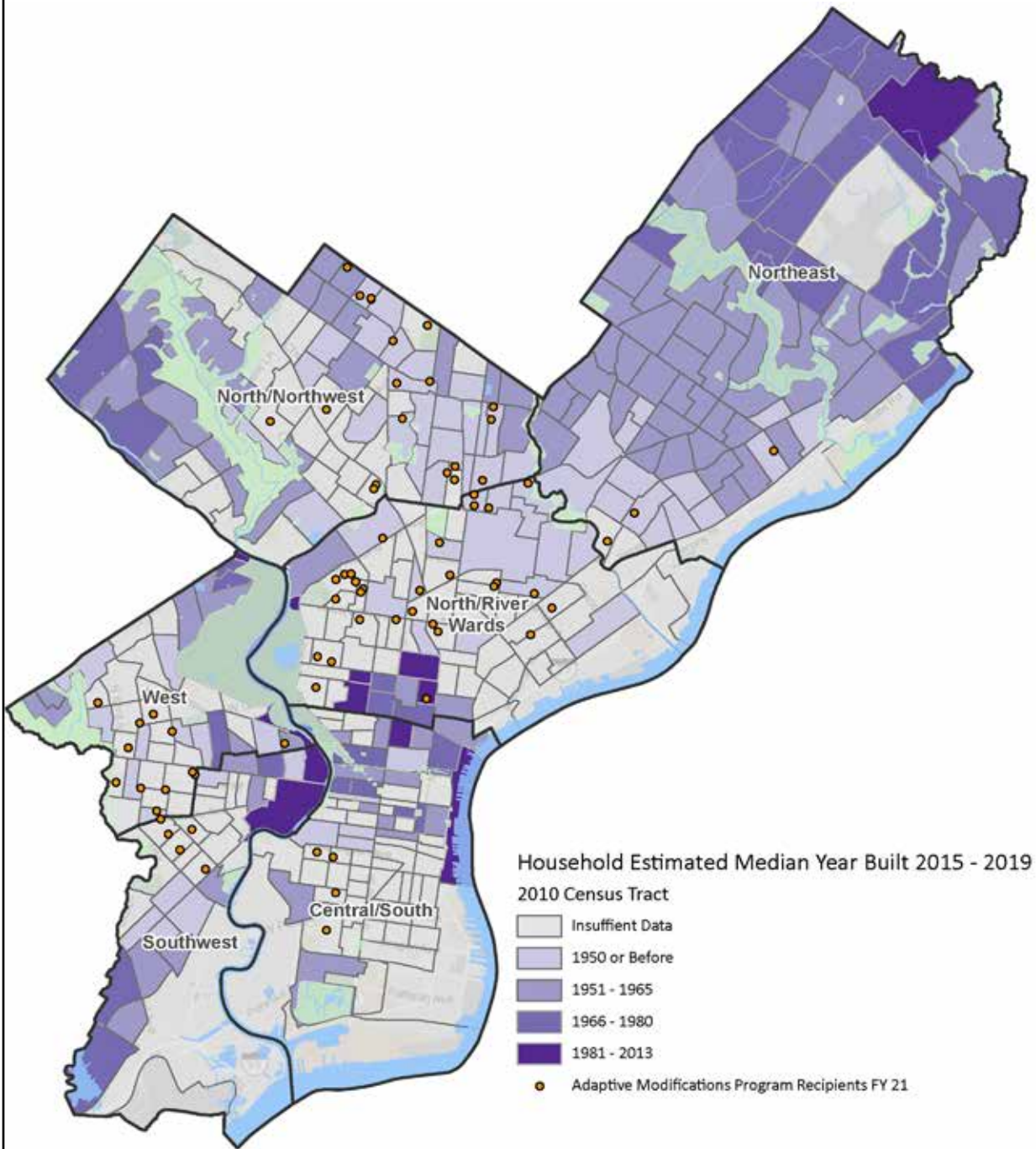


Neighborhood Advisory Committees (NACs): Service Areas¹

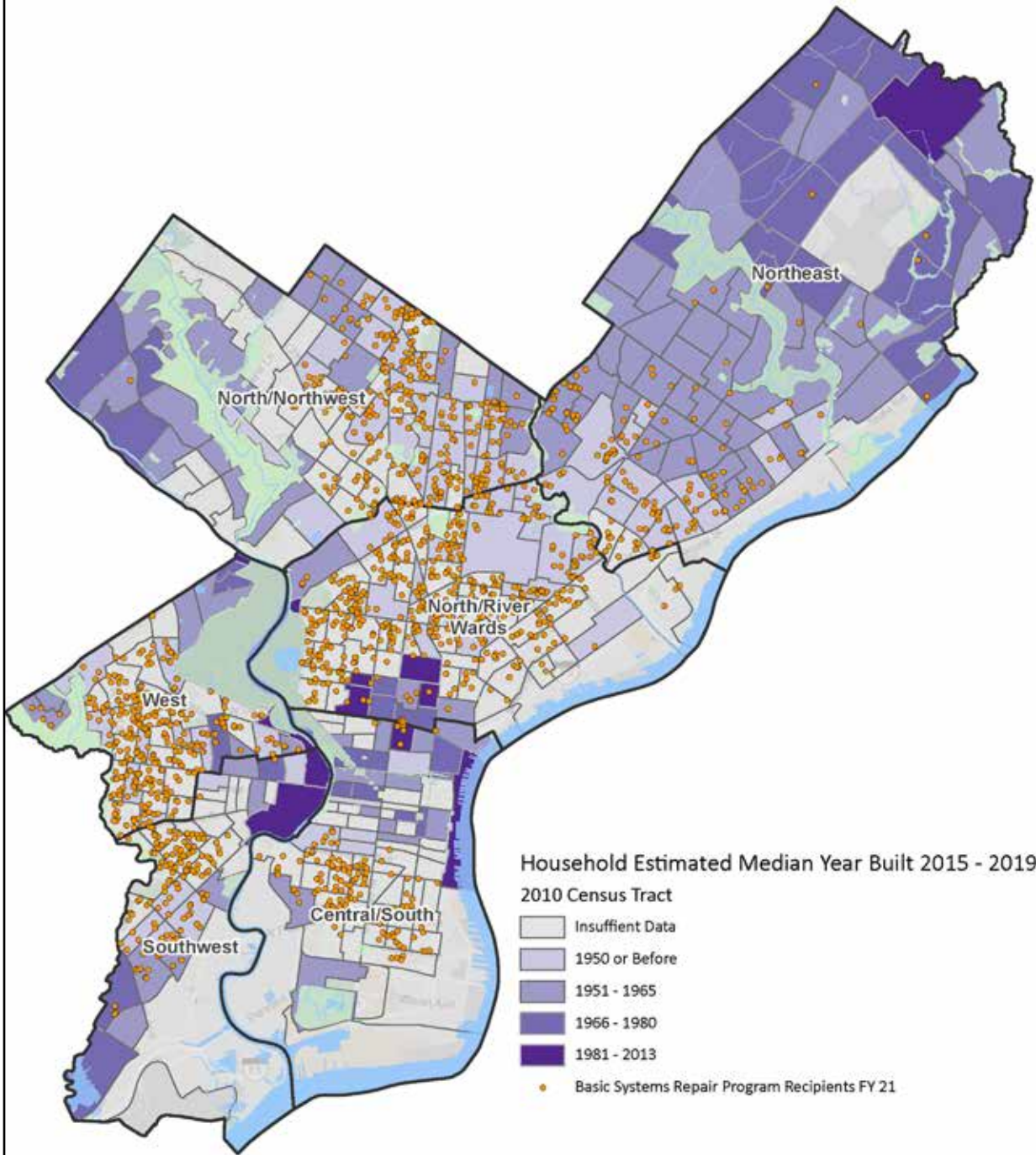


¹ Eligible service areas must contain at least 51% low- or moderate-income residents, based on census data provided to the City by HUD.

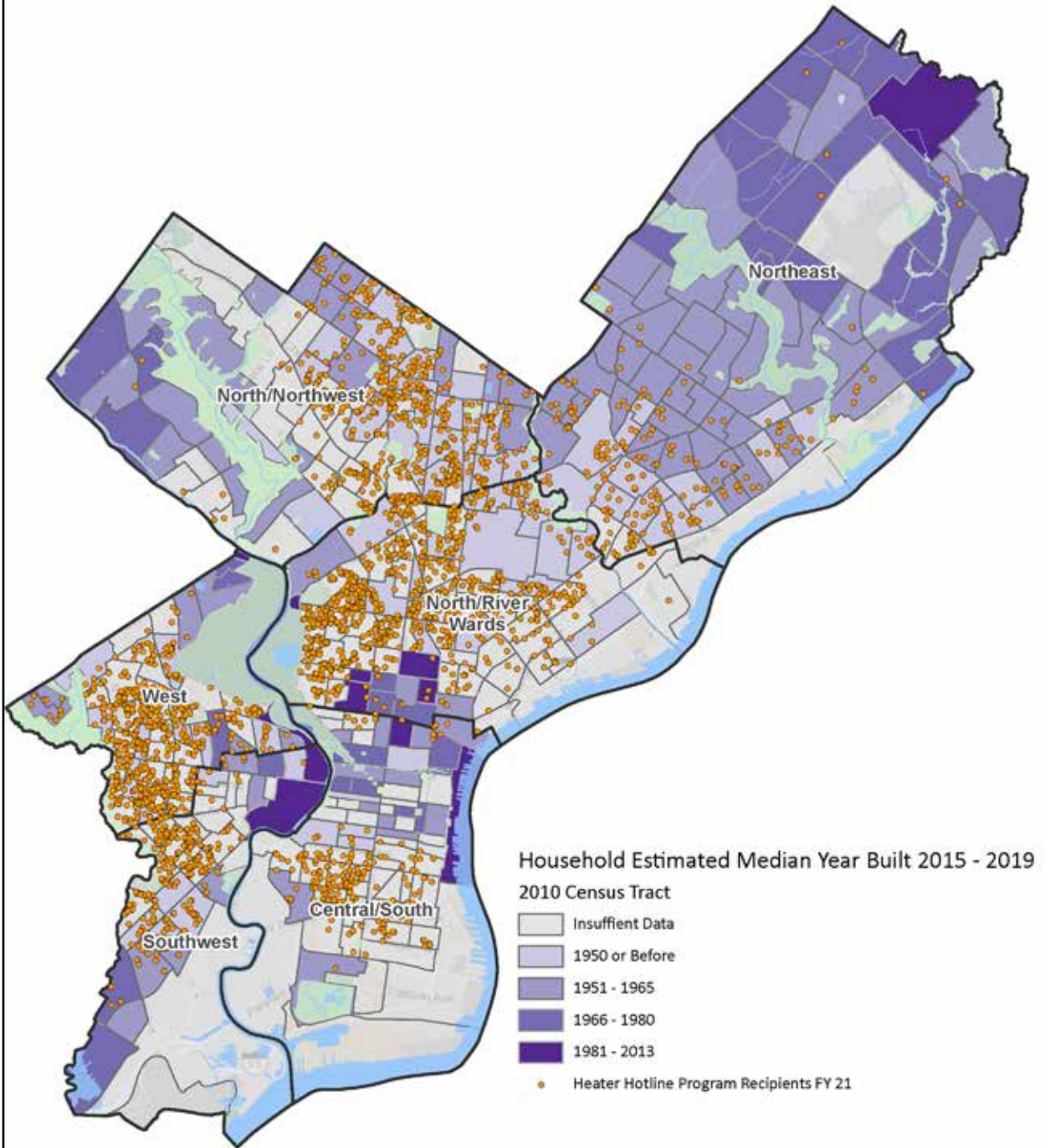
Adaptive Modifications Program



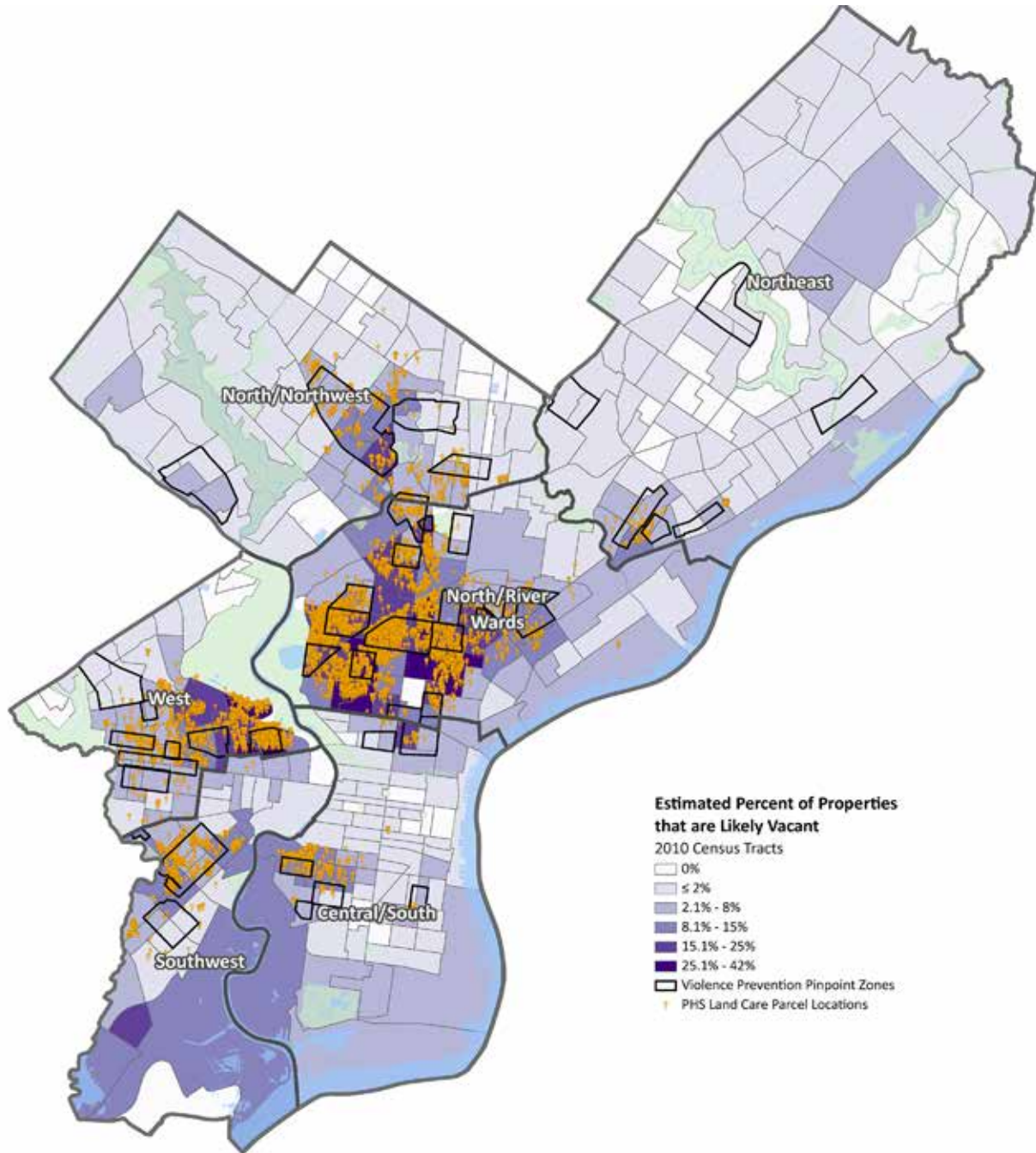
Basic Systems Repair Program



Heater Hotline Program

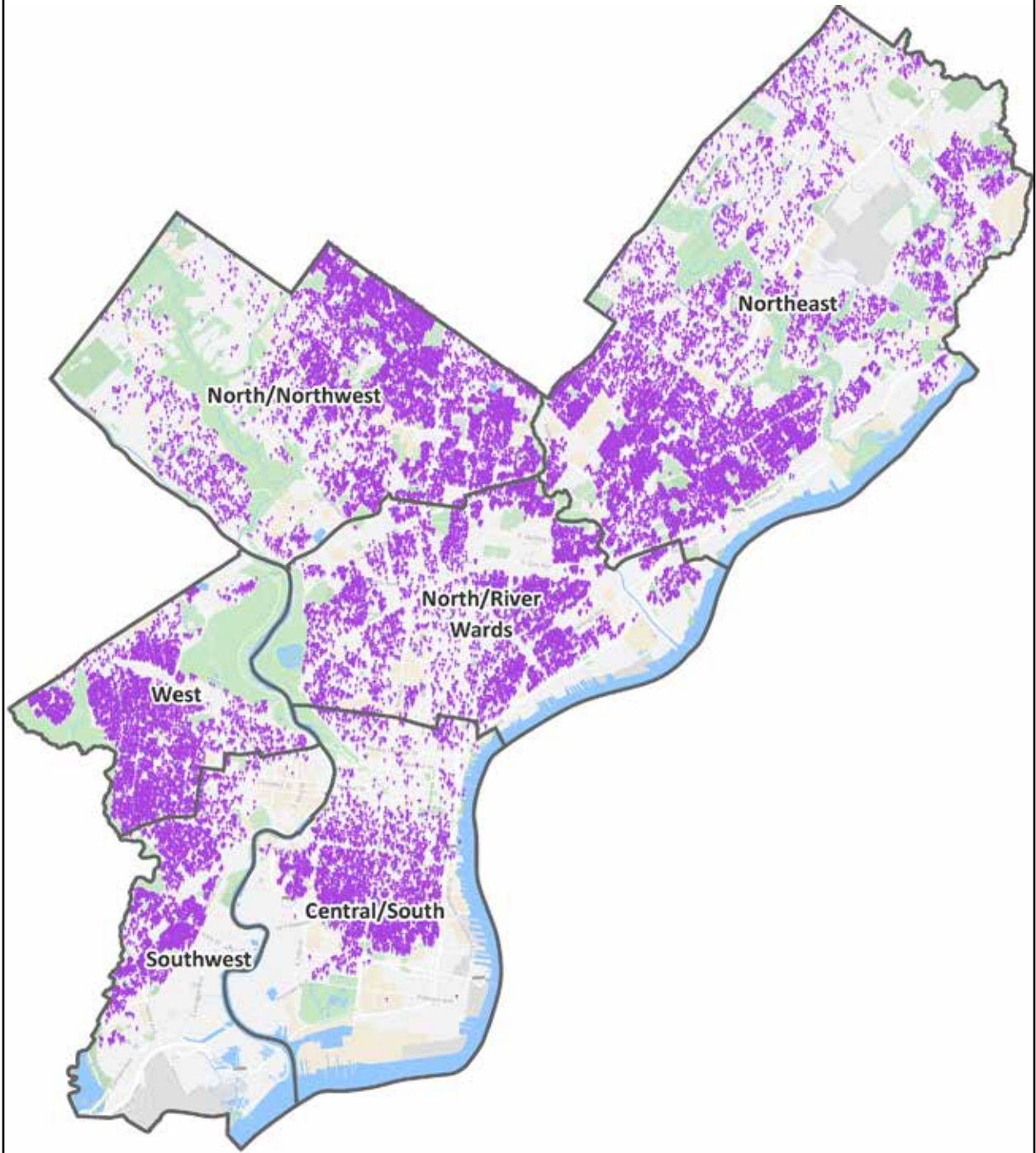


Pennsylvania Horticultural Society (PHS) Land Management

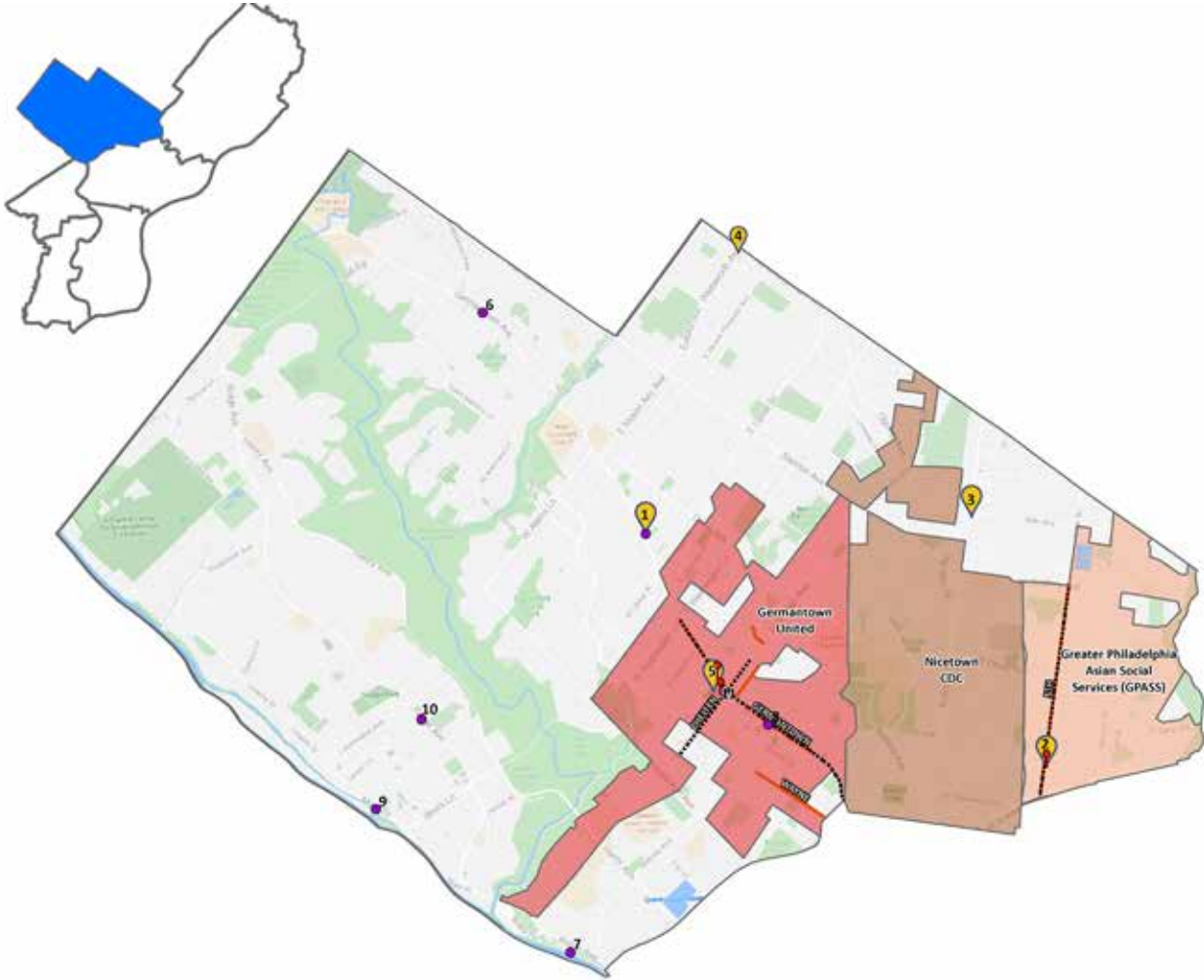


Data Source: PHS LandCare Parcels 4/11/2022, PolicyMap - Estimated percent of all properties that are likely to be vacant lots in 2021.

Homes Saved From Foreclosure Since June 2008



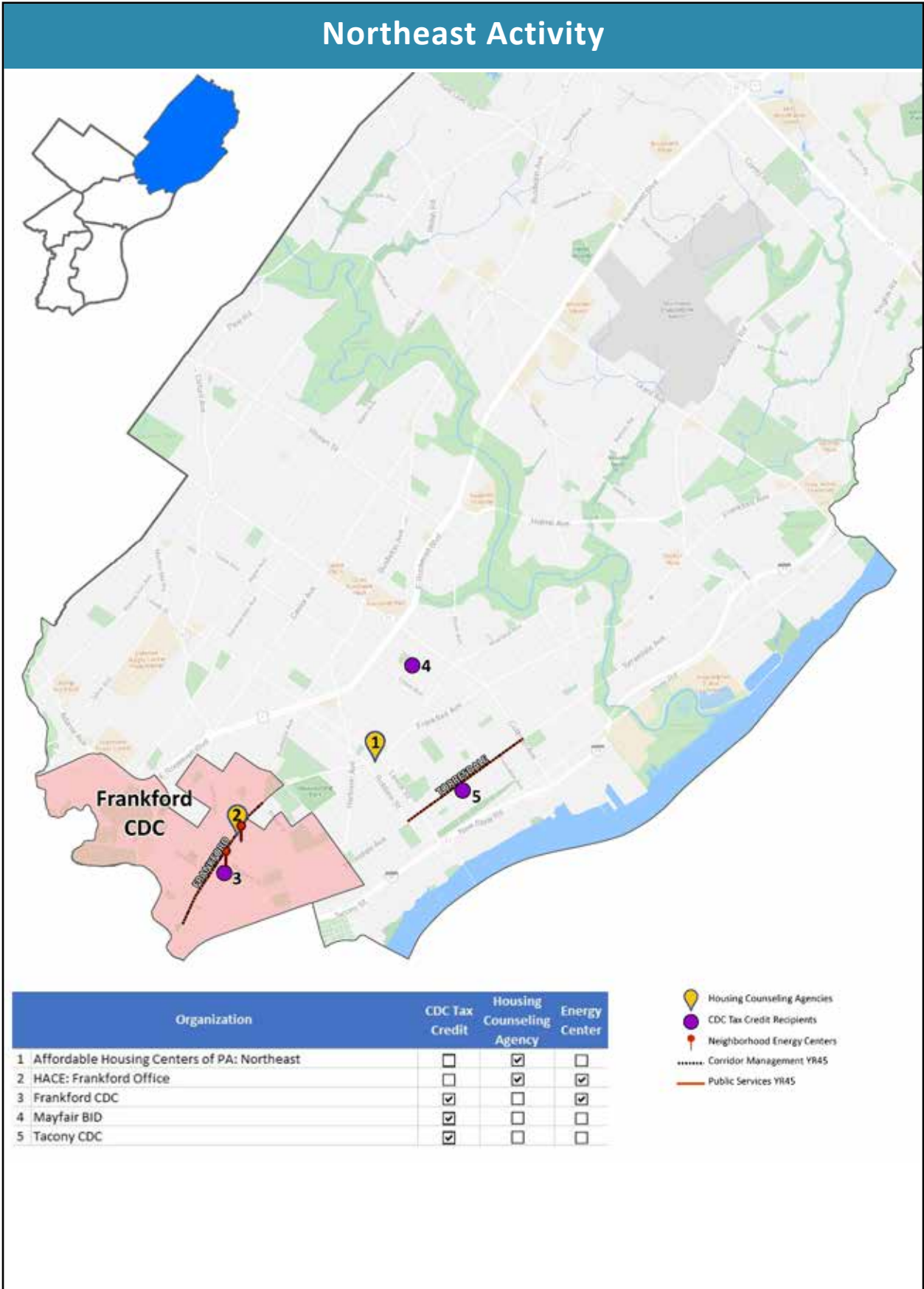
North/Northwest Activity



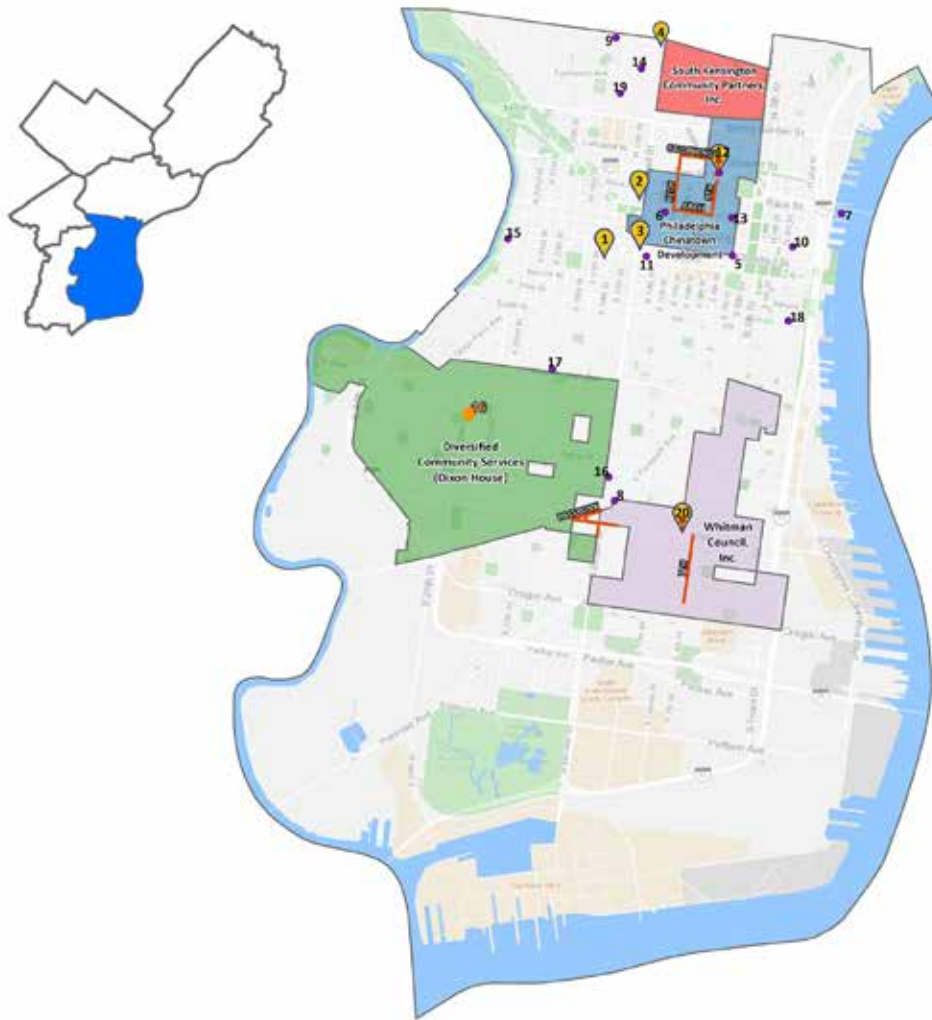
Organization	CDC Tax Credit	Housing Counseling Agency	Energy Center
1 Mt. Airy USA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Greater Philadelphia Asian Social Service (GPASS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked=""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

- Housing Counseling Agencies
- CDC Tax Credit Recipients
- Neighborhood Energy Centers
- Corridor Management YR45
- Public Services YR45

Northeast Activity



Central/South Activity



Organization	CDC Tax Credit	Housing Counseling Agency	Energy Center
1. Clarifl	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Unemployment Information Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Urban League of Philadelphia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Affordable Housing Centers of Pennsylvania	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Central Philadelphia Development Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Community Design Collaborative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Delaware River Waterfront Corp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. East Passyunk Avenue BID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Francisville Neighborhood Development Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Old City Community Fund	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Philadelphia Association of Community Development Corporations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Philadelphia Chinatown Development Corp	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Philadelphia Local Initiatives Support Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Project H.O.M.E.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Schuylkill River Development Corp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. SEAMAC, Inc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. South of South Neighborhood Association	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. South Street Head House	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Spring Garden CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Greater Philadelphia Community Alliance (GPCA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

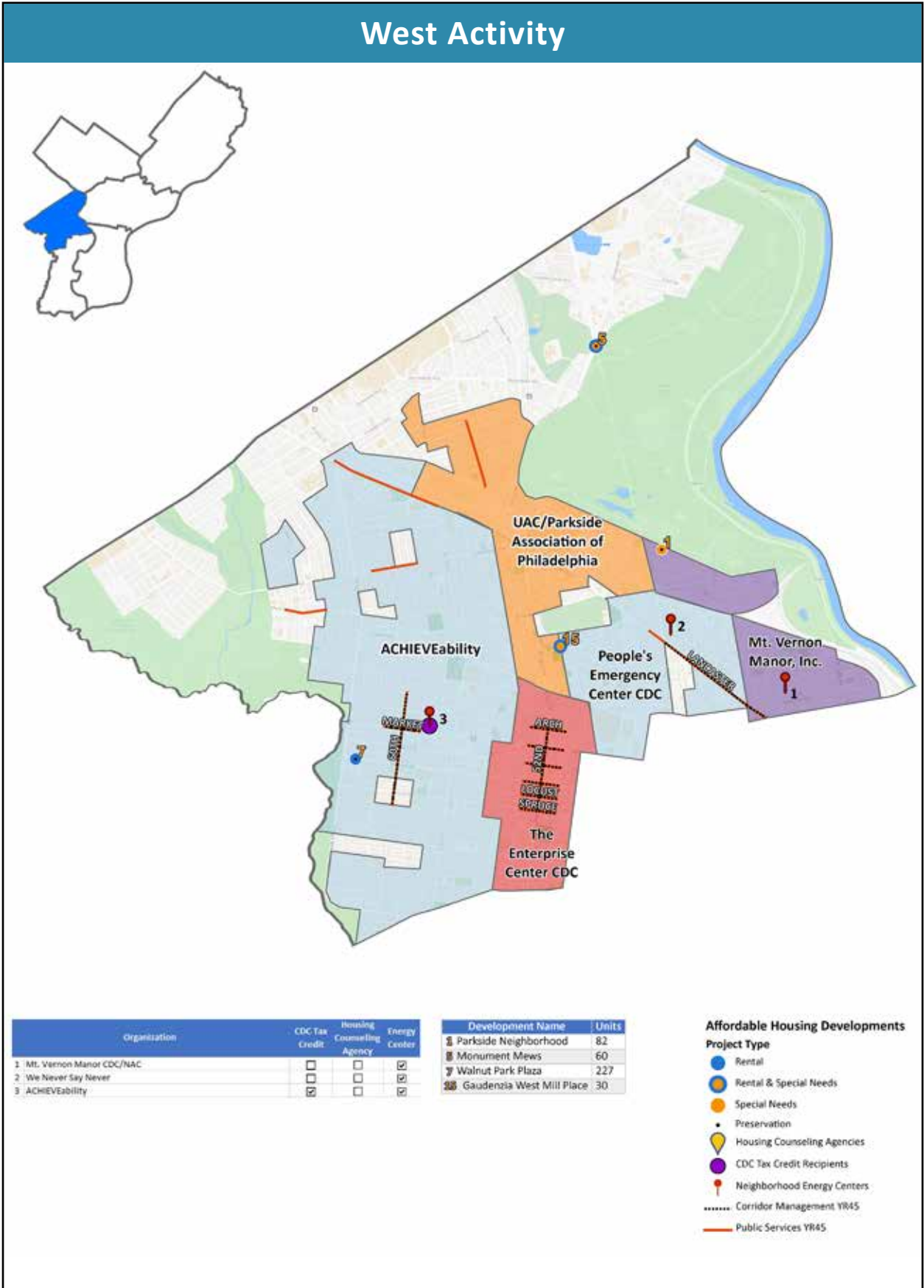
Development Name	Units
Mamie Nichols Townhomes	33

Affordable Housing Developments

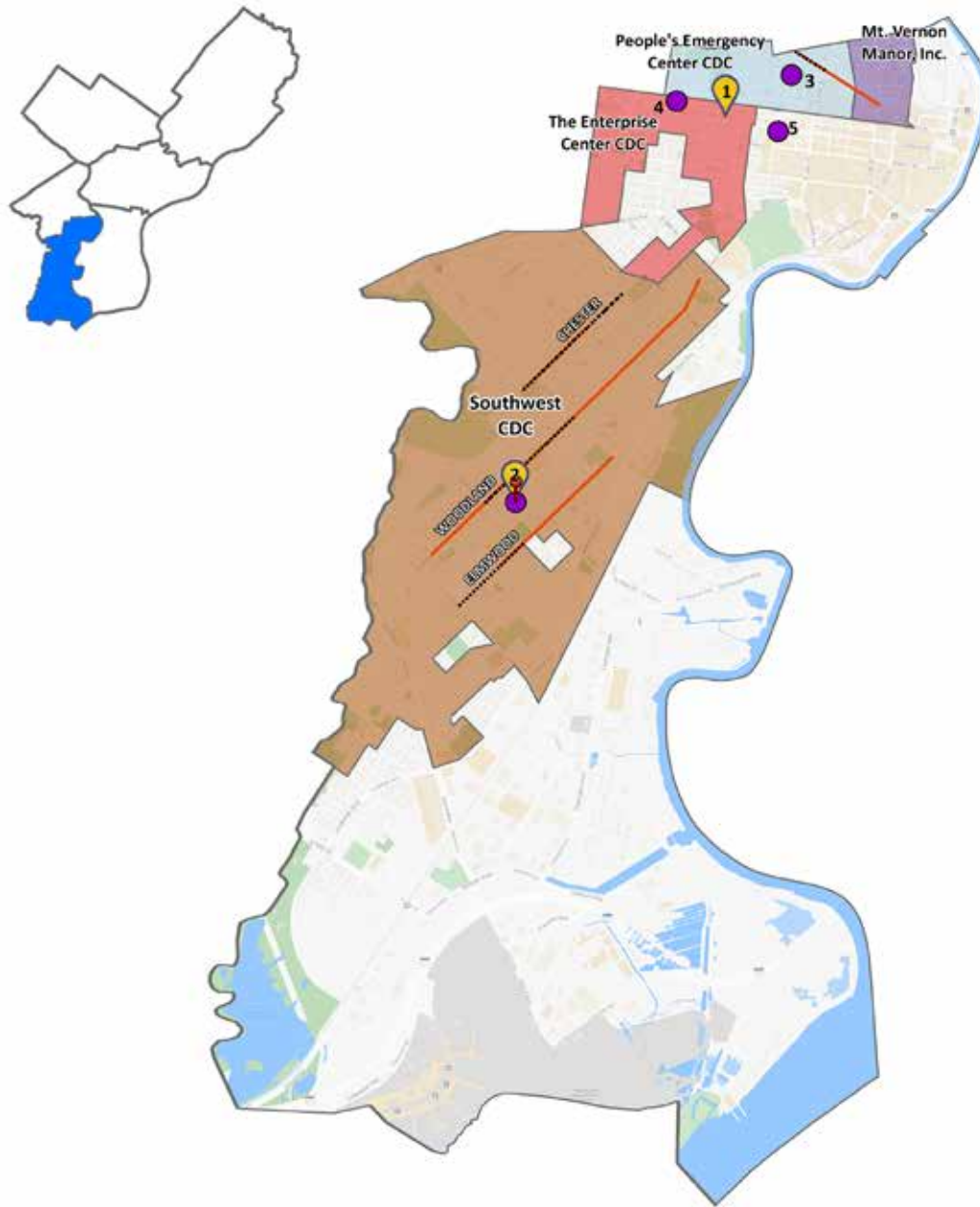
Project Type

- Rental
- Rental & Special Needs
- Special Needs
- Preservation
- Housing Counseling Agencies
- CDC Tax Credit Recipients
- Neighborhood Energy Centers
- Corridor Management YR45
- Public Services YR45

West Activity



Southwest Activity



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

- Housing Counseling Agencies
- CDC Tax Credit Recipients
- Neighborhood Energy Centers
- Corridor Management Y145
- Public Services Y145

Noth River Wards Activity



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

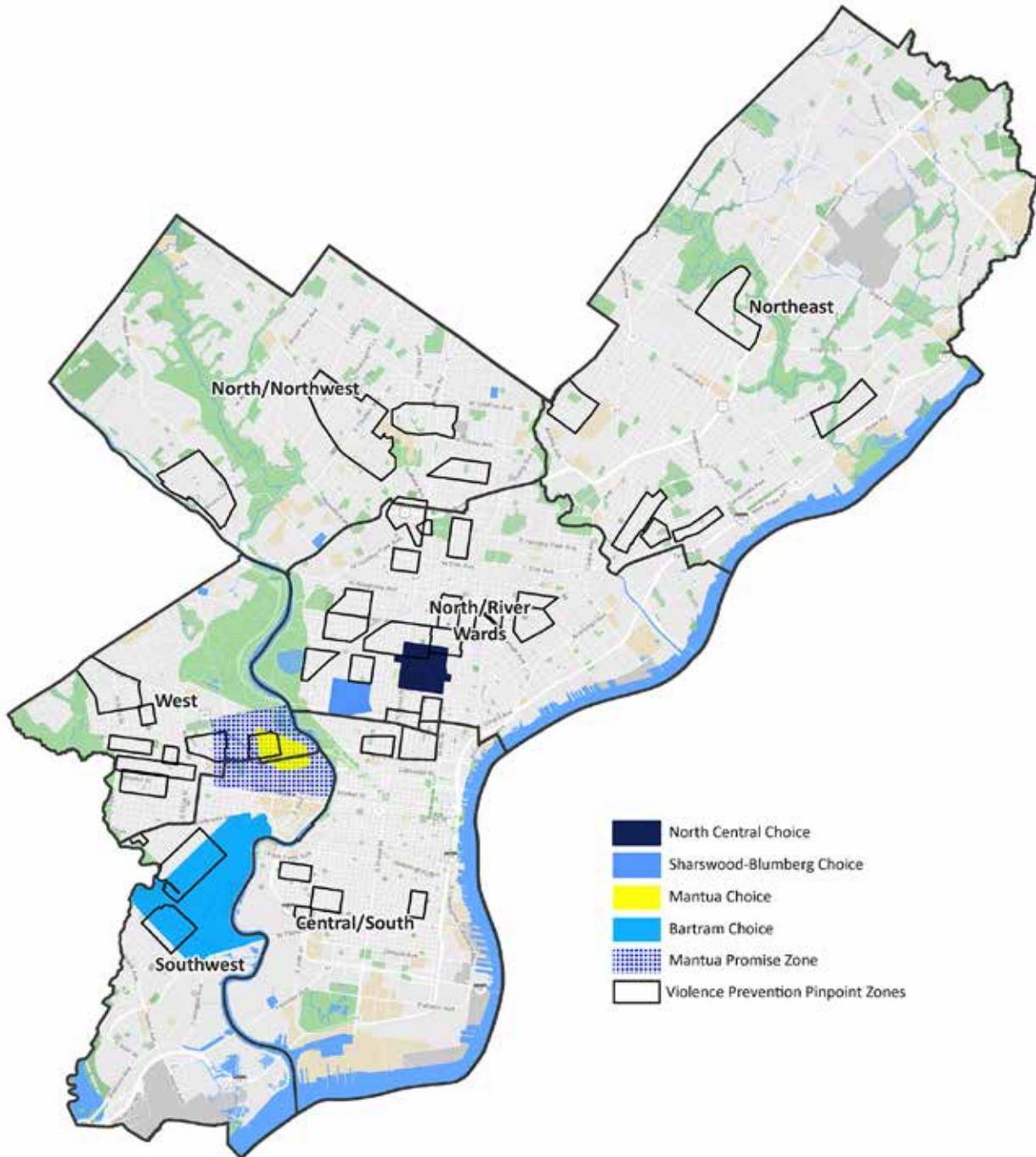
Development Name	Units
1. Rowan Judson Diamond	39
2. Allegheny West	45
3. HELP Philadelphia VI	55
4. Sharswood Phase I	60
5. Susquehanna Housing	80
6. Dauphin House	52
7. Karen Donnelly & Iris Nydia Brown Townhomes	44
8. Rafael Porrata-Doria Place	30
9. Mill Development @ A & Indiana	48
10. 8th and Berks Senior Living	44
11. Carl Mackley Apartments	184
12. School of Nursing	50

Affordable Housing Developments

Project Type

- Rental
- Rental & Special Needs
- Special Needs
- Preservation
- ⬮ Housing Counseling Agencies
- CDC Tax Credit Recipients
- ⬮ Neighborhood Energy Centers
- ⋯ Corridor Management YR45
- Public Services YR45

Place-Based Strategy Areas



AP-55 Affordable Housing

Introduction

The following one-year goals are part of the City of Philadelphia's Division of Housing and Community Development's *2022-2023 Annual Action Plan*.

Table 80: One Year Goals for the Number of Households Supported by Requirement

One Year Goals for the Number of Households To Be Supported:	One Year Goal Number of Households
Homeless	365
Non-Homeless	4,120
Special-Needs	2,824
Total	7,309

Table 81: One Year Goals for the Number of Households Supported by Type

One Year Goals for the Number of Households Supported Through:	One Year Goal Number of Households
Rental Assistance	2,909
Production of New Units	300
Rehab of Existing Units	2,750
Acquisition of Existing Units	1,350
Total	7,309

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 \$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.

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.

PHA's overarching goal is to preserve and expand the supply of affordable housing in Philadelphia. Towards this end, in FY 2023 and beyond, PHA will continue to implement a series of focused initiatives to develop, acquire or preserve affordable housing including PHA's Unit Based Leasing and Development Program; Rental Assistance Demonstration (RAD) Program conversions, transfer of assistance and "Faircloth-to-RAD" new developments; and the Partnership Initiative to develop new permanently affordable public housing units. This involves several strategies including: PHA-developed projects that provide for redevelopment and/or replacement of obsolete properties; initiatives to ensure the long-term affordability of Low Income Housing

Tax Credit (LIHTC) properties; and partnerships with the City, non-profit agencies and local developers on new construction, acquisition and substantial rehabilitation projects. In FY 2023, PHA will continue to collaborate with partners to develop ten (10) new public housing developments, with a total of 334 units. An estimated \$148 million in other funds will be leveraged by these projects. Under the MTW Unit Based Leasing and Development Program (UBV), PHA plans to enter into long-term subsidy contracts for an additional 752 units in FY 2023, a figure that includes planned RAD conversions and other development initiatives.

The conversion of public housing units to project-based assistance through the 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 80 provides summary information on RAD conversions for which PHA completed closings by the end of PHA Fiscal Year 2022 (i.e. the period ending March 31, 2022). It is a cumulative listing that reflects all closings since inception of the RAD program.

Table 82: RAD Conversions Completed or Projected to be Completed by End of PHA FY 2022

Property 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 AME public housing
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	CNI RAD Conversion
Plymouth Hall (PA2-079)	53	Conversion of existing public housing
Blumberg Phase I	51	Transfer of Assistance
Blumberg Phase II-Senior Building	94	Conversion of existing public housing
Norris Apartments Phase III	28	CNI RAD Conversion
Blumberg 83	83	Transfer of Assistance
Susquehanna Square	37	Transfer of Assistance
Reynolds School	49	Transfer of Assistance
Norris Apartments Phase V (CNI)	45	CNI RAD Conversion
Sharswood I (Hunt)	30	Transfer of Assistance
27th and Susquehanna	78	Transfer of Assistance
Sharswood II (Hunt)	30	Transfer of Assistance
Sharswood 4a	58	Transfer of Assistance
Queen Lane LP	55	Conversion of existing PAPMC public housing
Norris LP	51	Conversion of existing PAPMC public housing
Harrison Plaza Tower	112	Conversion of tower building of existing public housing development
TOTAL	1,941	

Table 81 provides summary information on PHA's current plans to convert additional public housing units through the RAD program in PHA's Fiscal Year 2023 (i.e. from April 1, 2022 through March 31, 2023). 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 2023 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 83: RAD Conversions Planned in PHA FY 2023

Property Name	RAD Units	Description
West Park Apartments	110	Conversion of existing public housing development
Fairhill Apartments	110	Conversion of existing public housing development
Bartram Village	75	Conversion of existing public housing development
Harrison Plaza	188	Conversion of low-rise buildings in existing public housing development
Suffolk Manor	137	Conversion of existing PAPMC public housing development
Cambridge I	44	Conversion of existing PAPMC public housing development
Cambridge II	40	Conversion of existing PAPMC public housing development
Cambridge III	40	Conversion of existing PAPMC public housing development
Scattered Sites AMPS	40	Transfer of assistance from vacant, uninhabitable scattered sites to New Courtland at Henry Avenue for rehab/new development
N/A (Faircloth to RAD)	101	Faircloth to RAD for new development of Sharswood Hunt Phase III
N/A (Faircloth to RAD)	51	Faircloth to RAD for substantial rehab of Walton School
Norris Homes New Development (Name TBD)	100	Faircloth to RAD for new development on the site of the former Norris Homes
Scattered Sites AMPS	65	Transfer of assistance to Sharswood Phase 6a for new development
TOTAL	1,101	

The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD grant, the Plan calls for development of 1,203 units of mixed-income housing, including affordable rentals and homeownership units. To date, a total of 254 housing units have been completed. By the end of FY 2023, PHA projects that all of the planned rental housing and a majority of planned homeownership units will be either completed or under construction including: three rental phases with 336 units developed by Hunt-Pennrose; two rental phases with 123 units developed by PHA; approximately 174 new construction homeownership units; two neighborhood partner developments (Reynolds School, Harlan Street) with a total of 108 new rental units; and, a \$53 million mixed-use housing and retail complex that is currently under construction that will include a grocery store, bank, urgent care health center and other retail services needed by the community. In addition to this housing activity, construction and occupancy of the new PHA

Headquarters Building was completed in January 2019. The Vaux Community Building has been substantially rehabilitated and is now the site of PHA's 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, a CVS training facility, resident business incubator and other community services. In FY 2023, PHA will continue to support after school and supportive service programming for low-income youth attending the new Big Picture Philadelphia High School in the Vaux Community Building.

In partnership with the City of Philadelphia, the Choice Neighborhood Transformation Plan for the North Central Philadelphia neighborhood is approaching a successful conclusion including extensive community improvements and construction of 272 rental and 30 homeownership units. The first two rental phases consisting of a total of 139 units are now complete and occupied. Construction of a community center was also completed as part of the second phase. Construction of the third and final rental phase by Jonathan Rose Companies began in 2020 and was completed in the Fall of 2021. Construction of 30 affordable homeownership units is also underway and nearing completion.

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 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% 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.
- 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 with securing 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 continues to implement first-time affordable homeownership initiatives to expand housing choice and increase the number of first time, low-income homebuyers. PHA's Opening Doors to Affordable Homeownership initiative consolidates PHA's existing HUD-approved Section 5h Homeownership Program, Housing Choice Voucher (HCV) Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling support under the management of PHA's Homeownership Unit (a component of the Resident Programs and Partnerships Department). It expands PHA's existing programs to incorporate new types of assistance including lease-purchase and down payment assistance options.
- Under the existing Section 5h program, PHA assists current public housing residents of scattered site units to purchase their own units. To date, 235 residents have purchased their scattered site

units under this program. Under the existing HCV Homeownership program, current voucher participants may utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a fifteen (15) or thirty (30) year period. To date, PHA has assisted 725 HCV participants to purchase their first homes.

- Cumulatively, PHA has developed and sold 306 new homeownership units that were developed as part of HOPE VI, mixed finance and other major revitalization initiatives. PHA also worked with over 1,000 residents to complete homeownership counseling courses in partnership with HUD-approved housing counseling agencies. The following table summarizes PHA’s affordable homeownership sales activities for the most recent period.

Table 84: Homeownership Sales: FY 2022

Program	Households
Section 5h	13
HCV Homeownership	27
Other	53
Total	93

- In exciting new initiatives launched in FY 2022, PHA is partnering with Jumpstart Philly, Trades for a Difference and Benchmark Real Estate Partners, Lower North Philadelphia CDC and Devcon Group LLC/Townes Mechanical to renovate 53 vacant and distressed scattered site homes in the Brewerytown neighborhood and create affordable homeownership opportunities for low and moderate-income households. Jumpstart Philly provides training, mentoring, networking and financial resources to local aspiring developers. The PHA scattered site houses rehabbed through this partnership will be sold to households with incomes at or below 80% of Area Median Income, with first opportunity to buy going to participants in PHA’s Opening Doors to Homeownership program.

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 48 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 of 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.

OHS provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the city. In Year 48, OHS will continue to provide homelessness prevention and diversion, emergency housing, transitional and rapid re-housing, permanent supportive housing, case management, supportive services, emergency response, service days, food and commodity distribution to contracted emergency housing facilities and soup kitchens.

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 2022-2023 OHS plans to add two (2) additional FTE Mobile Assessors.

In FY2022-2023 a Veteran-focused access point will become available to Veterans experiencing homelessness to connect them with appropriate housing resources through the CEA-BHRS process.

OHS outreach teams will continue to locate and engage individuals living on the streets, and encourage them to accept services, treatment, and housing. Through operation of our Supportive Housing Clearinghouse, we will continue to facilitate access to long-term 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.

Designed in 2021, the PEACE (Partners Establishing Accessible & Affordable Housing; Caring for Frail Older Adults Empathetically) Program aims to improve access to stable, supportive housing for frail older people experiencing homelessness and/or with behavioral health disabilities. It is an initiative of the Office of Homeless Services.

OHS will continue its rapid re-housing 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 similar services and resources provided to those at risk.

The Office of Homeless Services is supported by the City's housing entities, primarily DHCD and the Philadelphia Housing Authority (PHA), 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, DBHIDS and OHS developed 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. This allows for more accurate data collecting and service connections for people who are unsheltered.

In January and February 2022, OHS conducted the Point-in-Time Count (PIT). 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 2022 PIT Count were submitted to HUD on May 14, 2022.

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 13 goals identified in the Strategic Plan (SP-45) is to reduce homelessness and expand special needs housing opportunities. Strategies for doing so are found in this section and more specific activities are found in the 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 48 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, 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 is streamlining the City's approach to outreach and engagement. The goal of this approach is to increase uniformity in response across agencies, focus on housing placements and increase 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 access to the City's "language line" translation system for those who are not English Language proficient.

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

Year 48 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%.

In 2022-23, 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, in addition, 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. 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 48 Goals:

- Move 1,000 households experiencing homelessness into permanent housing.
- Move 450 families to permanent housing with rapid re-housing assistance.

In 2022-23, 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 2021 Housing Inventory Count, Philadelphia had 5,341 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% 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 48 Goal:

- Prevent 1,500 very low-income households from experiencing homelessness.

The Office of Homeless Services helps extremely low-income individuals and families avoid becoming homeless in a variety of ways, including:

- 1) working with the Department of Behavioral Health and Intellectual Disability Services (DBHIDS), the Philadelphia Department of Corrections' Office of Reentry, DHS, and the Philadelphia Department of Public Health (PDPH) 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 and 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 2022-23, Philadelphia will continue to work with extremely low-income individuals and families to help them avoid homelessness. This includes those exiting public institutions, corrections, and systems of care, as well as those receiving assistance from public or private agencies. The Office of Homeless Service's Emergency Assistance and Response Unit (EARU) prevents eviction through rental or security deposit assistance, funded through the Community Services Block Grant. OHS has also expanded funding and programming to provide diversion and prevention services to Philadelphia households and will use General Funds, Emergency Solutions Grant (ESG), HOME, and local Housing Trust Fund dollars to remove financial barriers to sustaining housing thereby preventing shelter entry.

In 2022-23, 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 until they are 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 young adults 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. Through a Fostering Youth Independence Grant DHS was awarded 75 FYI Housing Vouchers and anticipates issuing these vouchers this year.

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	675
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	725
<i>Data Source: HOPWA CAPER 2019-2020 CR-55 HOPWA 91.520(e)</i>	

AP-75 Barriers to Affordable Housing

Introduction

The *Consolidated Plan* includes a detailed overview of barriers to affordable housing in Sections MA-40 and SP-55. Those barriers include: No existing local policies have been identified as having a significant negative impact on affordable housing.

However, other barriers to affordable housing have been identified. Those barriers include:

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

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

As discussed in the first narrative, the City has not identified any local policies as having a significant negative impact on affordable housing. Goals and strategies have been developed to address barriers to affordable housing. The City and PHA worked with a diverse team of stakeholders in 2016 to identify Assessment of Fair Housing (AFH) goals to address barriers to affordable housing and access to opportunity. The draft 2022 AFH offers targeted recommendations for the City and its partners to incorporate into policies and programs based on a new cycle of community engagement, data analysis, and needs assessment. The City has developed and will continue to implement goals and strategies that build upon the 2016 AFH, incorporate the recommendations of the draft 2022 AFH, and affirm the need to strengthen successful strategies while fostering innovative approaches to addressing barriers to affordable housing.

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% 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 include 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 Philadelphia 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.

Although the City did not identify any gaps in the institutional structure in its 2022-2026 Consolidated Plan, the City will continue to adapt its institutional structure and service delivery systems as circumstances and resources change. The City will continue to evaluate the changing composition of its population and expand existing affordable housing resources and develop new ones to meet the needs of its residents where funding allows. In addition, the City is preparing for an administration change as Mayor Kenney's term nears its conclusion in early 2024. The new administration may introduce changes to the local institutional structures described in this section. However, the long history of collaboration mean that agencies will be able to continue delivering services and addressing priority needs without interruption.

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 home repair, vacant land, and 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% of those living in poverty in Philadelphia are children under the age of 18. At 23.1%, Philadelphia's poverty rate remains the highest among the nation's 10 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. Since its launch in August 2020, PHLConnectED has enabled over 21,000 internet connections for households with children in grades pre-K through 12. 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 post secondary 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, 41,561 households have received approximately \$262 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).

Table 85: 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% 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% 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% (10%) of the buyer's original purchase price; or
 - 2) The amount of \$180,000 increased annually at a rate of 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 re-housing 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% 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% of its monthly income to rent, rapid re-housing 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 re-housing 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 re-housing 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 2022:

Table 86: HOPWA Budget Detail: CDBG Year 48 (FY2023)

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*	\$256,391			\$35,350	\$291,741	\$22,328	\$314,069
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	\$800,000			\$49,555	\$849,555	\$63,945	\$913,500
Delaware County	\$557,750			\$57,980	\$615,730	\$35,520	\$651,250
Gaudenzia, Inc.		\$100,000			\$100,000	\$7,500	\$107,500
Mazzoni Center	\$1,430,000			\$80,000	\$1,510,000	\$75,120	\$1,585,120
Tenants Union Representative Network	\$2,900,000			\$249,832	\$3,149,832	\$135,215	\$3,285,047
Public Health Management Corporation			\$150,000		\$150,000	\$7,200	\$157,200
Family Services, Montgomery County	\$177,000			\$24,000	\$201,000	\$16,200	\$217,200
Family Services Association of Bucks County	\$332,122			\$44,710	\$376,832	\$24,310	\$401,142
Family Services of Chester County	\$230,000			\$36,000	\$266,000	\$19,600	\$285,600
Grantee Administration (3% Philadelphia + Bensalem)						\$261,000	\$261,000
Total	\$6,683,263	\$295,000	\$150,000	\$897,677	\$8,025,940	\$705,153	\$8,731,093
TBRA = Tenant-Based Rental Assistance STRMU = Short Term Rent, Mortgage and Utility Assistance							

HOPWA Year 48 Philadelphia Allocation FY-22	\$7,827,151
HOPWA Year 48 Bensalem Allocation FY-22	\$903,942
TOTAL Year 48 Philadelphia EMA Allocation FY-22	\$8,731,093
Prior Year to Be used for Year 2022	\$4,725

Additional Narrative HOME Program

In FY 2023 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% of area median income as “very-low income” and 80% as “low income.” The definition of very low-, low- and moderate-income in this table are based on City Ordinance 1029AA which defines 50% of Area Median Income as “low income” and 80% 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

Appendix Table 3: 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

Appendix Table 3: 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.

Appendix Table 3: 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

Appendix Table 3: 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.

Appendix Table 3: 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

Appendix Table 3: 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				

Appendix Table 3: 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

Appendix Table 3: 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

Appendix Table 3: 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

Appendix Table 3: 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.

Appendix Table 3: 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	

Appendix Table 4: 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	5800-8200 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

Appendix Table 5: Active Interim Construction Assistance Loans

Fiscal Year Loan made	Project	FY 21 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, HOME, HTF and NPI):
 - \$3 million 9% Low Income Housing Tax Credit (LIHTC) projects
 - \$3 million 4% LIHTC Preservation and New Construction/Rehabilitation projects
 - \$2 million or \$75,000/unit non-LIHTC Preservation and Production Projects

Proposals with requests higher than the amounts listed above from DHCD will not be considered
Note: the maximum subsidy limits above are subject to change.

3. Priority will be given to Projects that request less than allowed subsidy amount and leverage other resources.
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% 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 10%.

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% 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:
 - Physical disability 10%
 - Hearing and Vision Disability 4%
 - Homeless and Special Needs 10%. Rental Projects exceeding the 10% 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% 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 5% 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 5% 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.

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

■ **Housing First**

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

■ **Permanent Supportive Housing**

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

2016 Assessment of Fair Housing

The federal Fair Housing Act prohibits housing-related discrimination because of race, color, religion, sex, familial status, national origin or disability. The U. S. Department of Housing and Urban Development (HUD) and the agencies that receive HUD funding to implement its programs – such as the City of Philadelphia and the Philadelphia Housing Authority (PHA) – must not discriminate, and must also use those programs to affirmatively further fair housing. To implement that charge, HUD adopted an Affirmatively Furthering Fair Housing (AFFH) rule on July 16, 2015 and issued a Rule Guidebook on December 31, 2015. The AFFH rule requires fair housing planning, the first step of which is completing an Assessment of Fair Housing (AFH).

The City and PHA’s 2016 Assessment of Fair Housing was the result of significant research and data analysis, as well as a robust community engagement process, and the goals were informed by public input. An outline of the goals and a list of stakeholders who participated in the 2016 AFH process are included below.”

Fair Housing Goals and Priorities

The following tables describe the strategies, issues, contributing factors, metrics and milestones, time frame and program partners of the 52 goals.

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

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

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

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

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

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
24	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to promote stable permanent housing for survivors of domestic violence, stalking, and sexual assault Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Enforce compliance with City's Domestic violence ordinance PHA complies with HUD VAWA rules Secure funding to support development of units for individuals experiencing domestic violence Establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities Establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHHS, Fair Housing Stakeholders, CBOs, non-profit legal partners
25	Expand permanent housing for homeless and specials needs individuals	Expand housing programs for families at risk of child welfare involvement due to homelessness, unaffordable or unsafe housing or ready for reunification Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable and Housing Options Age and Condition of Affordable Housing; Disproportionate Housing Needs Displacement due to economic pressures	Secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; & 3) housing for families ready for reunification	1-3 years	City (Lead), DHS, Homeless Services, DBHHS, PHA, Fair Housing Stakeholders, housing providers

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
26	Expand permanent housing for homeless and specials needs individuals	Prevent homelessness for youth exiting the child welfare and juvenile justice systems. Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Work with partners to strengthen transition planning Identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth- facilitated outreach and drop-in services, and shared housings; Pilot a Coordinated Entry and Assessment Based Housing Referral System using Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter, Strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHCS, Homeless Services, Child Welfare and Juvenile justice system
27	Ensure open access to all housing resources and programs	Fully implement Language Access Plans (LAP) and practices for Limited English Proficiency (LEP) individuals and ASL users Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and Other Services	City and PHA work with partners and stakeholders as needed to update and implement LAP, limited literacy materials, documents/outreach accessible to LEP residents. Work with LEP, housing network, other stakeholders to complete annual training for staff on LAP requirements PHA assesses options for strengthening fair housing compliance through additional training and testing City and PHA provide annual LAP performance compliance reports Increase opportunities for face-to-face engagement with LEP persons	1-5 years	City and PHA (Leads), DHCD, community partners, Office of Immigration Affairs (OIA),
28	Ensure open access to all housing resources and programs	DHCD and PHA assist their service providers as needed to develop model LEP and ASL policy and procedures Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and other Services	DHCD and PHA work with AFFH stakeholder and housing counseling and LEP providers to create model LEP policy and procedures for partners. Utilize Office of Immigrant Affairs to assist in this effort	1-5 years	City and PHA (Leads), DHCD, service providers, OIA, Fair Housing Stakeholders

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
29	Ensure open access to all housing resources and programs	PHA reviews and enhances admissions and wait list policies as needed to support fair housing compliance Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA reviews best practices and options for admissions and wait list administration to promote diversity consistent with applicable fair housing statutes and regulations, consulting as needed with local partners. PHA implements wait list policy modifications if identified in review, subject to PHA Board approval.	1 year 2-5 years	PHA (Lead), PHA residents, service providers, CLS, Fair Housing Stakeholders
30	Ensure open access to all housing resources and programs	PHA reviews and enhances policies as needed as relates to admission of those with criminal records and formerly incarcerated citizens Priority: High	Segregation R/ECAP, Disparities in Access to Opportunities	Lack of access to Housing and other Services	PHA periodically reviews and updates policies as needed to comply with HUD regulations on criminal records screening. PHA continues implementation of Second Chance Pilot initiative to provide housing opportunities to formerly incarcerated citizens in partnership with federal and state court systems.	1-5 years	PHA (Lead), City, PHA residents, CLS, Fair Housing Stakeholders, PhillyRise
31	Expand fair housing outreach, education and enforcement activities	Support Tenant Rights Workshops to educate low- income renters about Fair Housing rights. Priority: High	Segregation, Disproportionate Housing Needs; R/ECAP	Public and Private Discrimination	Tenant rights providers/housing counseling agencies, including LEP counselors/CBOs, conduct monthly educational workshops serving 1,200 tenants annually	1-5 years	City (Lead), PCHR, TURN, CLS, LEP CBO, Tenant rights orgs, housing counseling agencies, Fair Housing Rights Center (FHRC)
32	Expand fair housing outreach, education and enforcement activities	Support increased representation for low-income tenants in landlord-tenant court — current representation is less than ten percent. Priority: High	Segregation Disproportionate Housing Needs; R/ECAP	Public and Private Discrimination Displacement due to economic pressure	City, PHA, stakeholders/partners collaborate to identify resources/strategies to support Tenant representation in tenant/landlord disputes. More tenants are represented in court	1-2 years 2-5 years	City (Lead), PCHR, FHRC TURN, CLS, LEP, CBO partners and other tenant rights/legal aid groups.
33	Expand fair housing outreach, education and enforcement activities	Support outreach and housing counseling to help residents avoid predatory loans and to counsel clients with credit-repair; budgeting Priority: High	Segregation, Disproportionate Housing Needs; R/ECAP,	Lending Disparities	Counseling agencies to provide Anti Predatory, pre-purchase and financial literacy housing counseling — 2,000 individuals counseled annually	1-5 years	City (Lead), Housing counseling agencies, NACs, LEP and CBO partners, Fair Housing Stakeholder Network

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
34	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities to increase housing options and access to opportunities for the protected classes Priority: Medium-High	Segregation, Disproportionate Housing Needs; R/ECAP	Lending Disparities, Lack communication between public agencies and residents	City and PHA to coordinate with fair housing agencies to conduct fair housing trainings to city agency and PHA staff and trainings for PHA and City sub-recipients. New employees and refresher trainings as needed	1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center
35	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities for Landlords to reduce unlawful evictions and promote open access to affordable housing Priority: Medium-High	Segregation, Disproportionate Housing Needs;	Public and Private Discrimination	City and PHA to work with non-profit legal aid providers, fair housing organizations, LEP, CBO partners to design workshops for Landlords to promote compliance w/ all Fair Housing laws and HUD guidance including criminal background checks Identify funding for workshop content and marketing campaign to reach Landlords including LEP. Update content as needed. Conduct 1-2 educational workshops a year contingent upon funding	1 year 1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center, City, CLS, TURN, PA Law Center, LEP CBO partners, Police Dept.
36	Expand fair housing outreach, education and enforcement activities	Support increased code enforcement of violations related to housing quality and health/safety issues Priority: Medium-High	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	P & D to work with L & I on coordinated/targeted code enforcement efforts and policies to promote increased housing quality. Code enforcement process contains clear and explicit steps to achieve compliance.	1-2 years 2-5 years	City (Lead), P&D, L&I, Dept. of Health, tenant rights/legal aid groups, CBOs, LEP, Fair Housing Stakeholder Network
37	Expand fair housing outreach, education and enforcement activities	PHA and City to establish Fair Housing Stakeholder group in partnership with local/ regional Fair Housing agencies, Advocacy groups, Housing Authorities, and Municipalities to ensure coordinated approach Priority: Medium-High	Segregation, Disparities in Access to Opportunities	Impediments to mobility,	Create Fair Housing Stakeholder Group Stakeholders meet in coordination with the (E)quality meetings to assess Fair Housing policy and progress with AFH goals/strategies— minimum twice annually	< 1 year 1-5 years	PCHR (Lead), DHCD, FHRC, PHA, Fair Housing groups, DWRPC, regional housing authorities, City agencies
38	Expand fair housing outreach, education and enforcement activities	Explore best practices and policies to promote long-term affordability options Priority: Low-Medium	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	City reviews best practices for long-term affordability options such as tenant's right of first refusal and extended compliance periods. Explore feasibility for implementation in Philadelphia Implement feasible measures	1 year 2-3 years 3-5 years	City (Lead), DHCD, PHA, Fair Housing Stakeholder network, Fair Housing Stakeholder Network

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
39	Expand fair housing outreach, education and enforcement activities	Identify new funding opportunities to support Fair Housing education and testing to ensure compliance with federal, state and local fair housing laws Priority: Low-Medium	Segregation, Disproportionate Housing Needs; R/ECAP	Lack of Resources	Work with Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status	1-2 years	City (Lead), PCHR, FHRC
40	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Continue to support existing Placed-based strategies – Sharswood & Norris Choice, Promise Zone Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities	Norris – complete 257 new housing units and 1-2 commercial/retail projects and 4-5 neighborhood improvement projects. Sharswood housing units; PHA HQ; supermarket— PHA to submit Choice Implementation grant application to HUD	1-5 years 1-2 years	City/PHA (Leads), DHCD, HUD, PHFA, third party developers, PHS, Commerce, nonprofits, banks, foundations
41	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Create new Place-based Community Investment Strategy to leverage a range of public/private investments to strengthen communities and increase access to opportunities Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities due to Economic Pressures.	P & D will map and analyze investments, fixed assets, opportunities and needs in neighborhoods across the City. P & D will categorize areas based on strength/need and will create an investment plan to leverage current and proposed investments across a range of neighborhoods. P & D will work with partners to implement coordinated investment strategy for a range of neighborhoods.	1 year 2-5 years	DHCD, PHA, HUD, PHFA, Private sector & nonprofit partners, MDO including Community Services partners, SDP, Commerce, PHS, Mayor's Office of Education, SDP, PCPC, Land Bank, OIA
42	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Promote Place-base Strategy to leverage public/private investments including housing in immigrant communities to increase access to housing and other opportunities Priority: Medium-High	Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities due to Economic Pressures	Identify immigrant communities in need of affordable housing and other opportunities. Work with partners to implement coordinated housing and other investment strategy.	1 year 2-5 years	City (Lead), DHCD, PHA, HUD, PHFA, private sector partners, Commerce, non-profits, banks, foundations, OIA, Land Bank

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
43	Expand educational attainment, economic development and self-sufficiency efforts	Encourage comprehensive connections between programs and services to alleviate poverty among low-income households — such as Earned Income Tax Credit (EITC), by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible Priority: High	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	Providers will convey information and offer direction to connect residents to benefits beyond the ones they are currently accessing, using LEP-targeted materials as appropriate — 1,500 residents will receive counseling to secure EITC.	1-5 years	City (Lead), Service providers, CEO, DHCD, PHA, MOIA, housing counseling agencies, DHS
44	Expand educational attainment, economic development and self-sufficiency efforts	Promote technical assistance and training to small businesses to create and retain jobs — coordinate and align with other investments such as housing and commercial corridor activities to promote increased access to opportunity Priority: High	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	TA provided to 800 Small businesses and 250 jobs are created or retained annually	1-5 years	City (Lead), Commerce, DHCD, PIDC, TA providers, LEP and CDBD groups, Fair Housing Stakeholders
45	Expand educational attainment, economic development and self-sufficiency efforts	Return vacant and blighted properties back into productive use. Priority: High	Disparities in Access to Opportunities	Lack of access to opportunities	Coordinate and align with goals and strategies of Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments	1-5 years	City (Lead) DHCD, LandBank, CBO partners
46	Expand educational attainment, economic development and self-sufficiency efforts	Support coordination of services and educational supports through the City's Communities in Schools Priority: High	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Community Schools Initiative in and around high poverty areas in Philadelphia. Nine initial sites selected and total of 16 additional sites over the next 3 years	< 1 year — 3 years	City ((Lead), SDP, Mayor's Office of Education
47	Expand educational attainment, economic development and self-sufficiency efforts	Ensure a Philadelphia youth ages 3 to 4 enter kindergarten ready to learn Priority: High	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Pre-K Initiative creating 2,000 new pre-K slots in year 1 with minimum of 1,000 additional sites over 3 years	< 1 year — 3 years	City (Lead) Mayors Office of Education, Service Providers

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

2016 AFH Stakeholders

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

Appendix Table 7: AFH Participating Stakeholders

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

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

Written Standards for Providing ESG Assistance

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% 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 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 *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 *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 *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 *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 federal requirements, the criteria for a substantial amendment to the *Annual Action Plan* are when:

- the City decides not to carry out an activity¹ 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 25% of total activity category funding.

Other situations could also arise that involve a substantial change to a proposed activity. In such cases, the City will amend its *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* and the Citizen Participation Plan. 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.

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.

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 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.

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.

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, 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 *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 *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 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 amendment, 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.

Emergency Citizen Participation Plan

When a Declaration of an Emergency has been declared by the President of the United States, the Governor of Pennsylvania, or when restrictions and/or guidelines are issued by the City of Philadelphia, DHCD will follow the following process for public hearings and public display of plans.

- If DHCD is unable to hold open public hearings in person, DHCD will be allowed to hold virtual public hearings through conference calls or an online video conference platform as long as the public is able to provide public comments during the virtual public hearing.
- If DHCD is unable to publicly display materials at the locations referenced in the Citizen Participation Plan, they will be made available online at www.phila.gov/dhcd and DHCD will provide copies of the plan via email upon request.
- If the City Council is unable to conduct an open public forum meeting, the City then can approve the plans at a City Council meeting through an on-line virtual City Council meeting.

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