

2024-2025

Consolidated Annual Performance and Evaluation Report



Division of
Housing and Community Development
CITY OF PHILADELPHIA

Table of Contents

- CR-05 Goals and Outcomes
- CR-10 Race and Ethnic Composition of Families/Persons Assisted
- CR-15 Resources and Investments
- CR-20 Affordable Housing
- CR-25 Homeless and Other Special Needs
- CR-30 Public Housing
- CR-35 Other Actions
- CR-40 Monitoring
- CR-45 CDBG
- CR-50 HOME
- CR-55 HOPWA
- CR-58 Section 3
- CR-60 Subrecipient Information
- CR-65 ESG Persons Assisted
- CR-70 ESG Assistance Provided and Outcomes
- CR-75 ESG Expenditures

Appendix

- Appendix A – Addressing Limited English Proficiency
- Appendix B – ESG Sage Report
- Appendix C – Maps
 - Map 1 Eligible Census Block Groups
 - Map 2 Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
 - Map 3 Black and African American Population
 - Map 4 Hispanic and Latino Population
 - Map 5 Asian Population
 - Map 6 Housing Production and Preservation
 - Map 7 Philadelphia CDC Business Tax Credit Program Recipient Agencies
 - Map 8 Targeted Corridor Management and Public Services
 - Map 9 Housing Counseling Agencies
 - Map 10 Neighborhood Energy Centers Serving Philadelphia
 - Map 11 Neighborhood Advisory Committee (NAC) Service Areas
 - Map 12 Home Improvements
 - Map 13 LandCare Parcels Managed by the Pennsylvania Horticultural Society
 - Map 14 Homes Saved from Foreclosure Since June 2008
 - Map 15 North/Northwest Activity
 - Map 16 Northeast Activity
 - Map 17 North/River Wards Activity
 - Map 18 Central/South Activity
 - Map 19 West Activity
 - Map 20 Southwest Activity
 - Map 21 Place-Based Strategy Areas

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) is an evaluation of the City's accomplishments and progress towards meeting its housing and community development project goals, as stated in its FY 2025 Annual Action Plan and FY 2023 five-year Consolidated Plan. As a recipient of federal funding from the U.S. Department of Housing and Urban Development (HUD), the City of Philadelphia's Division of Housing and Community Development (DHCD) is charged with preparing the CAPER in accordance with HUD funding reporting requirements.

In this section of the report, we highlight the activity of the City's housing and community development programs funded in FY 2025 with federal and local funding. Please note that the accomplishments reported in the narrative and in Table 1 are based on data collected locally and in some cases may differ from data input into the Integrated Disbursement and Information System (IDIS). In CDBG Year 50, the City substantially met or exceeded many annual goals and objectives. For the programs that exceptionally exceeded their goals, the City has increased these annual goals to determine the future program capacity more accurately. When evaluating programs that did not reach their targeted goals, decreased funding, changes to program activities, and adjustments to program reporting were the main reasons why a goal was not achieved.

- Basic Systems Repair Program (BSRP) provided free repairs to electrical, plumbing, and heating systems of 3,527 owner occupied homes.
- Adaptive Modifications Program (AMP) helped 303 individuals with permanent disabilities live more independently within their homes.
- Housing and Mortgage Foreclosure Prevention Counseling services were provided to 11,168 households, and 948 homes were saved from foreclosure.
- Rental assistance was provided to 5,885 households at-risk of eviction through the Targeted Financial Assistance component of the Eviction Diversion Program.
- PEPP partners provided legal advice or representation to a total of 4,041 clients in FY25.
- The Eviction Diversion Program helped 1,862 tenants and landlords reach an agreement or other desirable outcome (e.g. parties agreed to continue to negotiate as an alternative to eviction).

- 3 preservation projects were completed, preserving 487 affordable rental units: Kate’s Place, 801 Residence, and Mary Fields Apartments.
- There were another 36 affordable housing developments under construction, including 14 new developments and 23 preservation.
- The City helped 1,498 homebuyers purchase their first homes through the relaunch of its Philly First Home Program, the Turn the Key program, and supported Urban Affairs Coalition’s employer-assisted Home Buy Now program, which provided 32 home purchase grants to workers employed by participating institutions and businesses.
- Neighborhood Advisory Committees (NACs) conducted foreclosure outreach and connected residents to resources in majority low-/moderate-income Census tracts with over 578,820 residents.
- The Commerce Department provided technical assistance to 1,106 businesses and supported 9 community development corporations.
- YouthBuild provided job training to 180 students throughout the course of the year.
- PHS stabilized 611 vacant lots, improving neighborhood conditions for over 620,000 residents living in majority low-/moderate- income Census tracts.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop Affordable Rental Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Rental units constructed	Household Housing Unit	1350	579	43%	270	309	114%
Develop Affordable Rental Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Housing for Homeless added	Household Housing Unit	150	193	129%		105	
Effective Administration of Projects and Programs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Homeowner Housing Rehabilitated	Household Housing Unit	-	-	-	-	-	-
Effective Administration of Projects and Programs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Businesses assisted	Businesses Assisted	-	131	-	-	-	-

Effective Administration of Projects and Programs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Buildings Demolished	Buildings	1250	580	46%	250	0	0%
Expand Accessible and Affordable Housing (contd)	Affordable Housing Non-Homeless Special Needs	Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1250	971	78%	250	303	121%
Expand Affordable Homeownership Housing	Affordable Housing Non-Homeless Special Needs	Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Direct Financial Assistance to Homebuyers	Households Assisted	4625	3769	81%	925	1,367	148%
Expand Affordable Homeownership Housing (contd)	Affordable Housing Non-Homeless Special Needs	Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Homeowner Housing Added	Household Housing Unit	-	239	-	200	163	82%
Expand Education, Employment and Self- (contd)	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5900	3536	60%	1180	1180	100%

Expand Fair Housing Outreach, Education, (contd)	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	12163	203%	3000	4041	135%
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Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0		
Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	6850	2572	38%	1107	798	72%
Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Homeless Person Overnight Shelter	Persons Assisted	5500	4711	86%	1100	1607	146%

Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Homelessness Prevention	Persons Assisted	4930	2433	49%	746	1191	160%
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Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Jobs created/retained	Jobs	-	-	-	-	-	-
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Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	HIV/AIDS Housing Operations	Household Housing Unit	135	111	82%	28	54	193%
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Expand Services and Programs to Protect (contd)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	-	-	-	-	-	-
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Expand Services and Programs to Protect (contd)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50000	30261	61%	10000	11168	112%
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Expand Services and Programs to Protect (contd)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Other	Other	9000	18308	203%	2400	5885	245%
Expand Support for Small Business Owners (contd)	Non-Housing Community Development	CDBG: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Jobs created/retained	Jobs	1650	165	10%	330	147	45%
Expand Support for Small Business Owners (contd)	Non-Housing Community Development	CDBG: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Businesses assisted	Businesses Assisted	600	1525	1452%	105	1115	1062%
Expand Support for Small Business Owners (contd)	Non-Housing Community Development	CDBG: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Other	Other	5000000	2507295	50%	1000000	941184	94%

Foster Open Access to All Housing and Com (contd)	Affordable Housing Non-Housing Community Development	CDBG: \$ / Local Housing Trust Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	16579	41%	2500	5797	232%
Foster Open Access to All Housing and Com (contd)	Affordable Housing Non-Housing Community Development	CDBG: \$ / Local Housing Trust Fund: \$	Other	Persons Assisted	2750000	1736525	63%	550000	578820	105%

Foster Open Access to All Housing and Com (contd)	Affordable Housing Non-Housing Community Development	CDBG: \$ / Local Housing Trust Fund: \$	Other	Organizations Assisted	100	23	23%	15	0	0%
Preserve Affordable Homeownership Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	3478	556%	1000	1119	112%
Preserve Affordable Homeownership Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12000	8983	75%	2450	3586	146%
Preserve Affordable Rental Housing	Affordable Housing Non-Homeless Special Needs	HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Rental units rehabilitated	Household Housing Unit	500	1140	228%	200	487	244%
Strengthen Community Assets and Manage Vacant Land	Non-Housing Community Development	CDBG: \$ / Other: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600000	1955554	326%	650,000	622206	96%
Strengthen Community Assets and Manage Vacant Land	Non-Housing Community Development	CDBG: \$ / Other: \$	Other	Persons Assisted	250000	39603	16%	50000	11361	23%

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Ten new construction developments were completed during the fiscal year, totaling 309 rental units and 105 special needs units. Three preservation projects were completed: Kate’s Place, 801 Residence, and Mary Fields Apartments; preserving 487 affordable rental units. The remaining 38 projects under construction or near completion include 15 new construction or rehabilitation projects, and 23 preservation projects. Once complete, these projects will add 620 units to affordable housing supply and preserve 1,320 existing units currently occupied by low-/mod-income households.

The City met its goal for settlement assistance grants through the Philly First Home Program and Urban Affairs Coalition’s employer-assisted Home Buy Now program. Home Buy Now awarded 32 grants, and the Philly First Home Program, relaunched in May 2022, awarded 1,335 grants to first time homebuyers. The Turn the Key program produced 163 new units for first time homebuyers in its second year of operation. CDBG-funded housing counseling agencies provide pre-purchase counseling to all Philly First Home recipients.

The City reached 112% of its housing counseling goal, assisting 11,168 persons of the 10,000 annual goal was met. The goal for tangled title assistance was met with 1,119 vacancy prevention services provided. The City and its partners also continued eviction diversion and rental assistance programs, helping thousands of renter households stay in their homes. Additionally, the City provided homelessness prevention to 1,191 households at-risk of homelessness, reaching 160% of the Homelessness Prevention goal.

The Basic Systems Repairs program reached 147% of its target, serving 3,527 households. The Energy Coordinating Agency surpassed its revised goal for the Heater Hotline program. The Heater Hotline Program served 5,797 households.

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

Neighborhood services (i.e. the Neighborhood Advisory Committee program) and the Pennsylvania Horticultural Society's (PHS) greening programs exceeded their goals for population impact. Large swaths of the city continue to benefit from these programs. Specifically, PHS' blight remediation efforts have been associated with increased property values, reduced crime, and health improvements; and NACs continue to help residents access City and other resources to improve their lives and communities.

The City exceeded its goal for the number of businesses assisted through programs such as Technical Assistance to Micro Businesses. However, it did not meet its goal for the number of persons assisted through low- and moderate-income area benefit through programs such as the Storefront Improvement Program and Neighborhood Development Grants. These programs will continue to be monitored in the future to identify opportunities for improvement in implementation and data collection methods.

CDBG-CV funds were used to support the City's FY 2025 housing, community development, and commerce activities. CV-funded program outputs are included in this report.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA
White	241	12	105
Black or African American	2,620	140	498
Asian	24	3	1
American Indian or American Native	10	0	9
Native Hawaiian or Pacific Islander	2	0	1
<i>Total</i>	2,897	155	614
Hispanic	604	20	124
Not Hispanic	3,038	154	614

Table 2.1 – Table of assistance to racial and ethnic populations by source of funds

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	Number of Clients
American Indian, Alaska Native, or Indigenous	11
Asian or Asian American	17
Black, African American, or African	1,435
Hispanic/Latina/e/o	123
Middle Eastern or North African	2
Native Hawaiian or Pacific Islander	1
White	209
Multiracial	49
Client doesn't know	5
Client prefers not to answer	0
Data not collected	22
Total	1,874

Table 2.2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

For CDBG, an additional 716 households received Basic Systems Repair Services and an additional 27 households benefited from neighborhood-based rental production projects, but either identified as other / multi-racial. This number is not included in the CR-10 as generated by IDIS. CDBG and CDBG-CV funded projects are included in this column. The total number of beneficiaries is 3,642.

For HOME (entered manually), an additional 19 households identified as other / multi-racial. The total number of HOME beneficiaries was 174 households.

For HOPWA (entered manually), this chart does not include all options for reporting race as it appears in the HOPWA CAPER. There were 124 beneficiaries who reported more than one race or did not report race. The TOTAL number of HOPWA beneficiaries is 738.

For (H)ESG (entered manually) the total number of (H)ESG beneficiary households was 1,854.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	52,968,290	30,338,988
HOME	public - federal	11,262,626	9,055,579
HOPWA	public - federal	9,747,654	9,289,113
ESG	public - federal	3,861,521	3,861,521
Housing Trust Fund	public - local	47,391,000	47,831,099
Other	public - local	55,189,000	23,833,161

Table 3 - Resources Made Available

Narrative

The "Other" listed in the above table is a combination of CDBG-CV; Section 108 loan resources; City of Philadelphia General Funds; the Commerce Department's Storefront Improvement Program and Targeted Corridor Management Program; and CDC Tax Credits.

In Program Year 2019, the City received COVID-19 funding totaling \$74,015,375. The amounts that were expended during the 2024 Program Year are broken down as follows: \$ 3,448,338 of CDBG-CV . No HOPWA-CV or ESG-CV funds were expended during the program year.

The City also had City of Philadelphia Housing Trust Fund Resources in the amount of \$47,391,000 made available in City FY 25 (HUD Program Year 24) and expended \$47,831,099 during the year.

The City made available \$20,000,000 of Section 108 Loan Resources and \$0 was expended during the City FY 25 (HUD Program Year 24).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Philadelphia	100		Citywide
Place-based Strategies: Choice, Promise Zone			Place-based

Table 4 – Identify the geographic distribution and location of investments

Narrative

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 assets in high

opportunity areas to benefit low- and moderate- income households. Maps on area eligibility, demographics, and program activity are provided in the Appendix.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

DHDC financing for rental projects has generated equity investment through the utilization of the Low-Income Housing Tax Credits (LIHTC) by corporations and equity funds such as the National Equity Fund (NEF).

DHCD provided approximately \$9.9 million in funding to support a network of 25 housing counseling agencies to provide intensive mortgage foreclosure intervention services, pre-purchase counseling, tenant counseling, and other housing counseling services to residents of Philadelphia. This includes leveraging a total of \$470,000 in local General Funds. The majority of these agencies are also authorized to conduct services through the Pennsylvania Housing Finance Agency (PHFA), which estimates at least \$250,000 of leveraged funds.

DHCD also leveraged over \$2 million in local Housing Trust Funds to support heater repairs and utility grants to low-income residents. Approximately \$5 million in Housing Trust Funds and \$2 million in Neighborhood Preservation Initiative funds supported the City’s vacancy prevention and housing counseling activities. CDBG funds allocated for the City’s vacant land management programs leveraged a total of \$5.39 million in City General Funds. The Neighborhood Preservation Initiative also supported the Business Loan Program and Neighborhood Development Grants program.

Match Requirements – The City has met its HOME match requirements as detailed in the HOME Table below. In addition, the City allocated \$3,861,000 in General Funds to meet the ESG match requirement.

Publicly-owned Land –multi-family, affordable rental housing projects as well as Turn the Key projects utilize publicly owned land to address affordable housing needs..

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	47,899,630.73
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	47,899,630.73
4. Match liability for current Federal fiscal year	952,622.19
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	46,947,008.54

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$189,163.8	0	0	0	\$189,163.8

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	205,114,210.62	0	0	0	0	205,114,210.62
Number	6	0	0	0	0	6
Sub-Contracts						
Number	159	2	0	14	7	87
Dollar Amount	14,350,184.54	368.72	15,686.08	1,989,083.88	1,752,197.82	9,318,902.43
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	205,114,210.62	0	205,114,210.62			
Number	6	0	6			
Sub-Contracts						
Number	159	15	144			
Dollar Amount	14,350,184.54	201,836.39	13,503,734.92			

Table 8 - Minority Business and Women Business Enterprises

Note: of Minority Business Enterprises, an additional 50 sub-contract enterprises selected “Other” or did not specify race and/or ethnicity. The dollar amount of those sub-contracts was \$1,273,945.61.

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0

Dollar Amount	0	0	0	0	0	0
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Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	752	1,040
Number of Non-Homeless households to be provided affordable housing units	4,045	5,912
Number of Special-Needs households to be provided affordable housing units	3,421	6,932
Total	8,218	13,884

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3,893	7,564
Number of households supported through The Production of New Units	300	414
Number of households supported through Rehab of Existing Units	2,900	4,376
Number of households supported through Acquisition of Existing Units	1,125	1,530
Total	8,218	13,884

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City exceeded its one-year goals for providing affordable housing for homeless, non-homeless, and special-needs households, as well as goals for rental assistance, production, rehab, and acquisition of housing units. The City met these goals by exceeding the number of expected beneficiaries in programs like Targeted Financial Assistance, in homeowner settlement assistance programs, and in home repair programs.

Discuss how these outcomes will impact future annual action plans.

In CDBG Year 50, the City substantially met or exceeded many annual goals and objectives. For the programs that exceptionally exceeded their goals, the City may increase these annual goals to determine the future program capacity more accurately. When evaluating programs that did not reach their targeted goals, decreased funding, changes to program activities, and adjustments to program

reporting were the main reasons why a goal was not achieved.

The City strives to meet program goals, and believes it will meet, if not surpass, many of its goals in FY 2026. However, progress in meeting our goals depends heavily on the level of CDBG, HOME, ESG, and HOPWA resources Philadelphia receives, as well as our ability to leverage local funds.

Note: The City accomplishments reflected in the tables above and below are directed to assisting residents with the greatest needs. All of the households supported through rental assistance resided in affordable housing as defined by section 215(a)(1)(A).

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,882	119
Low-income	1,372	37
Moderate-income	388	18
Total	3,642	174

Table 13 – Number of Households Served

Narrative Information

Note: The totals in Tables 11 and 12 are greater than the combined total of CDBG and HOME in Table 13, because the latter reflects CDBG- and HOME-funded programs only. Tables 11 and 12 include accomplishments from programs funded with local and other federal dollars, e.g. HOPWA, in addition to those funded with HOME and CDBG.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Year 50 Goal:

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

The Office of Homeless Services directly or through its partners made **1,613 Service Day connections** in Year 50. These include either connections to shelter and/or supportive services. We are still analyzing how many of those connections resulted in enrollments.

Young Adults

The City has established a collaborative and holistic approach to helping young adults 18-24 who are experiencing homelessness. This approach is designed to provide dedicated services to youth, gives them a voice and to advance research on youth homelessness. OHS started five programs to better meet the needs of youth experiencing homelessness only and build a stronger footprint by adding more access points for these youth. These programs have been set up and are now providing various housing services to at-risk of and homeless youth 18-24 years old in Philadelphia.

Engaging the Landlord Community

The Landlord Gateway Program centralizes resources to help both current and prospective landlords navigate the City's processes, requirements, and guidance through a single location. The Gateway includes housing-related services and resources from 16 City departments and agencies to help landlords with everything from obtaining a rental license to participating in affordable housing programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Year 50 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 80 days.
- Increase the percentage of exits from emergency and transitional housing to permanent housing to 30 percent.

We provided emergency shelter to **14,999** people, transitional housing to **544**, and permanent supportive housing to **3,862** persons.

The average length of stay in emergency shelter and/or transitional housing was 102 days.

We had **1,830** exits from Emergency or Transitional Housing to Permanent Housing destinations. This accounts for **15.4%** of the total exits from ES/TH, up by **3%** compared to the previous year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Year 50 Goals:

- Move 1,250 households experiencing homelessness into permanent housing.
- Move 500 families to permanent housing with rapid re-housing assistance.

The Office of Homeless Services had **1,830** exits from Emergency or Transitional Housing to Permanent Housing destinations, and we served **2,077** people with Rapid Rehousing programming.

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 50 Goal:

- Move 1,200 households experiencing homelessness into permanent housing.

The Office of Homeless Services provided **1,703** households with homelessness prevention or diversion assistance.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Philadelphia Housing Authority (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 largest affordable housing provider in Pennsylvania. PHA is one of the original thirty-nine public housing authorities nationwide to be designated by the US Department of Housing and Urban Development (HUD) as a Moving to Work (MTW) Agency. As part of the MTW program, PHA is required to submit an MTW Annual Report to HUD at the end of each fiscal year from which much of the information presented below is excerpted.

PHA's asset repositioning, housing preservation, acquisition and neighborhood revitalization efforts support the goals established in the Assessment of Fair Housing (AFH) Plan jointly issued by the City and PHA. These goals emphasize the importance of a balanced approach to fair housing including preservation of existing housing, development and acquisition of new affordable rental and homeownership housing, investments to improve the quality of life in distressed neighborhoods, and mobility initiatives to support housing in high opportunity areas.

Below is a summary of PHA's major activities in Fiscal Year (FY) 2025, i.e. the period from April 1, 2024 through March 31, 2025.

Sharswood/Blumberg

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 original Plan called for development of over 1,200 units of mixed-income housing, including affordable rentals and homeownership units. Subsequently, PHA has expanded the scope of the project to include a total of 1,216 rental units and 264 homeownership units.

As of FYE 2025, a total of 566 rental units and 103 homeownership units have been completed and occupied. An additional 439 rental units and 22 homeownership units were nearing completion as of the end of the fiscal year. PHA anticipates that construction will commence on the remaining rental and homeownership units in FY 2026.

In addition to this housing activity, construction and occupancy of the new PHA Headquarters Building was completed in January 2019, and PHA launched a new Youth and Family Center on the ground floor in October 2022. A new fresh food supermarket and mixed-used retail center opened in FY 2024 adjacent to PHA Headquarters. Also, the nearby Vaux Community Building was substantially rehabilitated and is now the site of PHA's Workforce Center, a Section 3 Resource Center, a neighborhood high school, a CVS training facility, resident business incubator and other community services. The Vaux Building has been designated by HUD as an EnVision Center. In tandem with other activities, PHA is currently planning a neighborhood "Peace Park" and construction of a 33,000 sq.ft. Logistics Center in the target area, which is expected to be completed in late 2025.

Bartram Village/Kingsessing

PHA is working with the community and development partners to implement a Choice Neighborhoods Transformation Plan for Bartram Village, which will replace the existing 500 distressed units with approximately 688 mixed-income rental and affordable homeownership units. Replacement housing will be included in all rental phases including approximately 80 scattered site PHA-owned units that will be rehabilitated and converted to Project Based Voucher assistance. A series of targeted neighborhood improvements, economic

development and resident supportive services will be implemented in tandem with the housing development program. In FY 2024, HUD awarded a \$50 million Choice Neighborhoods Implementation to the project, and PHFA awarded a 9% LIHTC for offsite Phase I. The closing of Phase I is currently projected to occur in the first quarter of FY 2026. Rehab work is ongoing for the scattered site replacement units.

West Park Apartments

PHA is undertaking a complete redevelopment of the 11+ acre, 327-unit West Park Apartments public housing development into a mixed-income, mixed-use neighborhood of choice. PHA's Board approved the selection of development partners and the overall plan to develop a total of 1,000 housing units, including renovation of three existing tower buildings and development of ground floor commercial spaces. Extensive site reconfiguration and infrastructure improvements will be done, supported by a \$21.39 million Infrastructure Investment Jobs Act RAISE grant awarded by the US Department of Transportation in June 2024. Phase I design work has been completed and has received a 9% LIHTC award from PHFA. PHA also received two 4% LIHTC awards from PHFA. All tax credit awards are projected to close in FY26.

Fairhill Apartments

Phases I and II of PHA's master plan for the Fairhill Apartments, a distressed 264-unit public housing development, involves demolishing and replacing all low-rise units with 65 new-construction townhomes; rehabilitating both towers into senior preference housing; building a new public street to reconnect the site to the surrounding neighborhood; and, creating two community spaces including rehab of the 30,000 sq.ft. Hartranft Community Center. Phase III of the site's redevelopment includes an off-site phase for which PHA has acquired vacant parcels on the surrounding blocks to build 84 additional new construction townhomes, including 10 affordable homeownership units. As of FYE 2025, all residents have been relocated, and demolition of the low-rise buildings has been completed. Financial closings and construction start are expected in Fiscal Year 2026 for both Phases I and II. PHA has received two awards of 4% LIHTC for Phases I and II. For Phase III, a 4% LIHTC application has been submitted and design work has commenced for the rental component. Bids have been solicited and received for the homeownership units. Finally, PHA joined community stakeholders to celebrate the grand opening of the rehabilitated Hartranft Community Center in March 2025.

Rental Assistance Demonstration (RAD)

The RAD program, including the Faircloth-to-RAD or "Restore-Rebuild" component, allows PHA to leverage MTW funds, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is an essential component of PHA's efforts to secure new capital resources necessary for the long-term preservation of PHA's existing multifamily public housing portfolio. RAD also supports PHA's efforts to transfer subsidies from distressed, vacant scattered site public housing units to newly developed affordable housing. As of the end of FY 2025, PHA has closed on 2,334 rental units at 38 developments sponsored by PHA and partner organizations that will serve veterans, seniors, formerly homeless families and other underserved, diverse populations while also helping to catalyze additional public and private sector investments.

Harrison Plaza Apartments

Building on the successful \$47.7 million rehabilitation and RAD conversion of the Harrison Plaza Tower completed in FY 2024, HUD awarded PHA a competitive \$500,000 Choice Neighborhoods Planning Grant to develop a comprehensive transformation plan for Harrison Plaza's low-rise units and the surrounding Yorktown neighborhood. As of the end of FY 2025, PHA has selected a development partner and submitted a draft Transformation Plan to HUD. PHA continues to work with Harrison Plaza residents, neighborhood stakeholders and its Planning Coordinator to finalize the overall Plan.

Public Housing Development

This initiative allows PHA to tap into existing, but unused, public housing Annual Contributions Contract (ACC) authority to help spur the development of new affordable housing. In FY 2025, PHA continued to collaborate with development partners on an additional 12 new public housing developments, which were still under development as of the end of the fiscal year. Some or all of these new developments will be converted to project-based assistance under Faircloth-to-RAD.

Citywide Development

Over the course of the fiscal year, PHA provided long-term subsidy to over 5,130 housing units at 173 developments throughout the city through the Unit Based Voucher (UBV) program. Development sponsors include dozens of mission-driven and other organizations. In FY 2025, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 228 new units at six (6) developments. UBV continues to be a major catalyst for new affordable development in Philadelphia, as it provides long-term operating supports necessary to ensure that rents are affordable to households with incomes at or below 50% of Area Median Income.

During FY 2025, planning continued for collaborative partnerships with private and nonprofit affordable housing developers to safeguard long-term affordable housing development in targeted areas of Philadelphia by transferring vacant properties for redevelopment. A 20-year restrictive covenant will ensure that the properties will be redeveloped as long-term affordable housing.

Leased Housing

In FY 2025, PHA provided rental subsidies to approximately 21,000 low-income households consisting of families with children, seniors and people with disabilities through its local Leased Housing Program. Households served through the UBV program are included in this total.

PHA continued to develop and implement initiatives to streamline leasing and inspections, increase owner participation, and improve customer service including providing financial incentives to owners to encourage leasing of new HCV units and to retain owners currently participating in the HCV program who lease units in opportunity neighborhoods.

Affordable Homeownership

PHA operates a broad array of first-time affordable homeownership initiatives designed to expand housing choice and increase the number of first-time, low-income homebuyers. Through these initiatives, a total of 51 public housing and HCV families became new homeowners in FY 2025. To increase affordable homeownership opportunities, PHA launched the Affordable Homeownership Partnership Program (AHPP), which allows small developers and community-based non-profits to apply to renovate distressed scattered site properties for affordable homeownership. Since its launch, PHA received over a dozen applications from developers interested in the program, and ten have been approved to date.

Resident Supportive Service Programs

PHA funds and other partner-leveraged funds were leveraged to support extensive workforce development, adult and youth education, financial literacy, senior service, health care and other programs and services to meet the needs of PHA residents. PHA works directly with residents through the Resident Programs and Partnerships (RPP) Division and their Workforce Center, Section 3 Resource Center and Job Bank, and the Youth and Family Center. PHA also continued to collaborate with a network of partners, who have demonstrated a long-standing commitment to serving PHA's residents.

Blueprint to End Homelessness Initiative

PHA continued to provide housing opportunities for homeless individuals and other hard to serve special populations, building on and enhancing the ongoing collaboration between the City and PHA to reduce

homelessness through the “Blueprint to End Homelessness” initiative. See also Emergency Housing Voucher narrative below.

Sponsor Based Shared Housing Pilot

In FY 2025, PHA provided housing opportunities to 137 participants in 38 units through partnerships with the City, which serves homeless and other hard to serve populations, and the Community College of Philadelphia (CCP), which serves low-income, at-risk CCP students.

Voucher Holder Mobility

PHA started a Housing Opportunity Program (HOP) in August 2013 to assist voucher holders in locating units and prospective property owners in opportunity neighborhoods within and outside of Philadelphia. The program provides participants with a broad range of supportive services, housing counseling, and other support for their successful transition to higher opportunity neighborhoods. Through the HOP program, PHA also works with new and potential owners whose units are located in opportunity neighborhoods. As a result, 41 families successfully leased up in high-opportunity neighborhoods through support from the HOP program in FY 2025. PHA also continued to provide owner incentives intended to encourage owners to lease their units in opportunity neighborhoods to HCV participants in order to increase the supply of units available to voucher holders.

Small Area Fair Market Rents

PHA continued to utilize Small Area Fair Market Rents (SAFMRs) to establish payment standards for the HCV tenant-based program, which allows PHA to establish multiple HCV payment subsidy standards at the zip code level, instead of utilizing single payment standards for the entire City. The goal of this initiative is to assist HCV program participants to move from areas with high concentrations of poverty to higher opportunity areas that have better access to jobs, education, and other services.

Veterans Administration Supportive Housing

PHA continued its partnership with the Department of Veteran’s Affairs (VA) to serve veterans, through the Veterans Administration Supportive Housing Program (VASH) program. The program provides rental assistance for homeless veterans through HUD funding and offers case management and clinical services through the VA. In FY 2025, PHA served 790 veterans through the VASH tenant-based and project-based programs.

Mainstream Vouchers

In FY 2025, PHA provided housing assistance to 706 non-elderly persons with disabilities with Mainstream vouchers. PHA continued its partnerships with the City of Philadelphia Office of Homeless Services and Liberty Resources to provide case management and support for Mainstream voucher holders.

Foster Youth to Independence Vouchers

PHA worked in collaboration with the Philadelphia Department of Human Services to administer Foster Youth to Independence vouchers. In FY 2025, PHA provided housing assistance to 121 individuals under the age of 25 who were homeless or at-risk of homelessness and who have a history of involvement in the child welfare system.

Emergency Housing Vouchers (EHV)

PHA continued to provide housing assistance to families experiencing or at-risk of homelessness, including those fleeing domestic violence, through the EHV program. PHA partners with the Philadelphia Office of Homeless Services for the Philadelphia Continuum of Care, which has committed to providing applicant referrals, housing search and other services to EHV voucher holders. In FY 2025, PHA served 808 families through the EHV program.

Jobs Plus at Wilson Park

In FY 2025, PHA entered the conclusion of its implementation period for the Jobs Plus program at Wilson Park. Through the first three years of implementation, PHA has assisted 323 residents and enrolled over 250 of these residents in the Jobs Plus Earned Income Disregard (JPEID) rent incentive; residents who increased their earnings through Jobs Plus have saved over \$105,000 through the JPEID. With support from Jobs Plus staff, the employment rate at Wilson Park has risen from 26% to 40% among work-able adults under the age of 65.

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

PHA continued to actively support resident engagement in all facets of PHA operations including, but not limited to, helping to shape management strategies and homeownership programs and policies. Elected resident leaders who represent PHA residents continued to meet regularly with PHA staff virtually or in person 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 held meetings in advance of every PHA Board meeting to review and discuss proposed Board actions. Resident leaders also met on a generally monthly timetable with PHA staff for "Resident Roundtable" discussions and presentations. PHA supports meaningful engagement with PHA residents by expanding opportunities to solicit feedback, listen to, and have constructive dialogues at the early stages of planned initiatives in order to improve the flow of information, share ideas, and provide greater opportunity for input before plans are solidified. As one example of PHA's commitment to resident engagement and education, in February 2025, PHA conducted an intensive two-day seminar on public housing to PBV conversions for resident leaders.

As noted above, PHA continued its comprehensive set of programs to provide residents with homeownership opportunities which resulted in fifty-one (51) public housing residents and HCV participants becoming new homeowners in FY 2025. On an ongoing basis, PHA's Homeownership Division sponsors first-time homebuyer workshops where residents learned about financial planning, credit review and repair, affordability, mortgage pre-qualification, and identifying real estate agents and home inspection companies. PHA also continued its working partnerships with financial institutions, housing counseling agencies and realtors. Finally, PHA incorporates affordable homeownership into its major redevelopment programs wherever feasible, including the Sharswood/Blumberg, North Central/Norris and Bartram Village initiatives.

Actions taken to provide assistance to troubled PHAs

Not applicable. PHA is not a troubled agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

As described in section SP-55 of the *2022-2026 Consolidated Plan*, 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 were identified as having a significant negative impact on affordable housing. However, the City has taken steps to study or improve local policies to ensure that any negative effects can be addressed. Actions taken include:

- In fiscal year 2023, City Council passed an ordinance (Bill No. 221018) requiring DHCD to establish a public directory of privately owned, City-, state-, and federally- assisted affordable rental housing for low- and moderate- income households. This directory may be used for analysis, including estimates of which Affordable Housing Properties are at greatest risk of expiration or nonrenewal based on various factors. DHCD developed the directory in fiscal year 2025 and shared it with internal and external partners for review and feedback; it will be published for wider public use in fiscal year 2026.
- Programs helped Philadelphia households gain housing stability; for example, the Tangled Title program helped homeowners establish title to their homes in order to qualify for other programs or assistance, and the PHL Housing+ program continued serving approximately 300 renter households from the PHA Housing Choice Voucher and public housing waitlist to receive direct cash payments monthly during the pilot program period, 2.5 years.
- In fiscal year 2024, DHCD applied for and was awarded a grant called Pathways to Removing Obstacles to Housing (PRO Housing) from the Department of Housing and Urban Development (HUD). DHCD collaborated with the Department of Planning and Development, the Office of Sustainability, the Office of Homeless Services, and PHDC to develop five strategy areas for addressing barriers. The grant will be implemented starting in fiscal year 2026.
- In fiscal year 2025, Philadelphia adopted the H.O.M.E. Initiative, a comprehensive housing strategy aimed at producing and preserving 30,000 affordable housing units across Philadelphia. The plan includes multiple approaches: streamlining development processes to reduce barriers and timelines, preserving existing affordable housing stock, and facilitating new construction. The initiative will be funded through an \$800 million bond issued over four years, representing one of the largest municipal housing investments in the city's recent history. The plan emphasizes both affordability and accessibility, targeting various income levels and housing types to address Philadelphia's diverse housing needs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The challenges facing Philadelphia's underserved residents are in large part educational and economic. Section AP-85 of the 2024/2025 Annual Action Plan listed several actions planned to address obstacles to

meeting underserved needs. They are listed below with descriptions of the actions taken to address them:

High rates of eviction overburden homelessness prevention programs and hinder residents' ability to find stable housing

In fiscal year 2025, the City has worked to solidify and expand eviction prevention programs and services. The Eviction Diversion Program continued to expand and improve since the landlord participation requirement was made permanent through City Council ordinance (Bill No. 240245) in fiscal year 2024. In addition, the City launched FreshStartPHL, a program providing financial assistance to cover move-in costs for eligible applicants.

The high burden of proof for residents establishing income eligibility to qualify for programs

In its 100-Day Action Plan, the Parker administration charged the Department of Planning and Development with creating a "One Front Door" for city-funded home improvement programs, including programs to support small landlords. PHDC is leading the effort to create One Philly Front Door, a new public-facing application for home improvement programs. This streamlined application process will ease the burden of submitting income eligibility documentation to multiple application portals for repair and improvement programs. The initiative will inform future efforts to streamline income eligibility requirements across other types of programs.

The need for more investment in small businesses and neighborhood amenities

The City has continued or created programs targeted toward promoting economic development, creating job opportunities, and stabilizing neighborhoods.

- Commerce Department programs like the Storefront Improvement Program, the Targeted Corridor Revitalization Program, and Neighborhood Economic Development Grants helped retail corridors combat blight, strengthen neighborhoods and provide needed employment opportunities. Together, these programs supported over 1,106 businesses serving over 800,000 Philadelphians.
- YouthBuild provided 180 income-eligible high school dropouts with education and job-readiness training.
- The Campaign for Working Families assisted 1000 Philadelphians in accessing the Earned Income Tax Credit.
- The Business Technical Assistance Program provided support to small businesses in business skills training, lending, English language assistance, and legal aid.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In FY 2025, LHHP provided education on the importance of lead screening and the prevention of lead poisoning to families of children screened for blood lead levels. Inspectors investigated new cases of children with elevated blood lead levels.

The city established regulations to protect city residents from exposure to lead, with amendments to the

Philadelphia Code being added in 2019. One of the regulations states that all children between the ages of 9 months and 21 months must be tested for blood lead at the first practical opportunity. A second blood test, between the ages of 21 months and 72 months, is also required. In the past, the LHHP attended many community meetings, health fairs, and resource fairs to give presentations on lead poisoning prevention and the dangers of lead. The LHHP approached this lack of awareness differently during the pandemic. Since then, LHHP has focused on increasing awareness of the need for lead testing and awareness. The LHHP, with the partnership of the PA Department of Labor & Industry developed a public information campaign and providing information for families to increase awareness of the need for lead testing and education on lead poisoning and its prevention. Digital campaigns, including advertisements placed on social media have resulted in over three million impressions, and nearly 40 thousand “clicks”, while radio advertisements in both English and Spanish are estimated to have reached nearly 3 million listeners.

The Philadelphia City Code included the Lead Paint Disclosure and Certification Law in 2012. This law required owners of properties built before 1978 and rented to families with children under the age of 6 to be inspected and certified as either lead free or lead safe. This law was amended in 2019 to require that all landlords must test and certify all rental properties as either lead free or lead safe regardless of the presence of children prior to obtaining their rental license. This lead certificate requirement was phased in, over a period of 2 years; certifications were required in the zip codes identified to be “high Risk”. Currently, all licensed landlords are required to submit lead certifications. To date, the LHHP has received over 127,147 Lead certifications. PDPH significantly increased the number of rental properties that are complying with the Lead Paint Disclosure Law through a combination of education and outreach and enforcement, and continues to work to increase compliance.

PDPH created the user-friendly database to handle all lead free or lead safe certificates and introduced this Lead Certification Submission system. The LHHP developed educational you tube video to assist landlords concerning the requirement of having their rental properties certified lead safe/lead free. LHHP is working with the database develop to have this information available for the public to search specific address to see if it complies with the Law.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to U.S. Census data, in 2022, close to 352,000 Philadelphians had incomes below the federal poverty line, which in 2022 was \$27,750 for a family of four. Approximately 32 percent of those living below poverty in Philadelphia are children under the age of 18. Although the percentage of the population living below poverty has trended downward in recent years, falling by 12 percent between 2017 and 2022, poverty remains an issue in Philadelphia.

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. 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 (CEO), the Office of Transportation, Infrastructure and Sustainability, the Mayor’s Policy Office and other City departments.

Education

Catto Scholarship: The Octavius Catto Scholarship was launched in 2020 by the City of Philadelphia in partnership with the Community College of Philadelphia (CCP). The Scholarship combines last-dollar tuition funding with special wrap-around support services, addressing obstacles like tuition and fees, as well as basic needs such as food, transportation and books. The program model responds to research that shows the cost of tuition is only part of the barrier to postsecondary education.

PHLpreK: Access to high quality early learning is one of the most effective strategies for interrupting the transfer of poverty across generations. The PHLpreK program was launched in 2017 with the goal of expanding the number of quality pre-K seats in every section of the city. Since then, more than 17,000 students have received free, quality pre-K through the program. For the 2023-24 school year, PHLpreK successfully expanded to 5,250 seats at more than 220 different sites across 43 Zip codes. Ninety-five percent of all PHLpreK sites are rated as STAR 3 or 4 (high quality).

Community Schools: The Community Schools initiative is designed to transform public school facilities into community service hubs that can address the needs of the whole family. Twenty public schools have been designated as Community Schools since the program launch in 2017, serving close to 13,000 students. 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 fiscal year, Community Schools partnered with Philabundance to distribute over 785,000 pounds of food to children and families. In FY24, Community School Coordinators worked with over 490 organizations to provide direct services such as attendance support, case management, nutritional support and material assistance to families in need. In FY24, Community Schools also distributed close to 89,000 supplies and resources to children and families through Coordinator-led and Coordinator-supported events and resource distributions to address families' specific needs, and organized 1,138 partner coordination meetings, School Advisory Council meetings, and community events.

College and Career Readiness: Promise Corps provides teams of AmeriCorps College and Career Coaches (CCC) who offer services in four high schools in West Philadelphia (West Philadelphia High School, Sayre, High School of the Future, and Paul Robeson High School). Each CCC provides students in the tenth, eleventh, and twelfth grades with coaching and advising sessions focused on creating and achieving a plan for their post-secondary life. During the 2023-2024 school year, the Promise Corps Program provided more than 200 students with 12 college access visits across 13 college campuses, including out-of-state visits to surrounding HBCU colleges in Delaware and Maryland. Promise Corps CCC's enrolled 198 students at participating schools, providing 33,380 minutes of individual coaching sessions with students. One hundred percent of the program's 163 seniors successfully graduated from high school in 2024.

Low-Barrier Employment Opportunities:

The Fair Chance Hiring Initiative (FCHI) provides employment opportunities for returning citizens by offering incentives in the form of wage reimbursements and employment retention grants to employers who hire program participants for open positions. FCHI targets small- and medium-sized businesses that generate less than \$5 million in annual revenue. Employers must agree to compensate program participants at a minimum of \$12.20 per hour for at least 21 work hours per week. In FY 2024, the

Commerce Department dispensed \$136,536 in funding for FCHI, including \$113,036 in wage reimbursements, \$8,500 in employer retention grants, and \$15,000 in employee retention grants. Eleven (11) new employers were onboarded in FY2024, bringing the total number of participating employers to 73 and resulting in 24 job placements.

The Office of Community Empowerment and Opportunity (CEO)'s Same Day Work and Pay program provides a Community of Practice (CoP) for programs that offer similar low-barrier employment opportunities. Same Day Work and Pay expanded in FY2024, adding OIC Philadelphia and First Step Staffing to its roster of established partners, which include Community Life Improvement Program (CLIP), Mural Arts - Color Me Back, Pennsylvania Horticultural Society, and Uplift Solutions. In FY 2024, a total of 12,432 jobs were completed through the Same Day Work and Pay program under the CoP. The jobs encompassed neighborhood clean-up, vacant lot remediation, curated professional development, culinary work, and construction.

Income Support and Emergency Assistance

BenePhilly and Financial Empowerment Centers: Philadelphia's BenePhilly program, operated by 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 TANF, SNAP, LIHEAP and Medicaid. In 2023, the BenePhilly Centers and hotline provided assistance with 6,630 applications, leading to approximately 3,990 confirmed enrollments for benefits valued at an estimated \$9.1 million. CEO also partners with Clarifi to operate seven Financial Empowerment Centers, which offer free one-on-one financial counseling. Since launching in 2013, the FECs have completed 38,510 sessions for 17,429 unique individuals, and helped participants reduce their debt by \$21.5 million and increase their savings by \$4.2 million. In 2023, 1,722 individuals received 1-on-1 financial counseling, 110 increased savings, and 57 decreased debt.

Helping Eligible Households Claim Tax Benefits: The Earned Income Tax Credit (EITC) has long been regarded as one of the most effective anti-poverty programs in the nation. The Campaign for Working Families, which is funded in part by the City of Philadelphia, offers the region's most robust Volunteer Income Tax Assistance (VITA) program, as well as additional services to promote financial stability and economic mobility. In 2023, CWF and its partners filed 15,850 tax returns generating \$21.4 million in tax refunds for Philadelphia residents, including \$5.5 million from the EITC.

Philadelphia Poverty Action Fund: The Jobs and Opportunity Challenge is an initiative of The Promise (Philadelphia Poverty Action Fund) – a public-private partnership made up of the City of Philadelphia, the United Way and non-profit stakeholders that is working together to identify and implement evidence-based anti-poverty strategies. The Jobs and Opportunity Challenge launched in 2022 to expand employment opportunities for people with past convictions through criminal record sealing, expungement and/or pardon, legal services, and other supports. Through the Jobs and Opportunity Challenge, the participating partner agencies held 45 record clearing clinics/resource fairs, which were attended by 6,313 people. The outreach led to 2,370 people receiving a free legal consultation and 1,490 (62%) eligible to move forward with some form of record clearing process.

Zero Fare: The Zero Fare program is a two-year pilot launched by the City of Philadelphia in partnership with SEPTA that provides free SEPTA passes for to up to 25,000 Philadelphia residents living near or below the poverty-line. Eligible participants are selected by lottery and auto enrolled, so that no

application is needed. Zero Fare has distributed nearly 25,000 cards since launching in August 2023 and has already recorded nearly two million swipes by participants in the pilot.

Utility Assistance: Water debt is a major problem, especially for Philadelphia residents living below poverty. To help prevent the termination of water service for certain vulnerable populations, in FY 2024, the Philadelphia Water Department and the Water Revenue Bureau expanded the shutoff exemption initiative called Raise Your Hand. In FY 2023 households that included a child under the age of 18, an adult over 65 years of age, or a person with a disability were protected from shutoff due to nonpayment. In the past year that protection was expanded to include households including someone with a serious illness and rental properties where the tenant is not listed as the customer of record. In FY 2024, CEO's Community Resource Corps team conducted outreach and provided enrollment support for the Raise your Hand program, protecting more 2,117 water customers from the threat of shutoff.

Housing

Targeted Financial Assistance (TFA): in FY 25, the City continued the Targeted Financial Assistance component of the Eviction Diversion Program to help stop eviction filings. TFA is a one-time payment from the City to a landlord to cover a tenant's rent arrears. The award is equal to the total amount of arrears plus two months' rent, and parties must reach an agreement to resolve other issues before the payment is made. The program helps to keep tenants in their homes and landlords, many of whom can be considered small business owners, whole.

PHL Housing+: Launched in FY 23, PHLHousing+ is the City of Philadelphia and PHDC's guaranteed income pilot program. Three hundred renter households were selected from Philadelphia Housing Authority's Housing Choice Voucher and public housing waitlist to receive a direct cash payment on a prepaid debit card every month for 2.5 years to cover a portion of the household's housing costs. The monthly payment amount is calculated to close the gap between the housing costs they can afford – generally 30% of the household's income – and their actual housing costs. This means monthly payment amounts will differ across households. The funds are unconditional and unrestricted. This provides a more flexible resource for participants to make their own decisions to meet their family's needs.

Shallow Rent Program: In 2019 PHDC launched the Shallow Rent program to provide rent assistance for tenants living in affordable housing projects who are rent burdened (i.e., spending more than 30% of their income on rent). Owners and/or property managers of affordable housing properties with income-restricted rental units that were built or substantially renovated with federal, state, or local subsidies are eligible for this program. The program is designed to provide monthly rent vouchers not to exceed \$500 a month (Shallow Rent Vouchers) to tenants who are leasing units in the City of Philadelphia at rent levels that exceed 30% of their gross income.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Although the City did not identify any gaps in the institutional structure in its 2022-2026 Consolidated Plan, the City has taken steps to develop its institutional structure when needed. For example, in FY 24 the management and operations of the Philadelphia Eviction Prevention Project (PEPP) fully transferred from the Managing Director's Office to the Division of Housing and Community Development. This institutional change consolidates eviction prevention programs under one umbrella and ensures that their operations are consistent and coordinated with the operations of other housing and community

development programs.

HUD's 2022 allocation of Community Development Block Grant (CDBG-DR) funding for recovery from Hurricane Ida to the City also led to a development in institutional structure. A new unit was created within the City's Budget Office to help coordinate grant-related activities. The CDBG-DR unit is uniquely positioned to convene stakeholders to discuss recovery efforts in housing, economic revitalization, infrastructure improvements, and mitigation measures while working closely with DHCD on administering the grant.

A new mayoral administration in fiscal year 2024 also introduced some institutional changes. Mayor Cherelle Park appointed new leadership positions, including a chief of staff and two deputy mayors; the new Chief Deputy Mayor of Planning and Strategic Initiatives oversees the Department of Planning and Development and has dedicated staff to ensure a coordinated housing strategy among DPD, DHCD, PHDC, and other City agencies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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, DHCD, Office of Homeless Services and the Commerce Department lead the City's efforts, in consultation with and with support from the Office of Community Empowerment and Opportunity (CEO), the Philadelphia City Planning Commission, the Philadelphia Historical Commission and PHDC.

Many of the procedural steps necessary to complete a development require coordination between City agencies related to planning and development, and having those agencies located under one institutional structure has enhanced 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 (PHA), and the Philadelphia Redevelopment Authority (PRA). Working with the lead City agencies in the local nonprofit sector are PHDC, community development corporations, neighborhood advisory committees, housing counseling agencies, social service agencies, the Local Initiatives Support Corporation and the Community Design Collaborative. Private developers, banks, architects, engineers, contractors, landlords and others support the provision of affordable housing in Philadelphia.

The success of the coordination between these entities is evidenced by community development corporations leveraging DHCD funding to attract private capital through PHFA tax credits; housing counselors partnering with the legal community to save homes from foreclosure; the City's Point in Time count conducted by volunteers from the public, nonprofit and private sectors; linkages between vacant land management and reintegrating citizens returning from prison into the community and the work force; and private nonprofits coordinating home repairs with the PHDC. The City leads the processes that result in these collaborative efforts through ongoing structured processes such as the development of the Consolidated Plan, the HOME-ARP Allocation Plan, the Continuum of Care, the CDBG-DR Action Plan, 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.

In addition, all health and human services departments are under one umbrella within the Managing Director's Office. The Office of Homeless Services, the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), and the Department of Public Health (DPH) all work to support 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. The Managing Director's Office also oversees the community safety departments such as the Office of Emergency Management and the department of Licenses and Inspections; it is important to work closely with these departments to ensure the safety of Philadelphia residents.

Finally, DHDC also works closely with departments within the office of the Chief Deputy Mayor of Intergovernmental Affairs, Sustainability, and Engagement. The Office of Community Empowerment and Opportunity (CEO) and the Office of Sustainability are key partners in ensuring that housing strategies incorporate and align with key issues facing Philadelphia residents such as persistent poverty and the threat of climate change. For example, the Office of 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. Similarly, DHCD works with the Office of Sustainability to explore how home improvement programs can incorporate resilience and sustainability improvements to help residents prepare for extreme weather events.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In fiscal year 2025, Philadelphia adopted the H.O.M.E. Initiative, a comprehensive housing strategy aimed at producing and preserving 30,000 affordable housing units across Philadelphia. The plan includes multiple approaches: streamlining development processes to reduce barriers and timelines, preserving existing affordable housing stock, and facilitating new construction. The initiative will be funded through an \$800 million bond issued over four years, representing one of the largest municipal housing investments in the city's recent history. The plan emphasizes both affordability and accessibility, targeting various income levels and housing types to address Philadelphia's diverse housing needs.

The City's progress toward housing goals is documented through bi-annual updates to the HAP Dashboard on the City's website. The HAP Dashboard increases transparency by clearly showing how many households were served through each program, as well as the demographic and socio-economic makeup of those households. This effort to promote transparency and accountability is an important part of the City's progress toward furthering fair housing goals.

Impediments to fair housing continue to be identified and addressed. Actions taken to overcome the effects of impediments to fair housing include:

- **Housing Preservation and Development:** The City continued to provide priority points in RFPs for: units exceeding homeless and accessible set aside requirements; projects located in high

opportunity and at risk for displacement areas; and projects serving families.

- **The Accelerator Fund:** The Philadelphia Accelerator Fund is a nonprofit loan fund created in 2019 to invest in affordable housing and equitable neighborhoods for Philadelphia. PAF provides flexible financing for affordable housing and works to increase access to capital for historically disadvantaged groups, with a focus on Black and Brown developers. PAF's products and services are designed to be flexible and impactful. They can be used for a variety of project types, including mixed-use and mixed income. PAF strives to do things differently: reviewing projects based on their social impact, focusing on reversing traditional capital access barriers, and providing support services to help developers and projects get the capital they need.
- **The Philadelphia Eviction Prevention Project (PEPP):** PEPP offers legal representation and other support services to low-income tenants facing eviction. The program is managed by Community Legal Services, which coordinates a team of legal services organizations and non-profit agencies to deliver services, including Senior Law Center, Legal Clinic for the Disabled, TURN, Philadelphia Legal Assistance and Clarifi. Right to Counsel guarantees free legal representation to eligible low-income tenants with an annual gross income at or below 200% Federal Poverty Level. This includes tenants facing eviction, PHA housing subsidy termination, or other lease or tenancy termination proceedings. City Council passed legislation guaranteeing this right in November 2019. The City enacted regulations regarding Right to Counsel in December 2021.

CR-40 - Monitoring 91.220 and 91.230

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

The City, through DHCD's Compliance Department, obtained up-front commitments of Equal Opportunity Plans from developers and general contractors for housing projects under the Philadelphia Housing Development Corporation (PHDC). DHCD's Compliance Department monitors these plans during the term of the contracts, and 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. Participation goals were established by a previous Disparity Study for MBE, WBE and DSBE businesses for construction contracts and similar goals for professional services and supply contracts.

During Year 50, DHCD's Monitoring Plan was comprised of a total of twenty-two (22) subrecipient and delegate agencies to be reviewed. DHCD's Monitoring Division carried out monitoring for twenty-one (21) subrecipient and delegate agencies. The monitoring of DHCD funded major delegate agencies and subrecipients is the ongoing responsibility of the Monitoring and Audit Division, consistent with the City's Uniform Program Management System (UPMS).

DHCD's Audit Division is responsible for performing financial management reviews prior to contracting with new agencies and reviews annual audit reports, tax documents, and related matters for agencies under contract to DHCD. Each agency, nonprofit corporation or other group, that receives funds through DHCD must be certified for sound fiscal management and recordkeeping under DHCD's Uniform Program Management System (UPMS). Certification under UPMS is required prior to contracting with any organization.

DHCD's Contract Administration Division administers and monitors the activities of all delegate and subrecipient contracts on an ongoing basis. As invoices from delegates and subrecipients are received, production numbers are reviewed, and DHCD follows up with the agencies as needed. Site reviews are performed if an agency is experiencing on-going contract compliance issues. DHCD also monitors the progress of its housing production efforts via quarterly production meetings.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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 in preparing the CAPER. If comments are received, a summary of comments received may be attached to the CAPER.

The City's FY 2025 CAPER was available for public comment from September 12th through September 27th, 2025. The CAPER and public comment period were advertised in the Philadelphia Daily News. The draft CAPER was posted on DHCD's website, in public libraries, and at DHCD's reception desk. No comments were received during the public comment period.

The following IDIS reports are made available upon request and for public inspection at DHCD's reception desk during open office hours.

- Report PR03 – CDBG and CDBG-R Funding Activity Summary
- Report PR06 – Summary of Consolidated Plan Projects for Report Year
- Report PR23 – Summary of Accomplishments
- Report PR26 – CDBG Financial Summary
- Report PR80 – HOPWA Measuring Housing Stability Outcomes
- Report PR83 – CDBG Performance Measures Section 3

Note that "Report PR84 – CDBG Strategy Area, CDFI, and Local Target Area" does not apply to the City of Philadelphia and thus is not available for public inspection.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not make any changes in its CDBG program objectives.

The City did not make any changes in its CDBG-CV program objectives from the previous reporting year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City conducts on-site inspections of affordable rental housing to determine compliance with the regulations in several ways: by inspecting rental units receiving rental assistance prior to the approval of rental assistance vouchers; by inspecting newly constructed or rehabilitated units prior to initial lease up; and by including rental developments previously assisted through its annual monitoring plan. In addition, the Philadelphia Redevelopment Authority works closely with the Pennsylvania Housing Finance Agency to inspect rental developments that received HOME funds for compliance. Any units that are found to be deficient are required to be brought into compliance and are re-inspected to ensure that the appropriate repairs have been made before occupancy or for continued occupancy.

A list of projects inspected in Year 50 and the outcome of inspections is in the table below.

	Project Type	Project Name	Project Address	Passed/Failed
1	HOME	Coral Street Arts House	2446 Coral Street	Passed
2	HOME	Paschall Senior Housing	2125 S. 70th	Passed
3	HOME	St. Maron Hall aka Cedars Village	921-31 Ellsworth St	Passed
4	NSP	Patriot House	1221 S. 15th St	Passed
5	HOME	Mamie Nichols	28 individual parcels	Passed
6	NSP	3909 Haverford	3909 Haverford Ave	Passed
7	NSP	Mt. Vernon II	3202 Mantua/ 620 N 34th St	Passed
8	NSP	Mt. Vernon L.P	614 N 33rd St	Passed
9	NSP	WPRE II	26 scattered sites 659 N. 39th St	Passed
10	HOME	Bernice Elza Homes	3803 Brandywine Street	Passed
11	HOME	Bigham Place	4226-32 Powelton Ave	Passed
12	HOME	Fattah I	4017 Lancaster Ave	Passed
13	HOME	Fattah II	3811-13 Haverford Ave	Passed
14	HOME	Francis House	4460 Fairmount Ave	Passed
15	HOME	Gaudenzia West Mill Place	920 N. 51st St	Passed
16	HOME	Fresh Start / Methodist Home for Children	4300 Monument Road	Passed
17	HOME	Apartment at New Market West	13-27 N. Salford St	Passed
18	HOME	Liberty @ Vine & Vodges	5526 Vine St	Passed
19	HOME	Hunt Sharwood I	40 individual parcels "Exhibit A"	Passed
20	HOME	Blumberg Apartment Phase I	32xx & 24xx Jefferson, 15xx N 24th St	Passed
21	HOME	Susquehanna Square	1601 Diamond, 2137-61 N. 15th St & 2116-24 N. 16th	Passed

22	HOME	Berks Senior Living	730 W. Berks Street	Passed
23	HOME	Norris V	1900-54 N. 10th St	Passed
24	HOME	Simpson Mid-Town	1001 Green St	Passed
25	HOME	Francisville East	1510 W Poplar Street	Passed
26	HOME	Ruth Williams Home	2415 N Broad St	Passed
27	NSP	Evelyn Sanders II	Indiana, Percy, Hutchinson	Passed
28	HOME	Liberty @ Welsh Rd	2628 Welsh Rd	Passed
29	HOME	Frankford House	1611-41 Ruan St	Passed
30	HOME	Maguire	1920 E Orleans Street	Passed
31	HOME	1900 W Allegheny Ave	1900 W Allegheny Ave	Passed
32	NSP	Nicetown Court II	4300 Germantown Ave	Passed
33	NSP	Venango Street aka Ray Homes	2101 W. Venango St	Passed
34	NSP	Shelton Court	6433 N Broad St	Passed

Inspected Projects Table

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Constructed or rehabilitated units using federal HOME 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 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. The City’s affirmative marketing requirements resulted in all of the households that moved into DHCD-funded homes in FY 2025 for which DHCD has data meeting Section 215 requirements and being below 80 percent of Area Median Income. 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.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City did not utilize program income in the development of HOME-assisted development projects in FY 2025.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

To foster and maintain existing housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs: Basic Systems Repair Program; Adaptive Modifications Program;

and Heater Hotline. In addition, the Rental Improvement Fund (RIF), launched in FY 2023, was continued in FY 2025. The RIF offers a suite of loan products to small landlords to repair their rental properties. Loans are eligible for full forgiveness or a preferable 0% interest rate if landlords meet program affordability requirements during the loan term.

DHCD offers funding opportunities to produce and preserve affordable rental housing: in FY 2025, one RFP was issued. Although the City issued award letters to selected projects, awards will be made on the condition that the project is also approved for Low Income Housing Tax Credits through the Pennsylvania Housing Finance Agency (PHFA). As of the CAPER submission date, LIHTC awards have not been announced.

DHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, to support low-interest home improvement loans and to take full advantage of the Earned Income Tax Credit. The City also supports Neighborhood Energy Centers to increase the affordability of housing by reducing energy costs and the Utility Emergency Services Fund to ensure that Philadelphians are not made homeless due to utility emergencies. 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. In addition, the City continued the Eviction Diversion Program into its fourth year and continued expansion of the Right to Counsel program.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	26	75
Tenant-based rental assistance	720	609
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	28	54
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

The following are the significant accomplishments in the program year for 7/1/2024-6/30/2025 for the HOPWA Entitlement Program:

- 609 people and their families supported in Tenant Based Rental Assistance (TBRA).
- 54 units were provided in permanent housing facilities developed, leased, or operated with HOPWA funds.
- 75 households received Short-term rent, mortgage, and utility assistance to prevent homelessness.

In summary, 738 people with HIV/AIDS received services under the HOPWA Program to assist them with housing instability in the Philadelphia and surrounding counties.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	6	0	0	0
Total Labor Hours	76,597.25	244,118.39	0	0	
Total Section 3 Worker Hours	8,146.00	20,998.50	0	0	
Total Targeted Section 3 Worker Hours	0	0	0	0	

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		2			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		1			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by

Program

Narrative

On October 29, 2020 HUD made effective a Final Rule, which set new benchmarks for Section 3 under 24 CFR 75. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked.

As applicable to the City, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Section 3 Projects cover housing rehab/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of \$200,000. A \$100,000 project threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs.

Of 8 activities completed during the program year and funded through CDBG and HOME, 29,144.50 labor hours were completed by Section 3 workers. The City does not collect data about the qualitative efforts described in Table 16.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	PHILADELPHIA
Organizational DUNS Number	622828491
UEI	
EIN/TIN Number	236003047
Identify the Field Office	PHILADELPHIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Philadelphia CoC

ESG Contact Name

Prefix	Mr
First Name	Jerome
Middle Name	
Last Name	Hill
Suffix	
Title	Director of Compliance

ESG Contact Address

Street Address 1	1401 JFK Boulevard
Street Address 2	10th Floor
City	Philadelphia
State	PA
ZIP Code	-
Phone Number	2156867190
Extension	
Fax Number	
Email Address	Jerome.Hill@phila.gov

ESG Secondary Contact

Prefix	Mr
First Name	PETER
Last Name	CURRAN
Suffix	
Title	Deputy Director, Finance, Contracts and Asset Mgmt.
Phone Number	2156867175
Extension	

Email Address

PETER.CURRAN@PHILA.GOV

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2024

Program Year End Date 06/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: PHILADELPHIA

City: Philadelphia

State: PA

Zip Code: 19107, 3721

DUNS Number: 622828491

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 831147

Subrecipient or Contractor Name: GAUDENZIA, INC.

City: Norristown

State: PA

Zip Code: 19401, 4716

DUNS Number: 079478707

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 159115

Subrecipient or Contractor Name: CONGRESO DE LATINOS UNIDOS, INC.

City: Philadelphia

State: PA

Zip Code: 19133, 3534

DUNS Number: 195485453

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 627508

Subrecipient or Contractor Name: Friends Rehabilitation Program

City: Philadelphia

State: PA

Zip Code: 19123, 1313

DUNS Number: 079497137

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 627508

Subrecipient or Contractor Name: Urban Affairs Coalition

City: Philadelphia

State: PA

Zip Code: 19107, 4131

DUNS Number: 077064095

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 552180

Subrecipient or Contractor Name: Travelers Aid Society of Philadelphia (Families Forward)

City: Philadelphia

State: PA

Zip Code: 19139, 2718

DUNS Number: 144141970

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 1068719

CR-65 - Persons Assisted

The SAGE Report is included in the Appendix.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

The SAGE Report is included in the Appendix.

CR-75 – Expenditures

The SAGE Report is included in the Appendix.

Appendix

Appendix A

Addressing Limited English Proficiency (LEP) Needs

The Division of Housing and Community Development has long translated its program materials into Spanish, employed Spanish-speaking front desk personnel, and served speakers of other languages with bilingual staff at the agency and bilingual staff at its subrecipient organizations. Addressing the needs of Limited English Proficient (LEP) persons has become even more important as recent data suggest that Philadelphia has become a destination city for immigrants.

Fortunately, in addition to those at DHCD, Philadelphia has robust programs in both the public and nonprofit sectors to enable LEP persons to more fully participate in the local housing and economic markets. The City provides a series of language services that assist LEP residents to interact with government agencies, while public and nonprofit resources support greater engagement of LEP persons in community life as a whole.

City-Provided Language Services

Telephonic Interpretation

Telephonic interpretation is an over-the-phone interpretation service available to LEP constituents that call in to City agencies or visit walk-in counter services seeking assistance. When an LEP constituent calls or visits a City agency, staff are able to provide assistance to them, in their language, by contacting an off-site interpreter over the phone. Telephonic interpretation is widely used by City agencies. It is available to LEP constituents at no cost to them.

Document Translation

Document translation is used by City agencies that regularly communicate information with residents via paper and digital formats. When distributing information, agencies will often have it translated into several languages to benefit LEP constituents. As demand for translations in different languages is encountered, appropriate documentation is translated to meet the need. LEP individuals have the right to request that documents are translated on an as-need basis.

In-Person Interpretation

In-person interpretation is an on-site interpretation service provided to LEP constituents. This service is typically requested for predetermined meetings between LEP constituent(s) and City staff members. When City staff are aware of a meeting with an LEP constituent, they are able to request an on-site interpreter to attend and interpret the communication between them. Should an LEP constituent require interpretation services for a future meeting, they have the right to request one, at no cost to them.

Training of City Employees

Training is an essential aspect of language access services for many City agencies. DHCD frontline staff have been trained in how to obtain interpretation and translation services to accommodate LEP constituents.

Appendix B
ESG Sage Report



Submission Overview: ESG: CAPER

Report: CAPER

Period: 7/1/2024 - 6/30/2025

Your user level here: Data Entry and Account Admin

Step 1: Dates

7/1/2024 to 6/30/2025

Step 2: Contact Information

First Name	Jerome
Middle Name	R
Last Name	Hill
Suffix	
Title	Director of Compliance
Street Address 1	1401 JFK Blvd
Street Address 2	Floor 10
City	Philadelphia
State	Pennsylvania
ZIP Code	19102
E-mail Address	jerome.r.hill@phila.gov
Phone Number	(215)520-3556
Extension	
Fax Number	

Step 4: Grant Information

Emergency Shelter Rehab/Conversion

Did you create additional shelter beds/units through an ESG-funded rehab project	No
Did you create additional shelter beds/units through an ESG-funded conversion project	No

Data Participation Information

Are there any funded projects, except HMIS or Admin, which are not listed on the Project, Links and Uploads form? This includes projects in the HMIS and from VSP **No**

Step 5: Project Outcomes

Project outcomes are required for all CAPERS where the program year start date is 1-1-2021 or later. This form replaces the narrative in CR-70 of the eCon Planning Suite.

From the Action Plan that covered ESG for this reporting period copy and paste or retype the information in Question 5 on screen AP-90: "Describe 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 (Benchmark = 120 days)
- Percentage of persons who exit to permanent housing (Benchmark = 48%)
- Timeliness of HMIS submissions and quality of HMIS data (Benchmark = Entry Timeliness = 90%, Exit Timeliness = 90%, Data Quality = 90%)

Rapid Rehousing

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

- Percent of persons who exit to permanent housing (Benchmark = 79%)
- Timeliness of HMIS data entry and quality of HMIS data (Benchmark = Entry Timeliness = 90%, Exit Timeliness = 90%, Data Quality = 90%)

Homelessness Prevention

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

- Number /percentage of participants who did not enter the homeless system as a result of homeless prevention activities and support (Benchmark = 1400)
- Average length of financial assistance (Benchmark = 90 days)

Based on the information from the Action Plan response previously provided to HUD:

1. Briefly describe how you met the performance standards identified in A-90 this program year. If they are not measurable as written type in N/A as the answer.

Emergency Shelter

Average length of stay - 102 days - Goal Met

Homelessness Prevention

Number /percentage of participants who did not enter the homeless system as a result of homeless prevention activities and support - 1,703 households - Goal Met

2. Briefly describe what you did not meet and why. If they are not measurable as written type in N/A as the answer.

Emergency Shelter

Percentage of persons who exit to permanent housing - 15.5%, an increase of 3% over last year, but Goal Not Met.

Rapid Rehousing

Percent of persons who exit to permanent housing - 69% exited to permanent housing - Goal Not Met

OR

3. If your standards were not written as measurable, provide a sample of what you will change them to in the future? If they were measurable and you answered above type in N/A as the answer.

We will not be including Data Quality as a measure of success, rather we will continue to use participant data to measure success.

Step 6: Financial Information

ESG Information from IDIS

As of 9/5/2025

FY	Grant Number	Current Authorized Amount	Funds Committed By Recipient	Funds Drawn	Balance Remaining	Obligation Date	Expenditure Deadline
2024	E24MC420012	\$3,861,521.00	\$3,861,521.00	\$3,861,521.00	\$0	9/16/2024	9/16/2026
2023	E23MC420012	\$3,866,177.00	\$3,866,177.00	\$3,866,177.00	\$0	9/15/2023	9/15/2025
2022	E22MC420012	\$3,815,940.00	\$3,815,940.00	\$3,815,940.00	\$0	8/29/2022	8/29/2024
2021	E21MC420012	\$3,806,670.00	\$3,806,670.00	\$3,806,670.00	\$0	8/11/2021	8/11/2023
2020	E20MC420012	\$3,763,206.00	\$3,763,206.00	\$3,763,206.00	\$0	8/4/2020	8/4/2022
2019	E19MC420012	\$3,611,900.00	\$3,611,900.00	\$3,611,900.00	\$0	8/13/2019	8/13/2021
2018	E18MC420012	\$3,483,946.00	\$3,483,946.00	\$3,483,946.00	\$0	8/22/2018	8/22/2020
2017	E17MC420012	\$3,493,714.00	\$3,493,714.00	\$3,493,714.00	\$0	10/19/2017	10/19/2019
2016	E16MC420012	\$3,514,942.00	\$3,514,942.00	\$3,514,942.00	\$0	9/1/2016	9/1/2018
2015	E15MC420012	\$3,503,850.83	\$3,503,850.83	\$3,503,850.83	\$0	9/23/2015	9/23/2017
Total		\$42,772,763.83	\$42,772,763.83	\$42,772,763.83	\$0		

Expenditures	2024	2023	2022	2021	2020	2019	2018	2017	2016
	Yes	Yes	No						
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for							
Homelessness Prevention	Non-COVID	Non-COVID							
Rental Assistance	634,355.87	50,419.00							
Relocation and Stabilization Services - Financial Assistance									
Relocation and Stabilization Services - Services	620,660.13								
Hazard Pay (unique activity)									
Landlord Incentives (unique activity)									
Volunteer Incentives (unique activity)									
Training (unique activity)									
Homeless Prevention Expenses	1,255,016.00	50,419.00							
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for							
Rapid Re-Housing	Non-COVID	Non-COVID							
Rental Assistance		476,115.87							

Relocation and Stabilization Services - Financial Assistance		15,964.25
Relocation and Stabilization Services - Services		518,103.24
Hazard Pay <i>(unique activity)</i>		
Landlord Incentives <i>(unique activity)</i>		
Volunteer Incentives <i>(unique activity)</i>		
Training <i>(unique activity)</i>		
RRH Expenses	0.00	1,010,183.36
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for
Emergency Shelter	Non-COVID	Non-COVID
Essential Services		
Operations	2,252,211.00	2,333,416.00
Renovation		
Major Rehab		
Conversion		
Hazard Pay <i>(unique activity)</i>		
Volunteer Incentives <i>(unique activity)</i>		
Training <i>(unique activity)</i>		
Emergency Shelter Expenses	2,252,211.00	2,333,416.00
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for
Temporary Emergency Shelter	Non-COVID	Non-COVID
Essential Services		
Operations		
Leasing existing real property or temporary structures		
Acquisition		
Renovation		
Hazard Pay <i>(unique activity)</i>		
Volunteer Incentives <i>(unique activity)</i>		
Training <i>(unique activity)</i>		
Other Shelter Costs		
Temporary Emergency Shelter Expenses		
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for

Street Outreach	Non-COVID	Non-COVID
Essential Services		
Hazard Pay <i>(unique activity)</i>		
Volunteer Incentives <i>(unique activity)</i>		
Training <i>(unique activity)</i>		
Handwashing Stations/Portable Bathrooms <i>(unique activity)</i>		
Street Outreach Expenses	0.00	0.00
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for
Other ESG Expenditures	Non-COVID	Non-COVID
Cell Phones - for persons in CoC/YHDP funded projects <i>(unique activity)</i>		
Coordinated Entry COVID Enhancements <i>(unique activity)</i>		
Training <i>(unique activity)</i>		
Vaccine Incentives <i>(unique activity)</i>		
HMIS	354,294.00	270,206.64
Administration		
Other Expenses	354,294.00	270,206.64
	FY2024 Annual ESG Funds for	FY2023 Annual ESG Funds for
	Non-COVID	Non-COVID
Total Expenditures	3,861,521.00	3,664,225.00
Match		201,952.00
Total ESG expenditures plus match	3,861,521.00	3,866,177.00

Total expenditures plus match for all years

7,727,698.00

Step 7: Sources of Match

	FY2024	FY2023	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015
Total regular ESG plus COVID expenditures brought forward	\$3,861,521.00	\$3,664,225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ESG used for COVID brought forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ESG used for regular expenses which requires a match	\$3,861,521.00	\$3,664,225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Match numbers from financial form	\$0.00	\$201,952.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Match Percentage	0.00%	5.51%	0%	0%	0%	0%	0%	0%	0%	0%

Match Source **FY2024** **FY2023** **FY2022** **FY2021** **FY2020** **FY2019** **FY2018** **FY2017** **FY2016** **FY2015**

Other Non-ESG HUD Funds 3,861,521.00 3,866,177.00

Other Federal Funds

State Government

Local Government

Private Funds

Other

Fees

Program Income

Total Cash Match

Non Cash Match

Total Match

Step 8: Program Income

Program income is the income received by the recipient or subrecipient directly generated by a grant supported activity. Program income is defined in 2 CFR §200.307. More information is also available in the ESG CAPER Guidebook in the resources tab above.

Did the recipient earn program income from any ESG project during the program year?

No

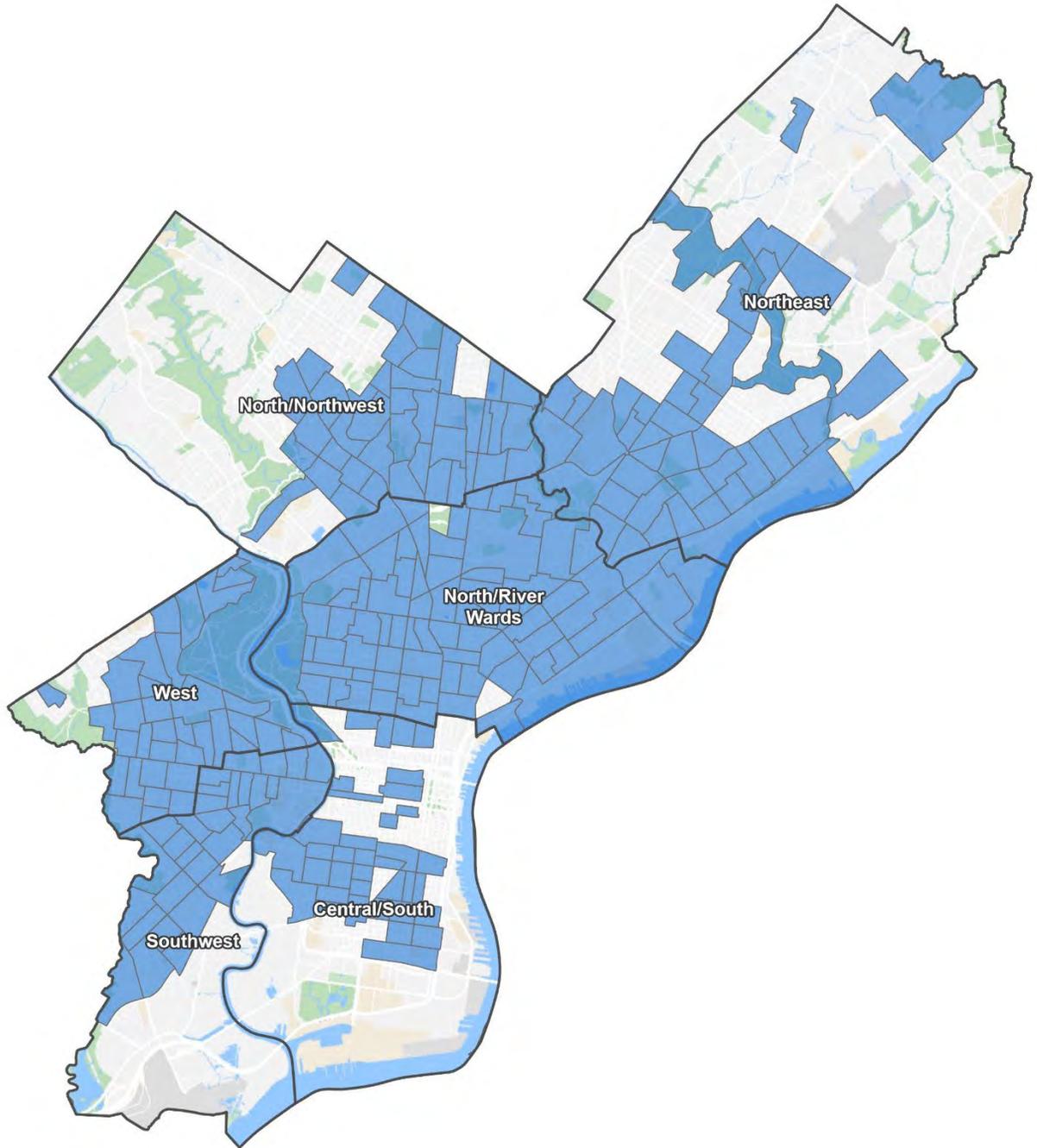
Appendix C

Maps

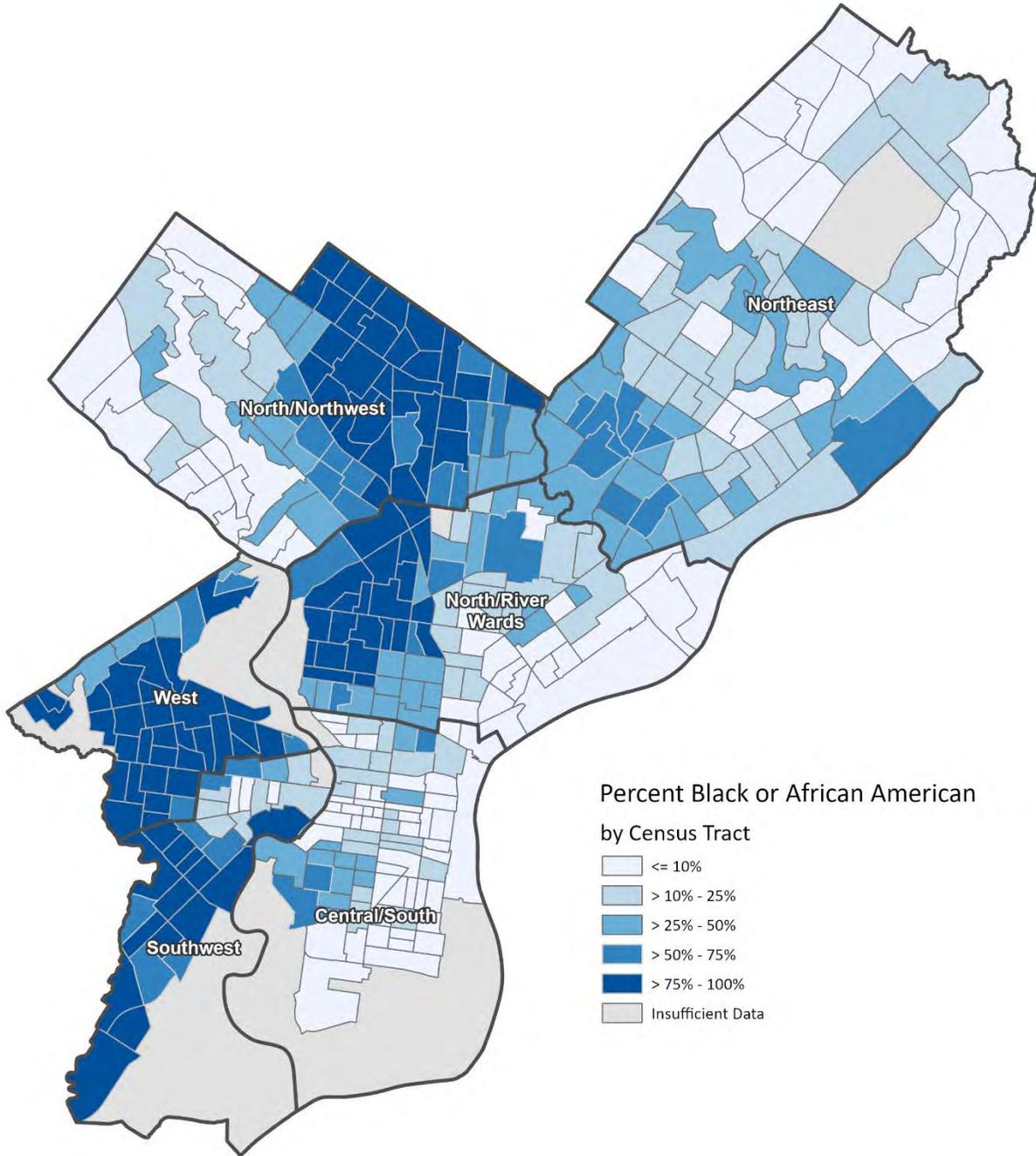


PHILADELPHIA
2035

CDBG Eligible Census Tracts

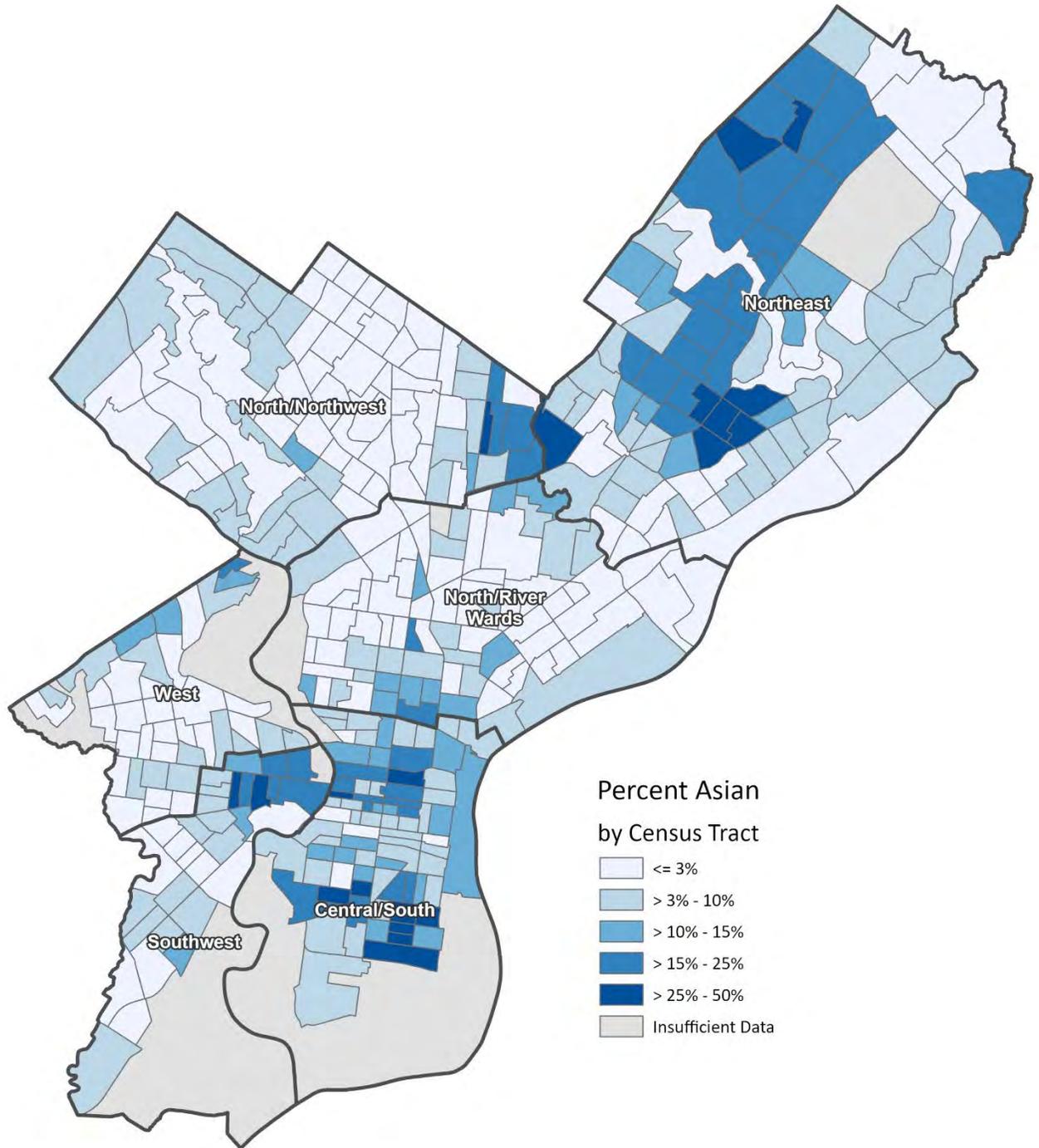


Estimated Percent of Population Black or African American



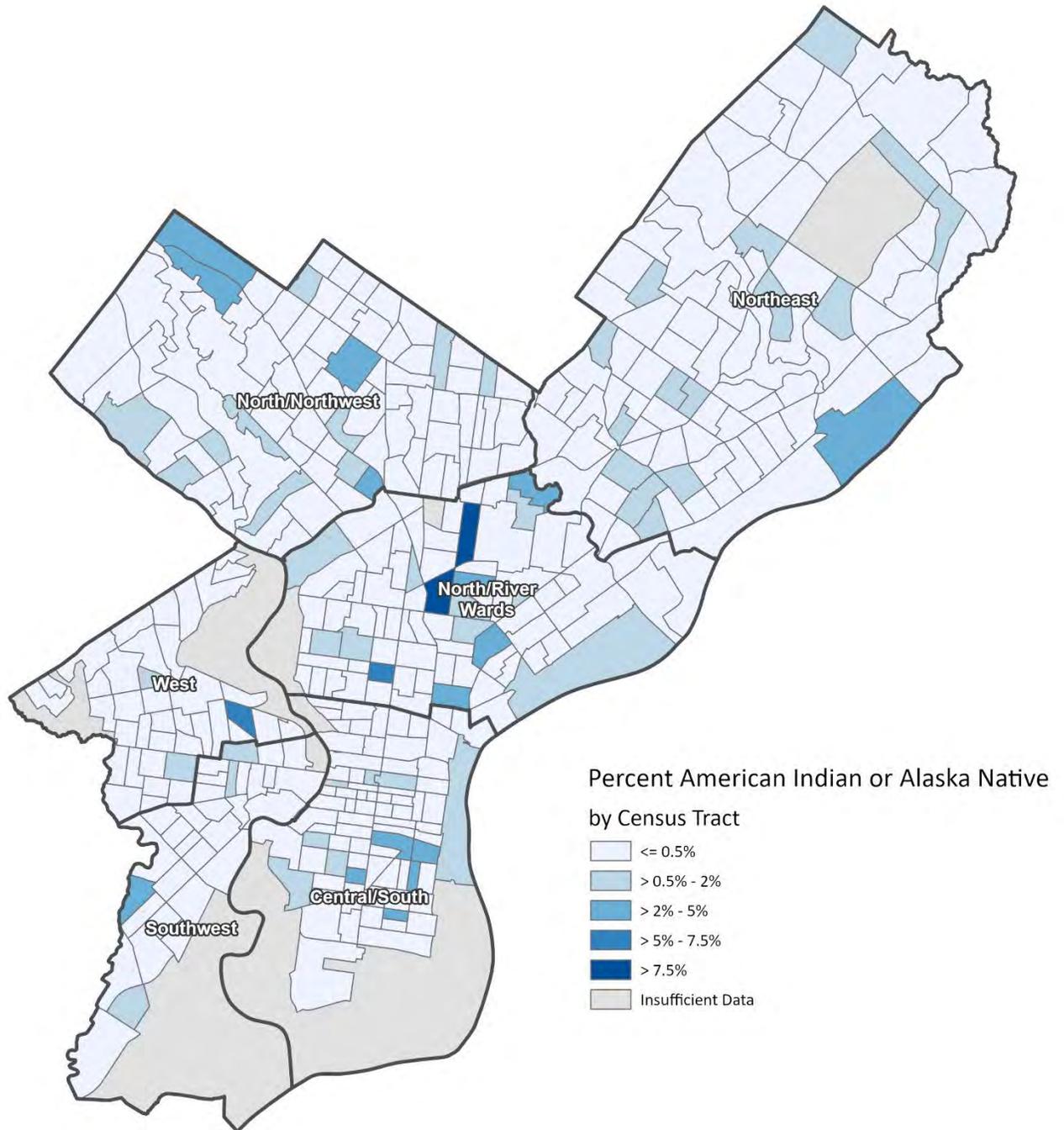
Data Source: American Community Survey 2023 5 Year Estimates

Estimated Percent of Population Asian



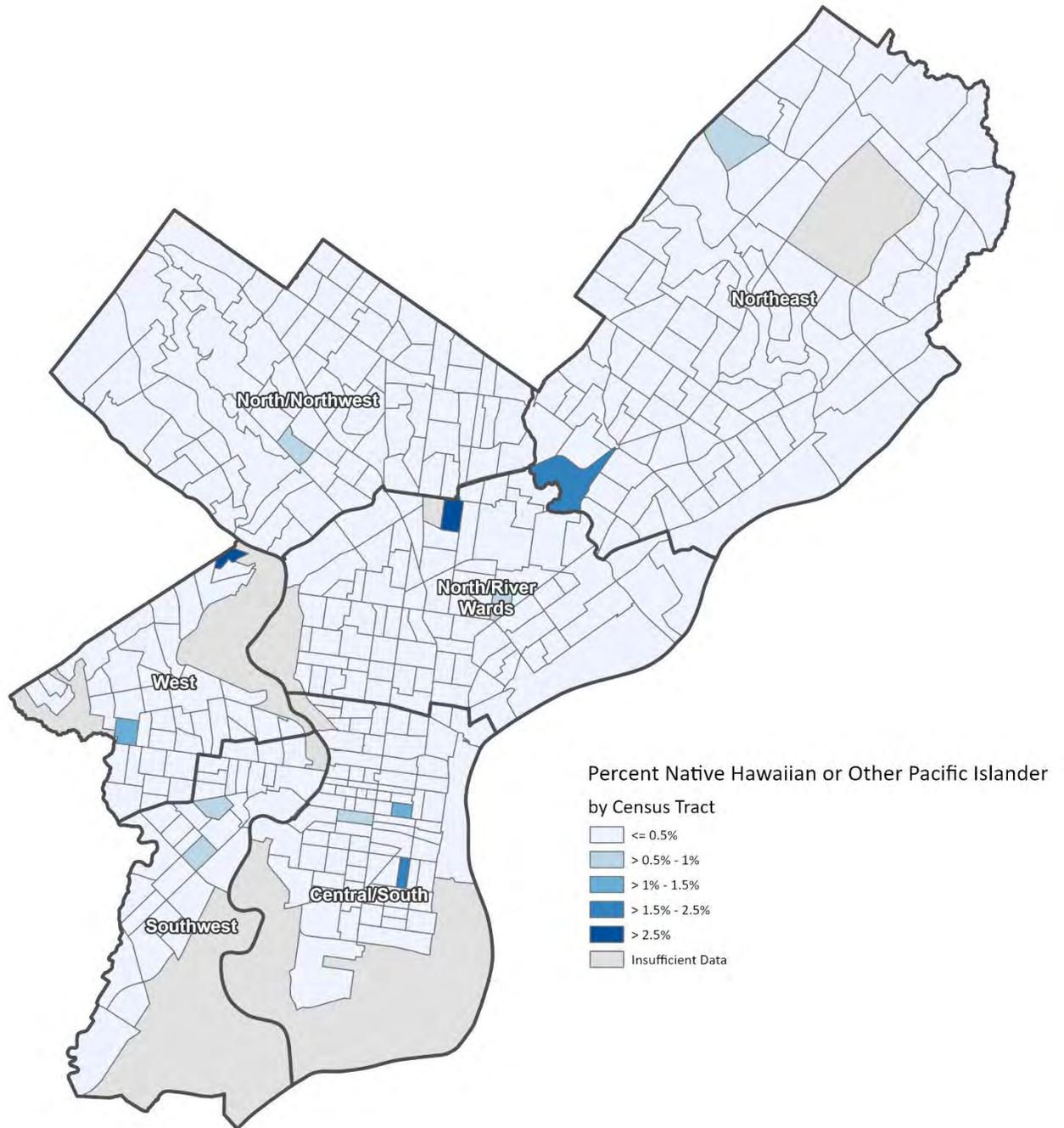
Data Source: American Community Survey 2023 5 Year Estimates

Estimated Percent of Population American Indian or Alaska Native



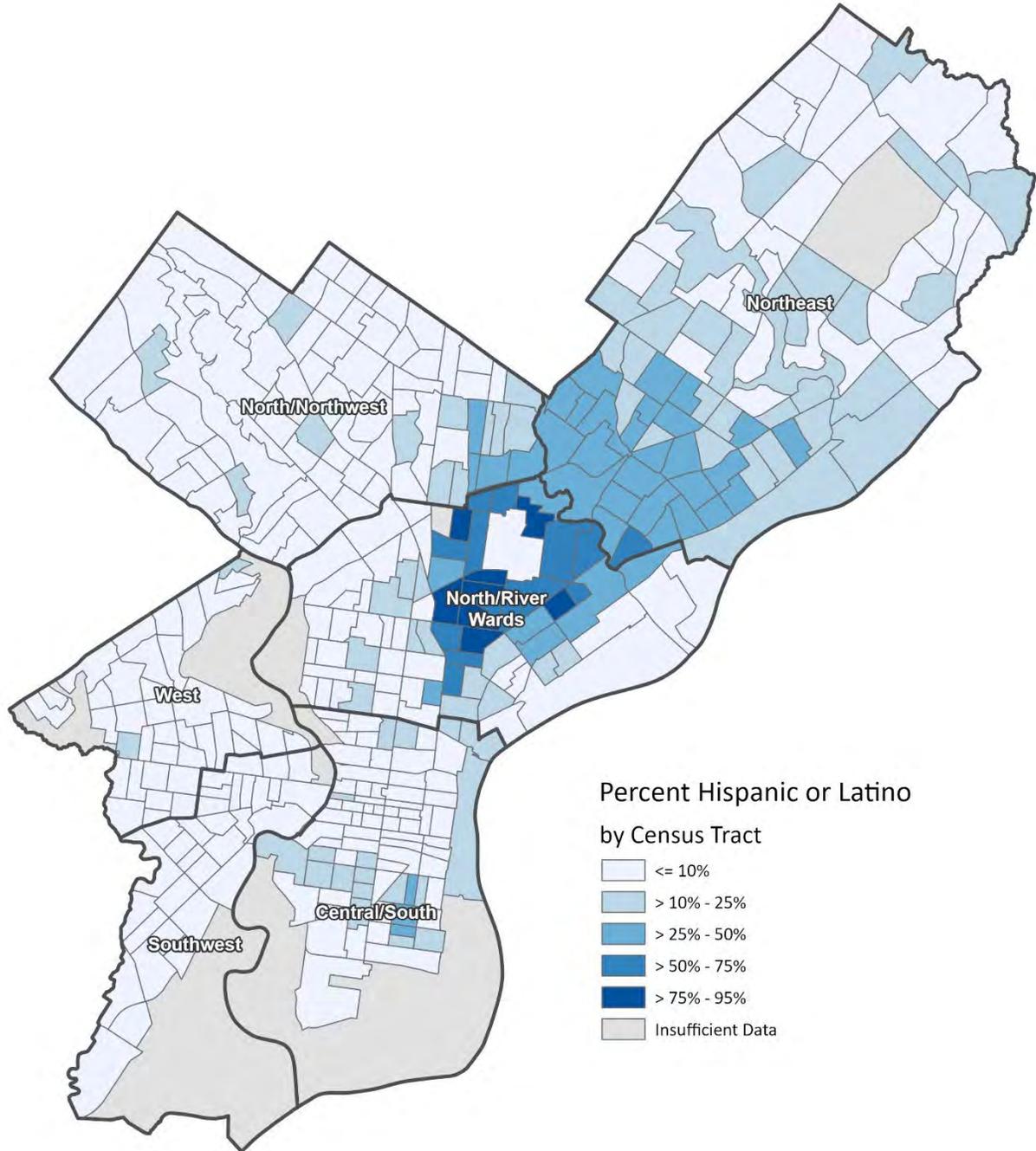
Data Source: American Community Survey 2023 5 Year Estimates

Estimated Percent of Population Native Hawaiian or Other Pacific Islander



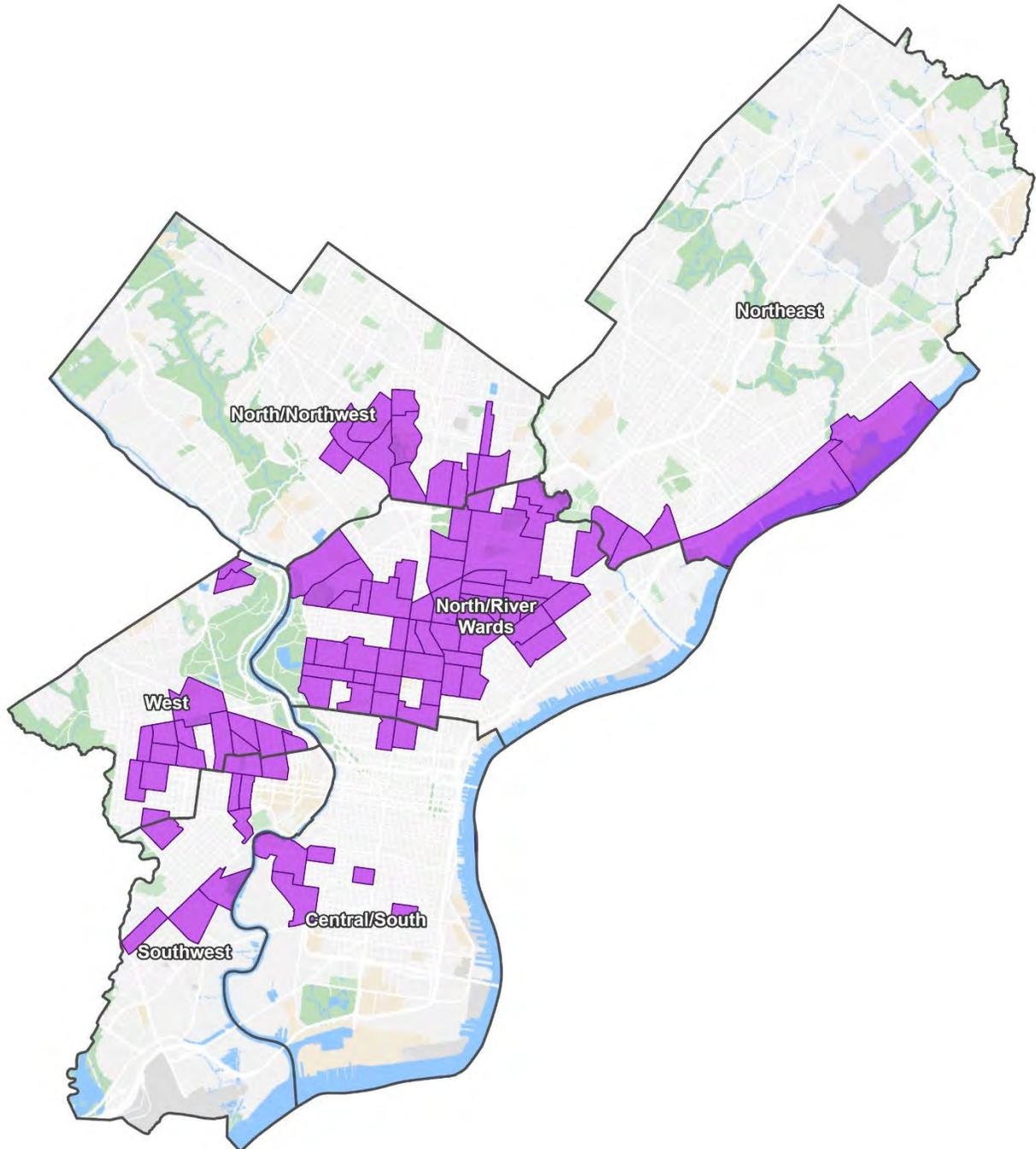
Data Source: American Community Survey 2023 5 Year Estimates

Estimated Percent of Population Hispanic or Latino

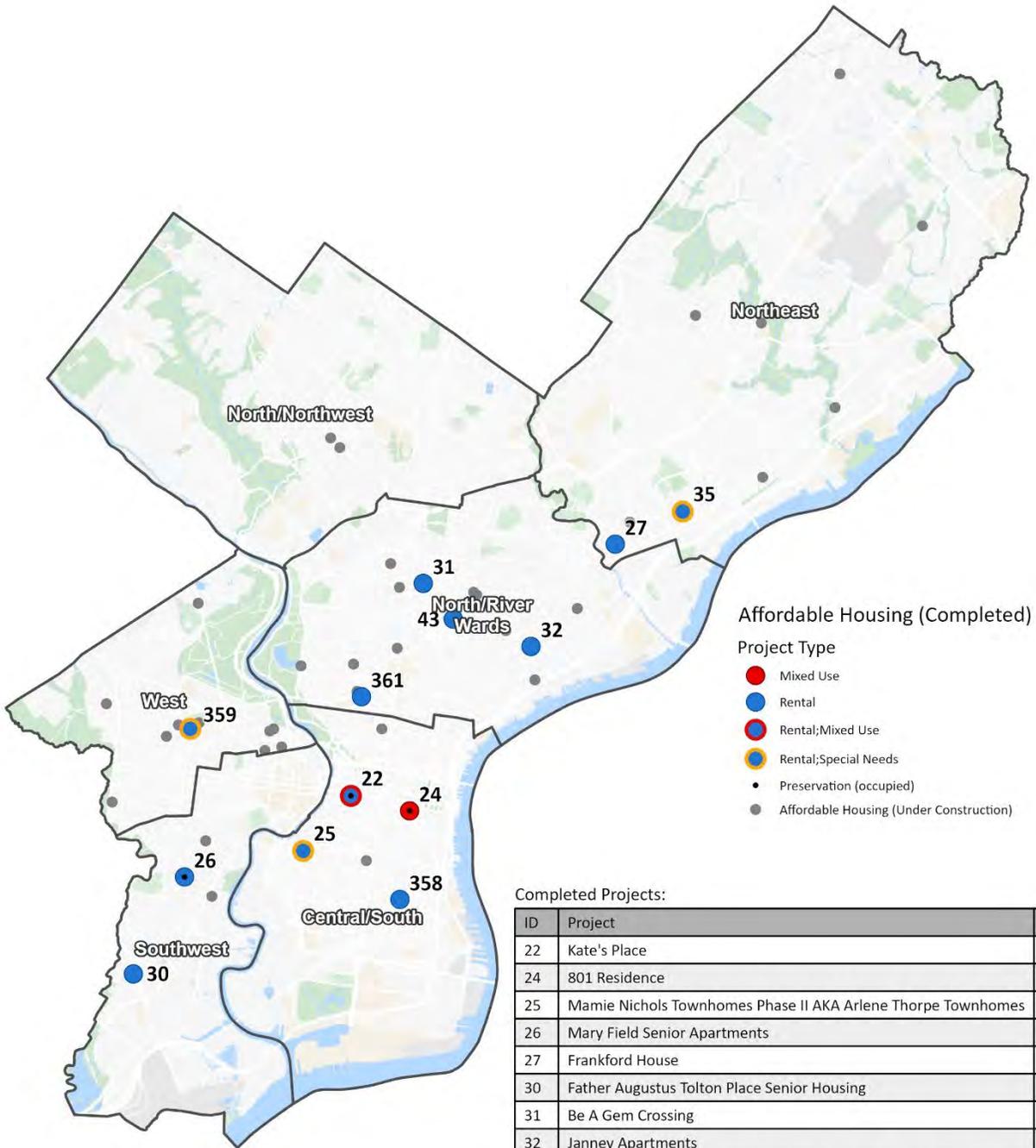


Data Source: American Community Survey 2023 5 Year Estimates

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



FY 2025 Affordable Housing Developments Completed & Under Construction



Affordable Housing (Completed)

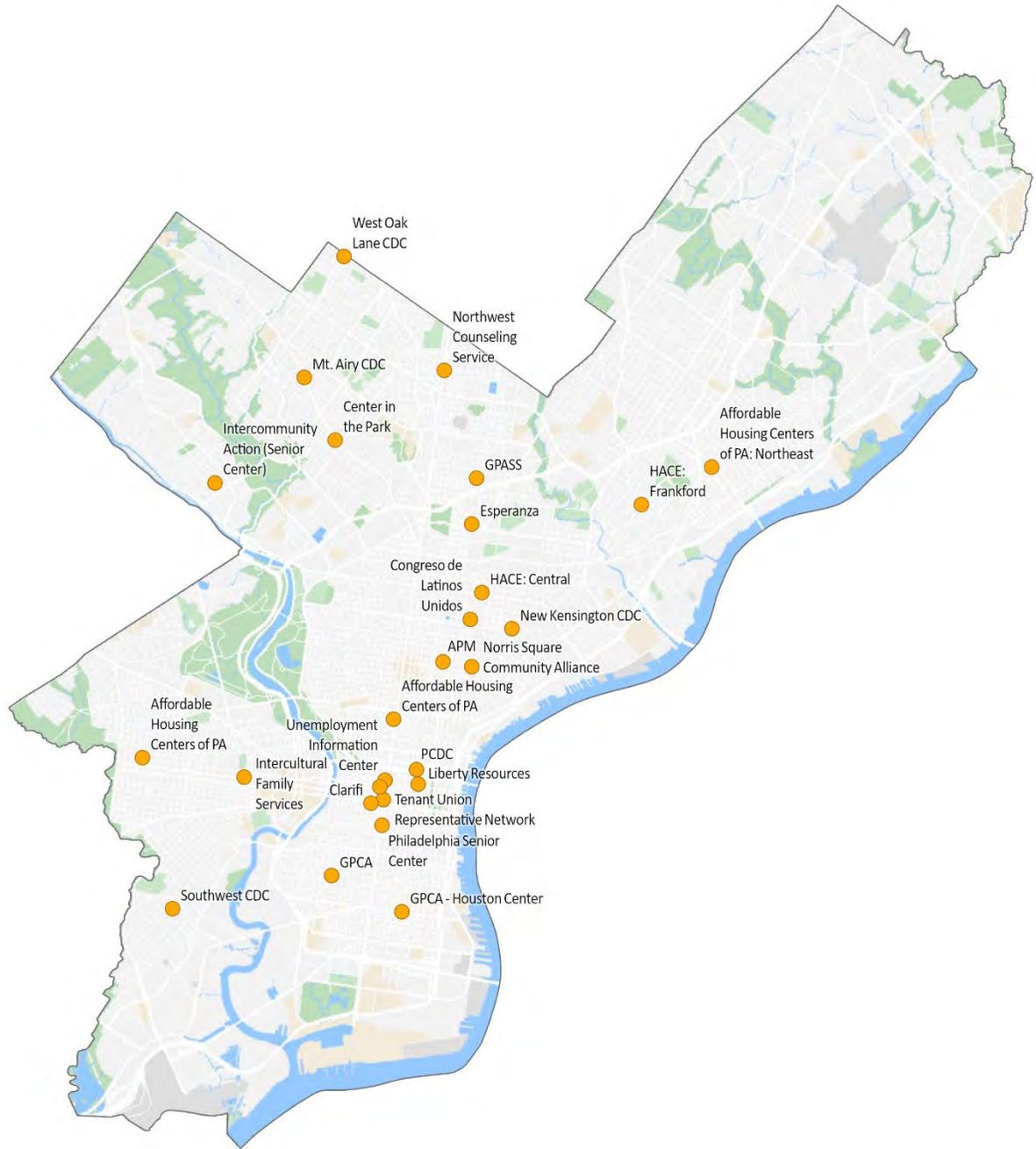
Project Type

- Mixed Use
- Rental
- Rental;Mixed Use
- Rental;Special Needs
- Preservation (occupied)
- Affordable Housing (Under Construction)

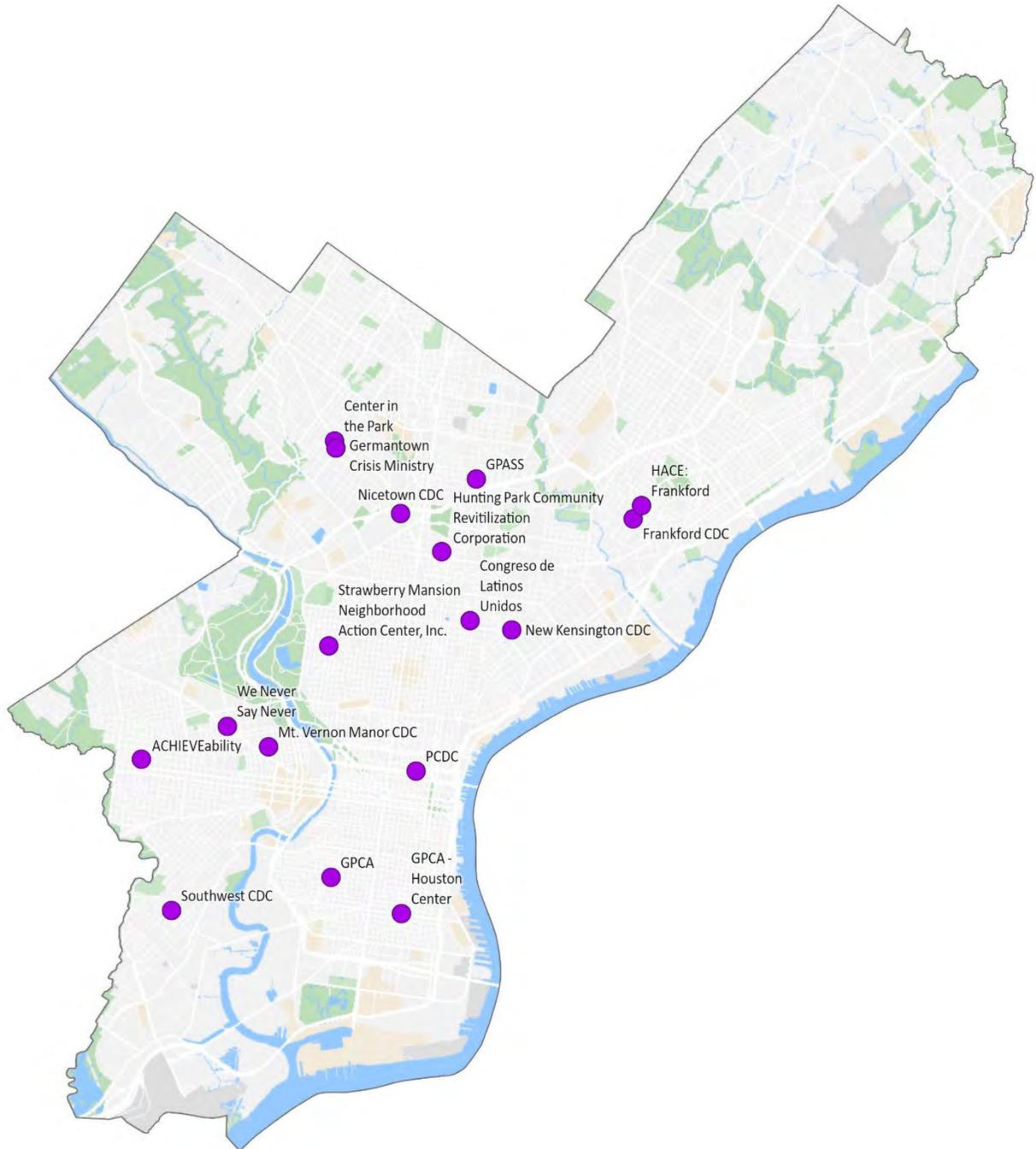
Completed Projects:

ID	Project	Units
22	Kate's Place	144
24	801 Residence	175
25	Mamie Nichols Townhomes Phase II AKA Arlene Thorpe Townhomes	27
26	Mary Field Senior Apartments	168
27	Frankford House	42
30	Father Augustus Tolton Place Senior Housing	45
31	Be A Gem Crossing	41
32	Janney Apartments	47
35	NewCourtland Apts. at St Bartholomew Place - Phase 2	48
43	Rafael Porrata-Doria Place	30
358	8th and Berks Senior Living	44
359	Gaudenzia West Mill Place	30
361	Sharswood Phase I	60

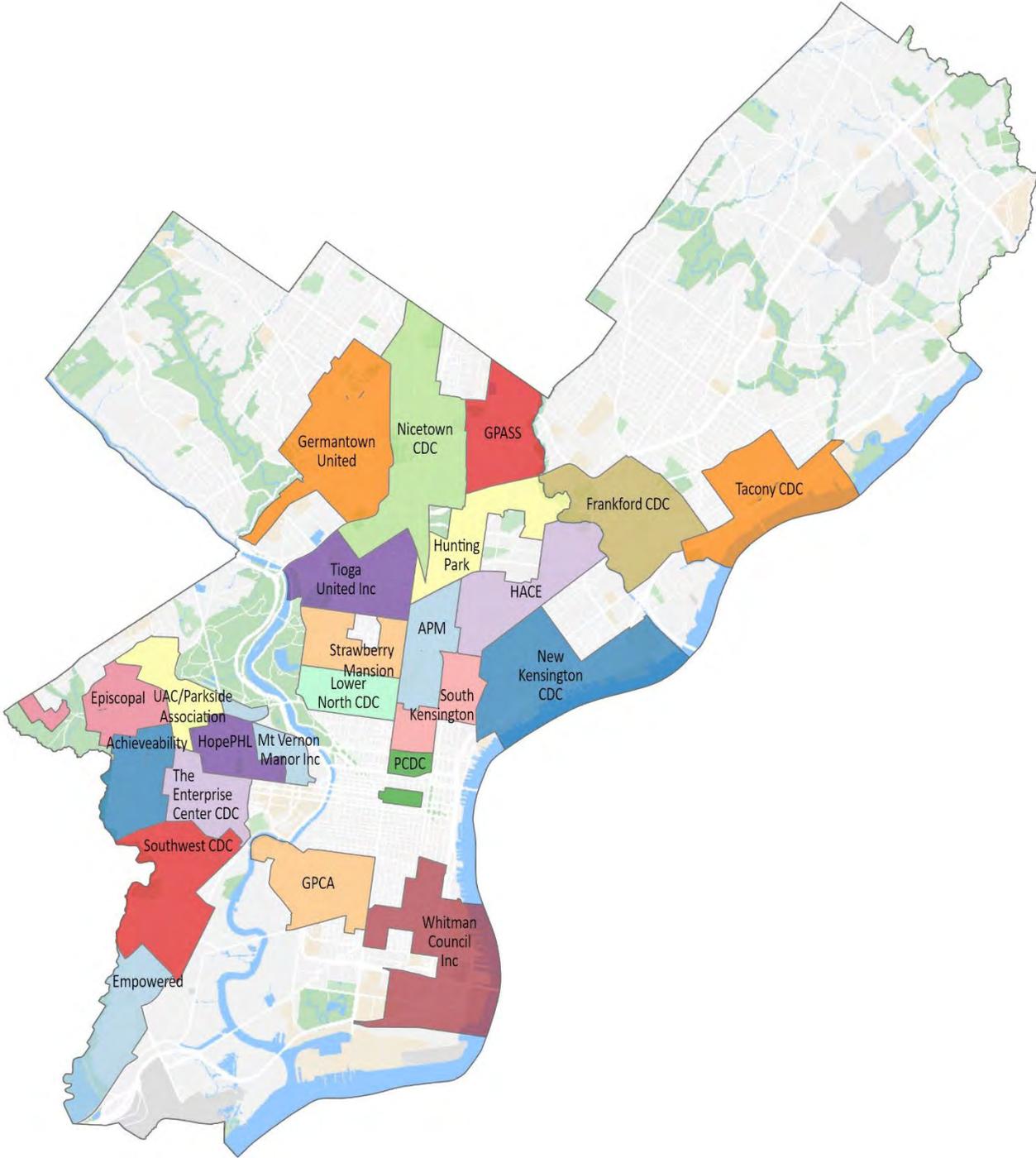
Housing Counseling Agencies



Neighborhood Energy Centers

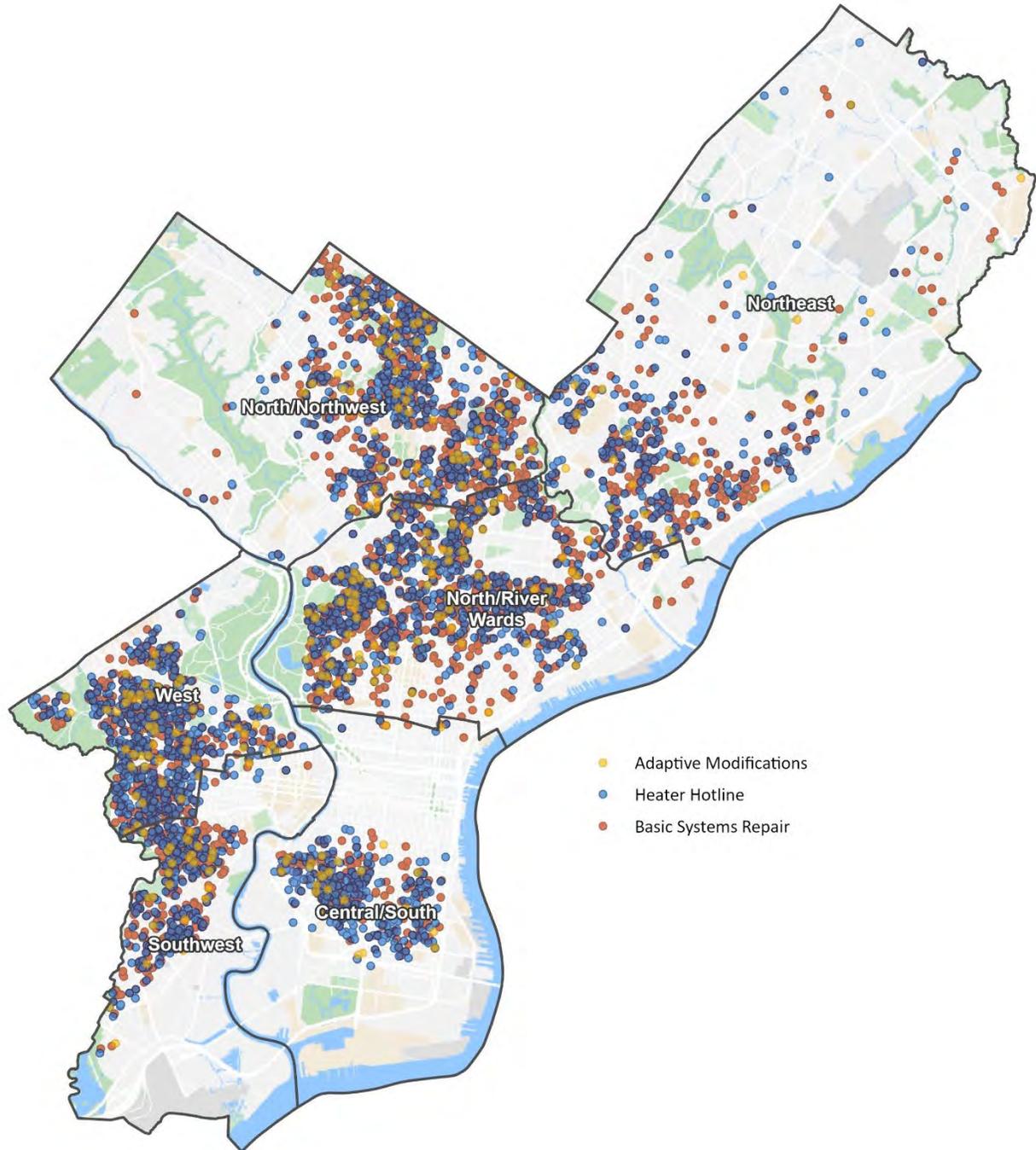


Neighborhood Advisory Committees

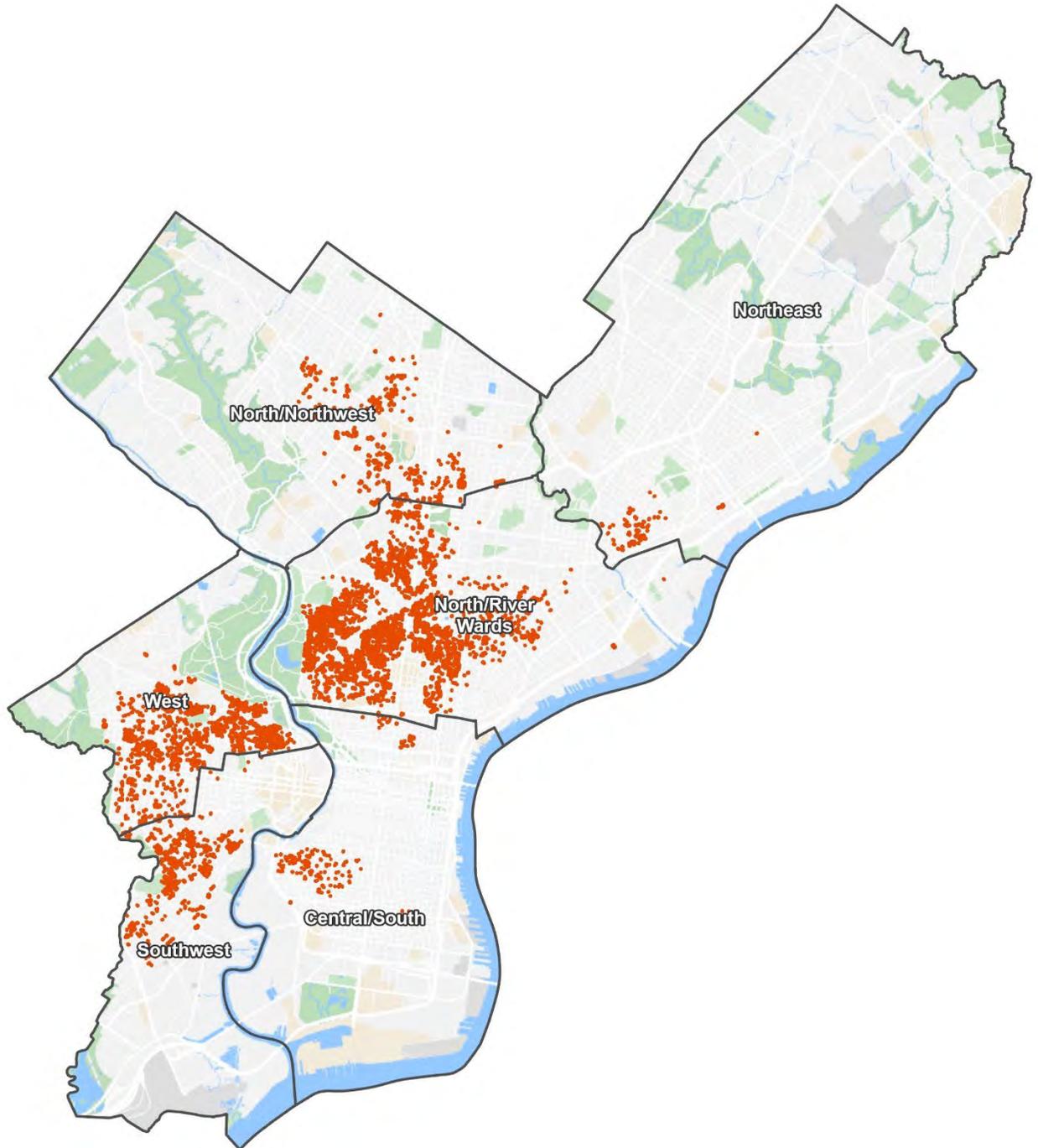


FY 2025 Home Improvements

Basic Systems Repair Program, Adaptive Modifications Program, Heater Hotline



Philadelphia Horticultural Society LandCare Parcels



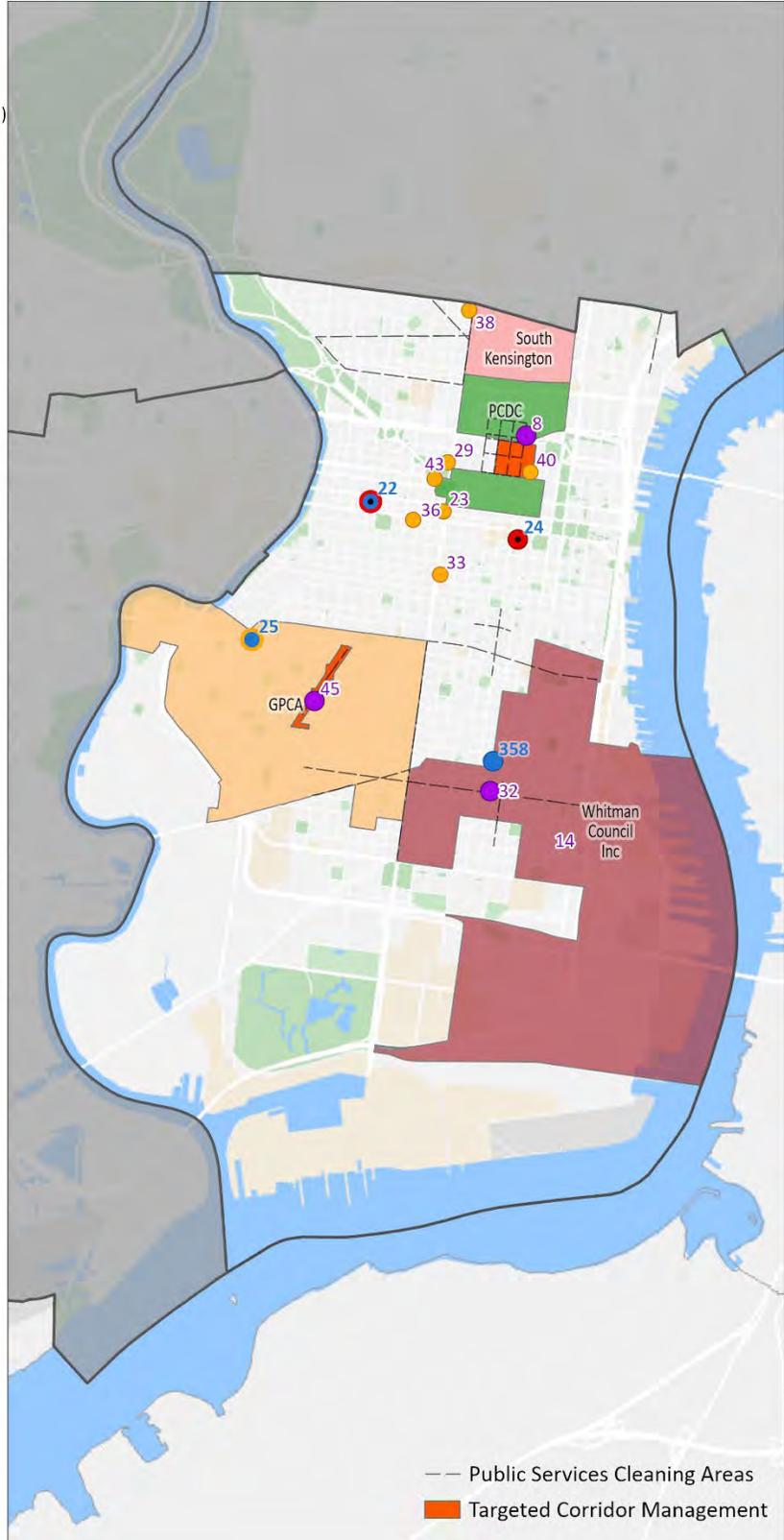
Planning Area: Central/South

- Neighborhood Energy Center
- Housing Counseling Agency
- ▨ Neighborhood Advisory Committee (Service Area)

ID	AGENCY	HCA	NAC	NEC
8	Philadelphia Chinatown Development Corporation	Yes	Yes	Yes
14	Whitman Council, Inc.		Yes	
23	Tenant Union Representative Network	Yes		
29	Unemployment Information Center	Yes		
32	Greater Philadelphia Community Alliance (GPCA) Houston Center	Yes		Yes
33	Philadelphia Senior Center	Yes		
36	Clarifi	Yes		
38	Affordable Housing Centers of Pennsylvania	Yes		
40	Liberty Resources	Yes		
43	Urban League of Philadelphia	Yes		
45	Greater Philadelphia Community Alliance (GPCA)	Yes	Yes	Yes

- Mixed Use ● Rental;Mixed Use
- Rental ● Rental;Special Needs
- Preservation (occupied)

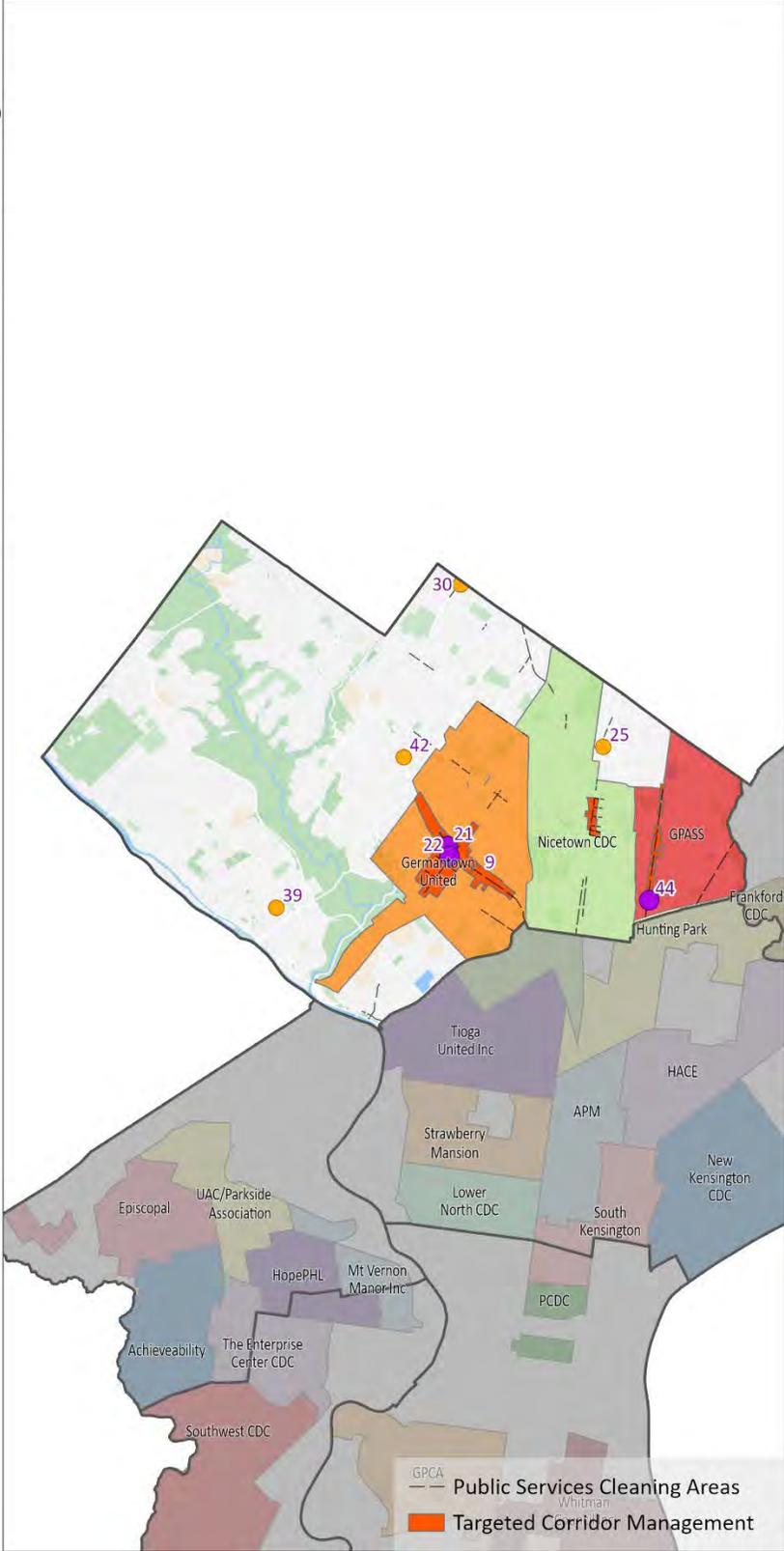
ID	Project	Units
22	Kate's Place	144
24	801 Residence	175
25	Mamie Nichols Townhomes Phase II AKA Arlene Thorpe Townhomes	27
358	8th and Berks Senior Living	44



Planning Area: North/Northwest

- Neighborhood Energy Center
- Housing Counseling Agency
- ▨ Neighborhood Advisory Committee (Service Area)

ID	AGENCY	HCA	NAC	NEC
9	Germantown United		Yes	
21	Center in the Park	Yes		Yes
22	Germantown Crisis Ministry			Yes
25	Northwest Counseling Service	Yes		
30	West Oak Lane CDC	Yes		
39	Intercommunity Action (Senior Center)	Yes		
42	Mt. Airy CDC	Yes		
44	Greater Philadelphia Alliance Social Service Center (GPASS)	Yes	Yes	Yes



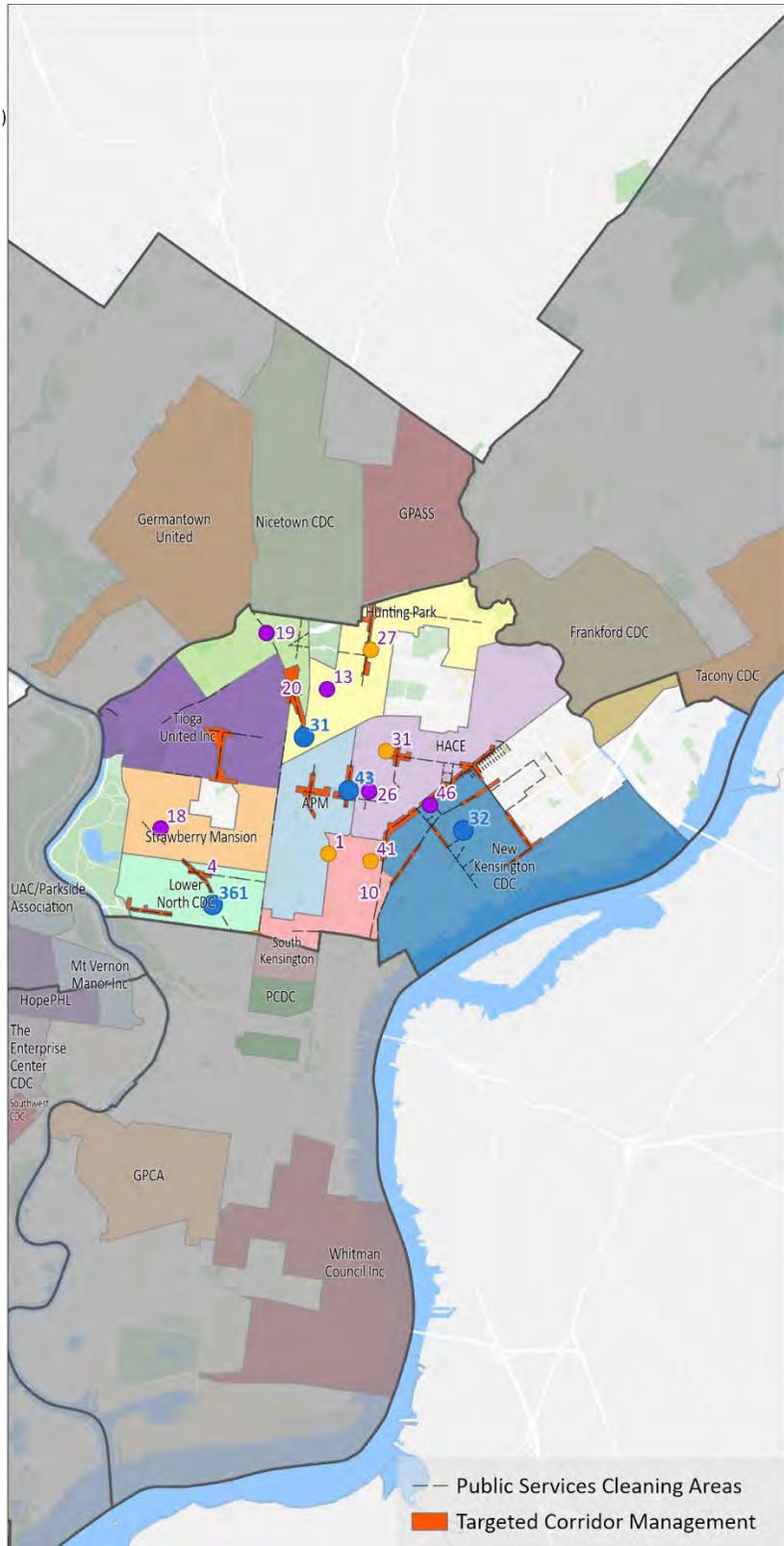
Planning Area: North/River Wards

- Neighborhood Energy Center
- Housing Counseling Agency
- ▨ Neighborhood Advisory Committee (Service Area)

ID	AGENCY	HCA	NAC	NEC
1	Asociación Puertorriqueños en Marcha (APM)	Yes	Yes	
4	Lower North Philadelphia CDC		Yes	
10	South Kensington Community Partners, Inc.		Yes	
13	Hunting Park Community Revitalization Corporation		Yes	Yes
18	Strawberry Mansion Neighborhood Action Center, Inc.		Yes	Yes
19	Nicotown CDC		Yes	Yes
20	Tioga United, Inc.		Yes	
26	Congreso de Latinos Unidos	Yes		Yes
27	Esperanza	Yes		
31	HACE: Central Office	Yes	Yes	
41	Norris Square Community Alliance	Yes		
46	New Kensington CDC	Yes	Yes	Yes

- Mixed Use
- Rental; Mixed Use
- Rental
- Rental; Special Needs
- Preservation (occupied)

ID	Project	Units
31	Be A Gem Crossing	41
32	Janney Apartments	47
43	Rafael Porrata-Doria Place	30
361	Sharswood Phase I	60



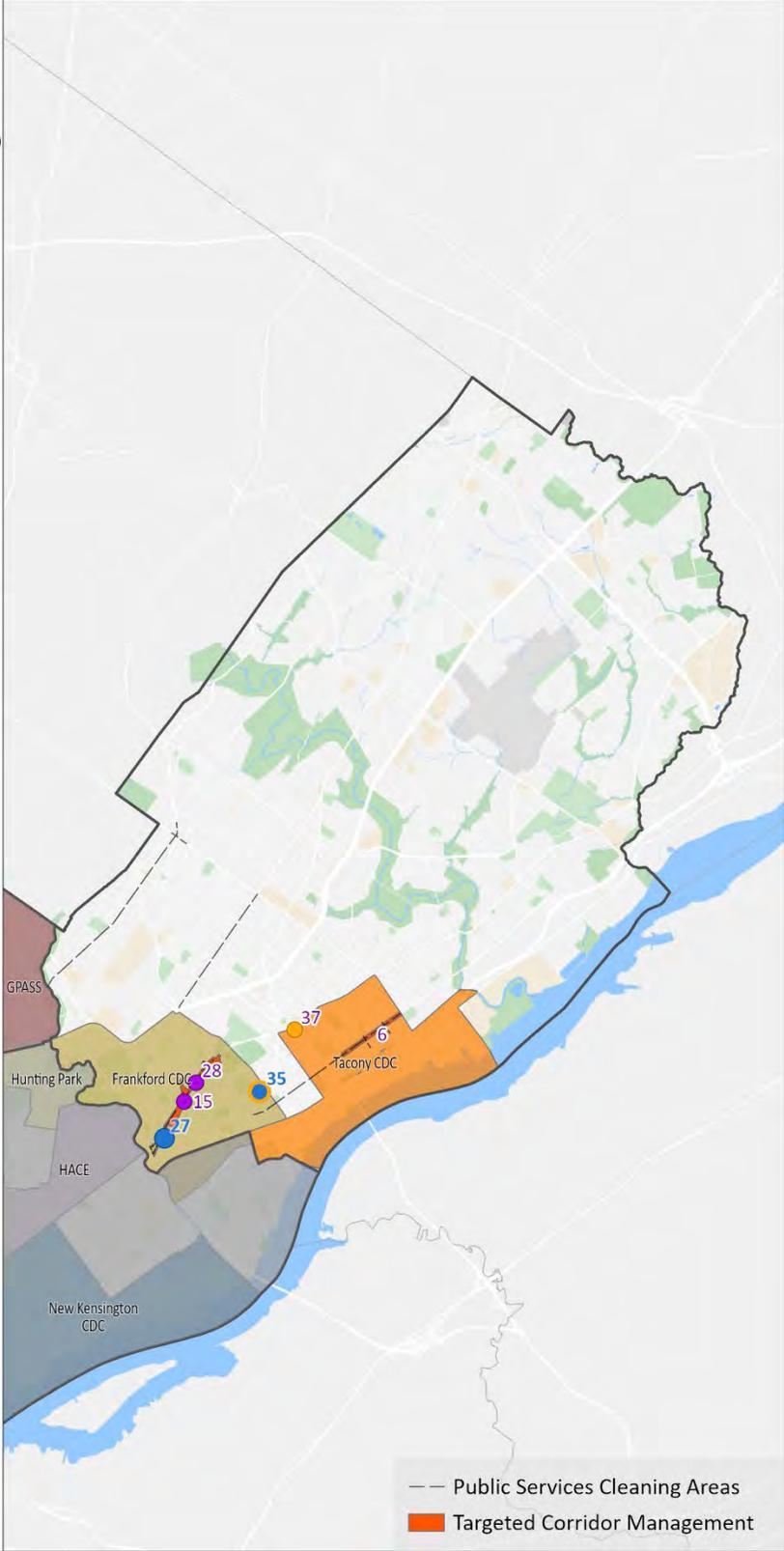
Planning Area: Northeast

- Neighborhood Energy Center
- Housing Counseling Agency
- ▨ Neighborhood Advisory Committee (Service Area)

ID	AGENCY	HCA	NAC	NEC
6	Tacony CDC		Yes	
15	Frankford CDC		Yes	Yes
28	HACE: Frankford Office	Yes		Yes
37	Affordable Housing Centers of PA: Northeast Office	Yes		

- Mixed Use ● Rental;Mixed Use
- Rental ● Rental;Special Needs
- Preservation (occupied)

ID	Project	Units
27	Frankford House	42
35	NewCourtland Apts. at St Bartholomew Place - Phase 2	48



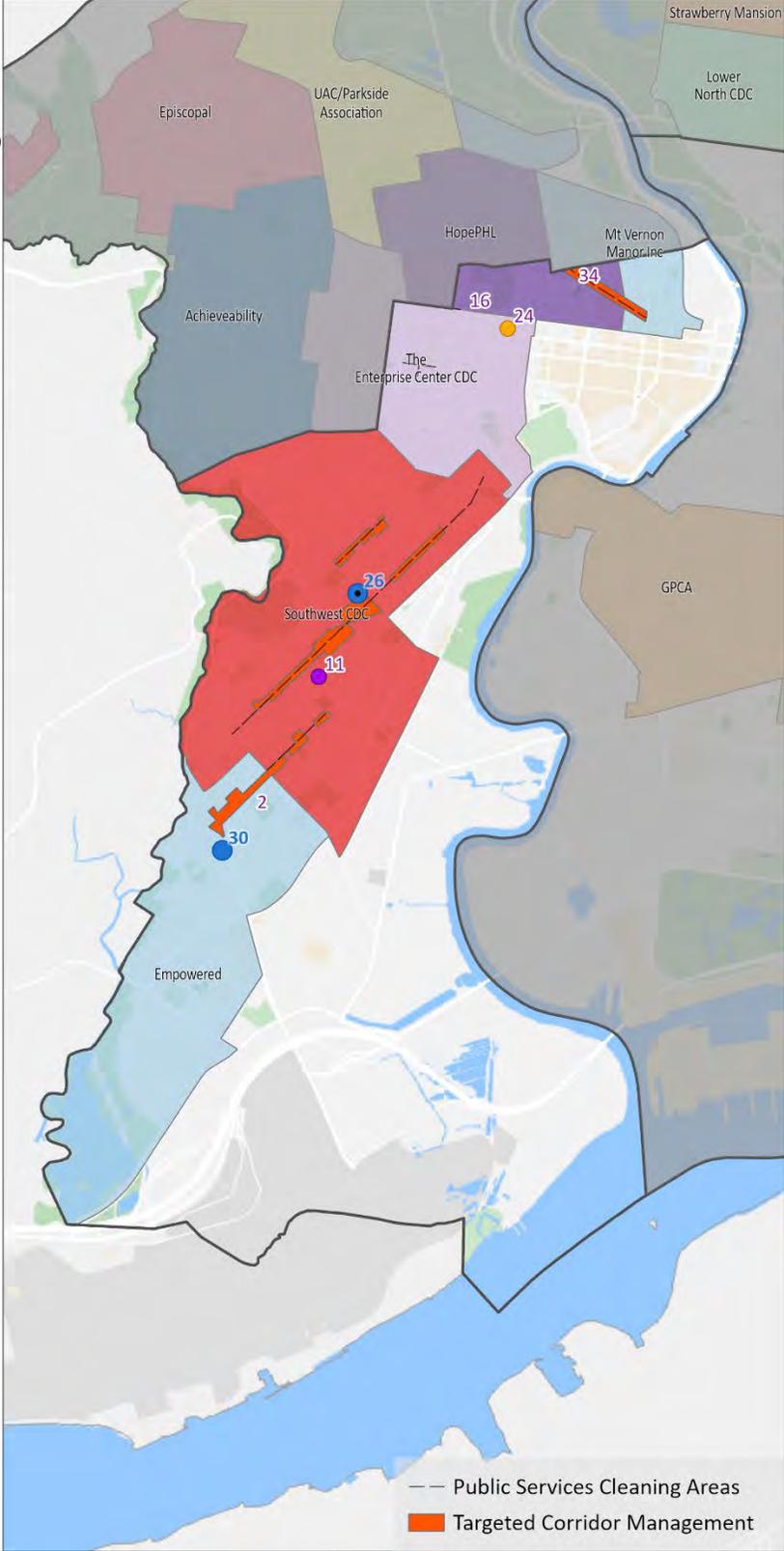
Planning Area: Southwest

- Neighborhood Energy Center
- Housing Counseling Agency
- ▨ Neighborhood Advisory Committee (Service Area)

ID	AGENCY	HCA	NAC	NEC
2	Empowered CDC		Yes	
11	Southwest CDC	Yes	Yes	Yes
16	The Enterprise Center CDC		Yes	
24	Intercultural Family Services	Yes		
34	HopePHL		Yes	

- Mixed Use ● Rental;Mixed Use
- Rental ● Rental;Special Needs
- Preservation (occupied)

ID	Project	Units
26	Mary Field Senior Apartments	168
30	Father Augustus Tolton Place Senior Housing	45



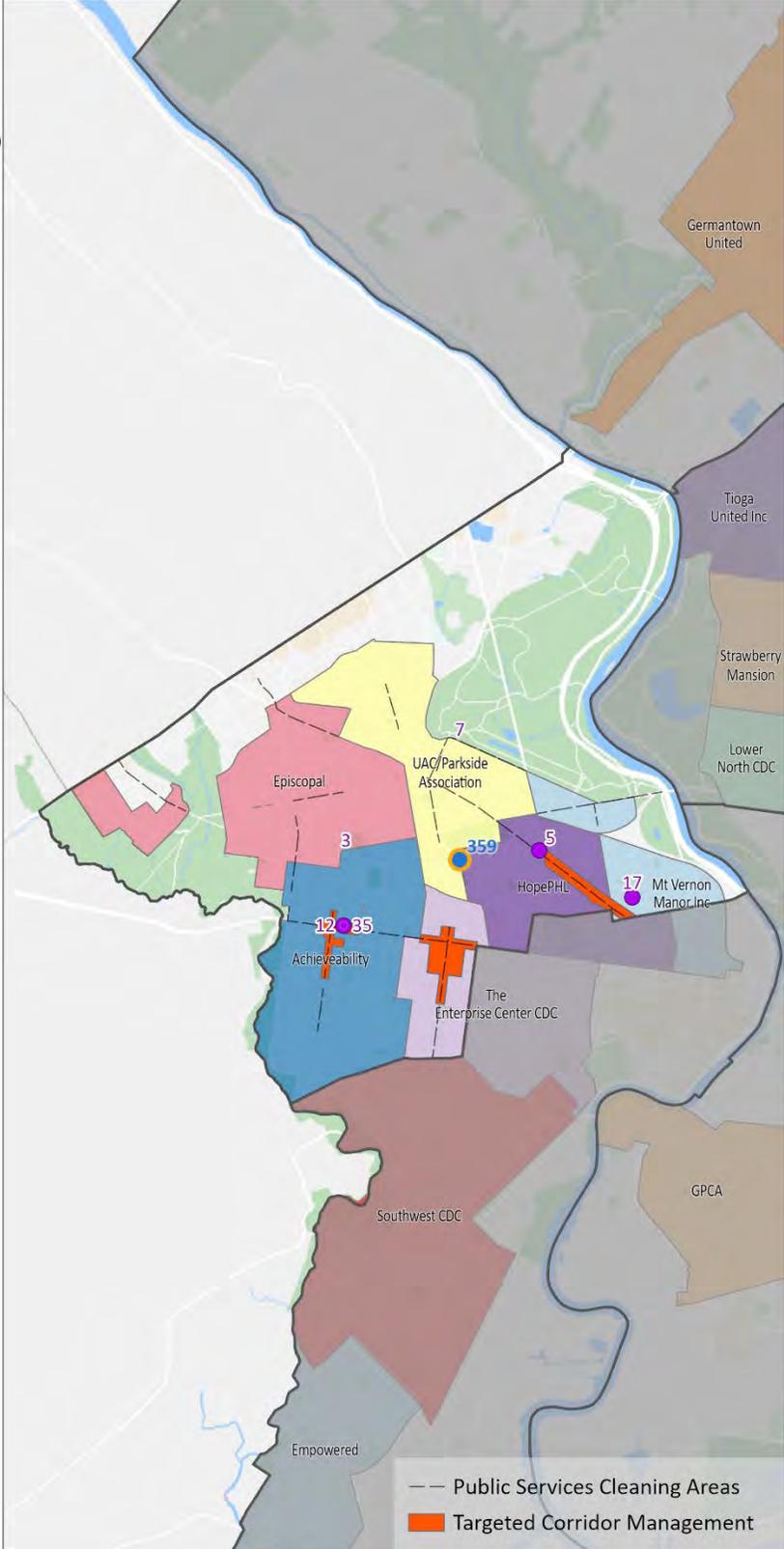
Planning Area: West

- Neighborhood Energy Center
- Housing Counseling Agency
- ▨ Neighborhood Advisory Committee (Service Area)

ID	AGENCY	HCA	NAC	NEC
3	Episcopal Community Services of the Diocese of PA		Yes	
5	We Never Say Never			Yes
7	UAC/Parkside Association of Philadelphia		Yes	
12	ACHIEVEability		Yes	Yes
17	Mt. Vernon Manor CDC		Yes	Yes
35	Affordable Housing Centers of PA	Yes		

- Mixed Use
- Rental;Mixed Use
- Rental
- Rental;Special Needs
- Preservation (occupied)

ID	Project	Units
359	Gaudenzia West Mill Place	30



Place Based Strategy Areas

