Annual Action Plan

2026-2027

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

An Ordinance

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

The Council of the City of Philadelphia Hereby Ordains:

SECTION 1.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development ("HUD") for a Community Development Block Grant ("CDBG") in an amount of approximately $44,019,760 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

SECTION 2.

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

SECTION 3.

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2026, transfer all unliquidated encumbrances and other available balances for Community Development Program Year LI to Program Year LII. Further, any questioned cost items from Program Year LI which are determined by HUD to be ineligible costs shall be transferred to Program Year LII, after such costs are removed. Program regulations governing such transferred funds shall be determined by HUD. The Director of Finance shall notify the Clerk of Council periodically concerning Program Year LII transfers.

SECTION 4.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to approximately $11,110,597 under the HOME Investment Partnership program under Title II of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, as amended, to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

SECTION 5.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to approximately $9,867,406 under the AIDS Housing Opportunity Act, 42 U.S.C. 12901 et seq., as amended, for a Housing Opportunities for Persons with AIDS ("HOPWA") grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

SECTION 6.

The Director of Planning and Development is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to approximately $3,890,607 under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, 42 U.S.C. § 11371 et seq., as amended, for an Emergency Solutions Grant ("ESG"), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

SECTION 7.

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Planning and Development is authorized to file shall be substantially in the form set forth in Exhibit "A" hereto and known as the *Annual Action Plan 2027* ("*Plan*"); and further, contain a provision stating that: "Seventy-five percent (75%) of the proceeds from the sale of any real property which was acquired under any approved *Consolidated Plan* shall be used exclusively for programmatic activities authorized by the Consolidated Plan, excluding operating costs, both program delivery and administration. No more than twenty-five percent (25%) of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used for operating costs, including program delivery and administration." The Chief Clerk of the Council shall keep copies of Exhibit "A" on file and make them available for inspection and review by the public.

SECTION 8.

The Director of Planning and Development, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under the Act of April 12, 1956, P.L. 1449, as amended, to prevent and eliminate blight in an activity or activities as identified, determined and authorized by the *Plan* for housing and community development purposes in an amount not to exceed $5,000,000. The Director of Planning and Development is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

SECTION 12.

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

SECTION 13.

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

Table of Contents

Ordinance . . . . . Ordinance

Executive Summary

AP-05 Executive Summary 1

Process

PR-05 Lead and Responsible Agencies. 15

Action Plan

AP-10 Consultation 16
AP-15 Expected Resources 42
AP-20 Annual Goals and Objectives. 62
AP-35 Projects 69
AP-38 Projects Summary. 72
AP-50 Geographic Distribution. 110
AP-55 Affordable Housing 136
AP-60 Public Housing 137
AP-65 Homeless and Other Special Needs Activities 147
AP-70 HOPWA Goals 153
AP-75 Barriers to Affordable Housing 154
AP-85 Other Actions 155
AP-90 Program Specific Requirements 164

Appendix

Income Guidelines. . . . . .Appendix 173
Housing Production. . . . . .Appendix 174
Targeted Neighborhood Commercial Areas (TNCAs) . . . . . .Appendix 187
Selection Criteria for Rental and Special-Needs Projects. . . . . .Appendix 188
Written Standards for Providing ESG Assistance . . . . . .Appendix 200
Citizen Participation Plan . . . . . .Appendix 205

Tables

Table 1: Lead and Responsible Agencies 15
Table 2: Agencies, Groups, Organizations Who Participated in Consultation. 20
Table 3: Other Planning Efforts. 40
Table 4: Expected Resources. 42
- Schedules 50
- Resource Comparison 58
- Budget. 59

Table 5: Annual Goals and Objectives Summary Information 62
Table 6: Projects. 70
Table 7: Project Summary Information 72
Table 8: City FY 2027 Program and Commercial Funding. 106
Table 9: Geographic Distribution 112
Table 10: One Year Goals for Affordable Housing by Support Requirement. 136
Table 11: One Year Goals for Affordable Housing by Support Type 136
Table 12: PHA FY 2025 Planned Activities 144
Table 13: Program Income Available Included in Projects 164
Table 14: HOPWA Budget Detail: CDBG Year 51 (CFY 2026) 172
Appendix Table 1: 2025 Income Eligibility Guidelines . . . . . .Appendix 169
Appendix Table 2: 2025 Poverty Guidelines . . . . . .Appendix 169
Appendix Table 3: Affordable Housing Production July 1, 2000 - Present . .Appendix 170
Appendix Table 4: Targeted Neighborhood Commercial Areas (TNCAs). . . .Appendix 182
Appendix Table 5: Active Interim Construction Assistance Loans . . . . . .Appendix 182

Maps

Philadelphia2035 Planning Districts. 113
CDBG Eligible Census Tracts 114
Estimated Percent of Black or African-American Population. 115
Estimated Percent of Hispanic or Latinx Population. 116
Estimated Percent Asian Population 117
Native Hawaiian and Other Pacific Islander Population. 118
Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) 2010. 119
UnderConstruction Affordable Housing Units FY2023 120
CDC Business Tax Credit Program Recipients 121
Targeted Corridor Management and Public Services 122
Housing Counseling Agencies. 123
Neighborhood Energy Centers 124
Neighborhood Advisory Committees (NACs): Service Areas 125
Home Improvement Programs FY 2024 and FY 2023. 126
LandCare Parcels Managed by the Pennsylvania Horticultural Society (PHS) 127
Homes Saved From Foreclosure Since June 2008 through Housing Counseling,
Outreach and Legal Support 128
Activity Maps
North/Northwest. 129
North East. 130
Central South 131
West 132
Southwest. 133
North River Wards 134
Place-Based Strategy Areas 135

Index . . . . . index 1

Annual Action Plan

AP-05 Executive Summary

Introduction

The *2026-2027 Annual Action Plan* is prepared and administered by the Division of Housing and Community Development (DHCD; formerly the Office of Housing and Community Development). The *Annual Action Plan* is the City's application for federal funds from the U.S. Department of Housing and Urban Development (HUD) for four entitlement programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons With AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

The *Annual Action Plan* outlines how the City intends to spend the federal funds it is requesting for that fiscal year. The City also includes other federal, state and local resources in its *Annual Action Plan* – including the Philadelphia Housing Trust Fund (HTF) and the Commonwealth of Pennsylvania's Keystone Communities program – that support housing and community and economic development activities. The *Annual Action Plan* outlines the expenditure of approximately $514 million in federal, state and local funds for housing, community and economic development. The City's funding of housing programs will, as it has historically done, comprise more than 50% of its program funds.

The *Annual Action Plan* identifies four strategic objectives:

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

By pursuing these strategic objectives, the City will provide decent, affordable housing, create suitable living environments, and create economic opportunity. The *Annual Action Plan* continues the work of the City's *CFY 2023-2027 Consolidated Plan*, taking a holistic approach to its goals of improving housing options, increasing access to opportunity, and creating strong neighborhoods. The City's *CFY 2023-2027 Consolidated Plan* is a five-year analysis that includes:

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

The *CFY 2023-2027 Consolidated Plan* and subsequent *Annual Action Plans* are informed by the City's 2016 and 2022 **Assessments of Fair Housing**. The *Consolidated Plan* also reflects the City's 2018 "Housing for Equity" action plan ("Housing for Equity: An Action Plan for Philadelphia"). The "Housing for Equity" plan addresses homelessness and eviction; production and preservation; and affordable, workforce, and market-rate housing. It offers strategies to support Philadelphia's continued growth in both jobs and population through the provision of housing that meets the needs of all its residents.

The *2026-2027 Annual Action Plan* also draws on the priorities and goals established by a new mayoral administration. Mayor Cherelle Parker took office in January of 2024, and DHCD works with administration officials to develop plans for achieving the Mayor's vision for affordable housing in Philadelphia. The *Housing Opportunities Made Easy H.O.M.E. Initiative* which includes an $800 million bond authorized by City Council in January 2026, introduced a strategy to create and preserve 30,000 homes for renters and homeowners.

The ***Annual Action Plan*** Identifies Seven Core Goals

The 13 goals identified in section AP-20 are grouped into seven core goals in the City of Philadelphia.

Create affordable homeowner and rental housing opportunities

Approximately 157,000 (48%) Philadelphia renters and 90,000 (25%) homeowners are cost burdened. To increase rental and homeownership housing options affordable to low-, moderate- and middle-income residents, the City and its partners will:

- Undertake neighborhood-based initiatives to produce affordable rental and special-needs housing
- Assist income-eligible homebuyers with closing costs
- The Turn The Key program offers newly-built homes on publicly-owned parcels to low- and-moderate income first-time homebuyers.

Strategies outside the *Annual Action Plan* include increasing homeownership opportunities for Philadelphia Housing Authority (PHA) tenants, promoting private sector development through density bonuses for affordable units, identifying additional incentives for affordable housing developed through the private sector, and streamlining the process for conveying publicly owned land for development of affordable housing. These actions will help to support the creation of 30,000 units of housing in alignment with Mayor Parker's vision.

Preserve affordable homeowner and rental housing

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

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

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

All Low-Income Housing Tax Credit (LIHTC) - financed rental developments currently have a 40-year affordability period. However, many of those developments have reached a 15-year mark at which capital improvements are necessary for operations to continue. Others have reached or are nearing their previously assigned 30-year limit. To preserve these rental housing opportunities, DHCD will:

- Continue to implement an initiative to provide funding to keep units in existing tax credit developments affordable
- Publish and maintain a directory of affordable housing properties which shows the expiration dates of required affordability periods
- Explore new options to ensure long-term affordability and quality of publicly-supported affordable housing, such as funding supplemental energy efficiency and hazard mitigation improvements.

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

To address these issues DHCD will:

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

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

Reduce homelessness and expand special needs housing opportunities

The January 2026 Point-In-Time count identified 5,163 homeless persons, of which 4,452 were sheltered and 711 were unsheltered homeless persons. A five-year analysis (2022 – 2026) shows an overall decrease in the total number of unsheltered individuals in Philadelphia on a single night. Notably, there was a significant decrease in the count of unsheltered homeless compared to the 2025 Point-in-Time Count. The overall unsheltered count of 711 is reflective of pre-pandemic numbers and is a reduction of 460 individuals over the previous year.

The number of families reported as sheltered on the night of each Point-in-Time Count has decreased year after year for the past several years with no families with children being identified as unsheltered on the 2025 PIT Count. In 2026, we identified and reported 154 veterans experiencing homelessness on the night of the PIT count, which is a decrease from the number reported in 2023. Though the numbers remain lower than pre-pandemic levels, there is still a pressing need to address street homelessness and increase affordable housing opportunities for individuals experiencing homelessness or imminently facing homelessness, especially given inflation and cost of living increases.

More than 252,000 Philadelphians aged five or older identify as disabled. Disabled Philadelphians face the dual challenge of finding housing that is both accessible and affordable. To address the housing needs of the homeless and special needs populations, DHCD will:

- Provide rental assistance to households facing homelessness and special-needs households through a rapid re-housing program
- Provide rental assistance to people with HIV/AIDS using Housing Opportunities for Persons With Aids (HOPWA) funding
- Use Emergency Solutions Grant funding matched by City General Funds to provide emergency shelter, homelessness prevention services and rental assistance to households facing homelessness
- Allocate Philadelphia Housing Trust Fund and Neighborhood Preservation Initiative resources to the Adaptive Modifications Program (AMP), which makes accessibility improvements to enable people with disabilities to live more independently
- Continue its requirement that developments include units for people with disabilities, and that all new construction units be visitable if possible.

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

Foster open access to all housing and community resources and programs

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

- Neighborhood Advisory Committees help connect residents to housing and community development programs
- Housing Counseling Agencies that offer guidance regarding the specific needs of homeowners, tenants, senior citizens and people with disabilities
- Neighborhood Energy Centers that help residents reduce their utility bills and access utility assistance programs
- Capacity-building assistance (through the Philadelphia Association of CDCs) and technical assistance (through the Community Design Collaborative) to organizations working to improve low- and moderate-income communities
- The creation of a "One Front Door" portal that enables residents to apply for multiple home repair programs simultaneously.

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

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

Address economic, education and income needs of people and communities

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

To promote increased economic opportunity, the City will:

- Use CDBG funds to support a variety of programs aimed at small businesses in neighborhood commercial corridors, including technical assistance to micro businesses, small business loans, business attraction and expansion activities and organizational capacity building
- Support job training and education for youth who have dropped out of high school

- Provide support to organizations that help eligible residents apply for the Earned Income Tax Credit
- Support returning citizens seeking to reintegrate into society by funding a Pennsylvania Horticultural Society (PHS) program that employs them to maintain vacant properties

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

Strengthen community assets and manage vacant land

There are approximately 31,302 publicly or privately-owned vacant lots in Philadelphia based on the City's vacant land indicator and LandCare program data. Vacant lots blight neighborhoods, driving down property values. In contrast, studies show that maintained lots increase property values, improve resident health and reduce crime.

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

- Fund PHS to clean, green and maintain approximately 12,000 vacant lots using small contractors, neighborhood nonprofits and the local residents that they each hire
- Continue the work of the Philadelphia Land Bank, which returns vacant and tax delinquent land to productive use.

Outside of *Annual Action Plan* activities the City will focus on leveraging public and private investment to build upon existing assets – the people, amenities and services in neighborhoods across the city. The Parker Administration has created a Clean and Green Cabinet to organize City departments and other stakeholders around addressing quality-of-life problems and increasing the economic vitality of neighborhoods across the city.

In addition the City proposes to strengthen its partnership with the Community College of Philadelphia (CCP) to ensure that low-income students can attend CCP for free and receive the critical wraparound supports to help them succeed. The City will also continue to invest in parks, libraries and recreation centers to create amenity-rich neighborhoods that meet resident needs.

Promote fair housing and access to opportunities

Fair housing and access to opportunity remain challenging, particularly for racial and ethnic minorities, those with limited English proficiency, families with children, people with special needs and other populations. To promote fair housing and access to opportunities, DHCD has created a Home Appraisal Equity unit which formalizes and builds upon the recommendations of the Home Appraisal Bias Task Force. In addition, the City proposes to:

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

The 13 *Annual Action Plan* Goals are:

Goal 1: Develop Affordable Rental Housing

Goal 2: Preserve Affordable Rental Housing

Goal 3: Expand Affordable Homeownership Housing

Goal 4: Preserve Affordable Homeownership Housing

Goal 5: Expand Housing Opportunities and Services for Homeless and Special Needs Individuals

Goal 6: Expand Accessible and Affordable Housing for Persons with Disabilities

Goal 7: Expand Fair Housing Outreach, Education, and Enforcement Activities

Goal 8: Expand Education, Employment and Self Sufficiency Opportunities

Goal 9: Expand Support for Small Business Owners and Commercial Corridor Development

Goal 10: Foster Open Access to All Housing and Community Resources and Programs

Goal 11: Strengthen Community Assets and Manage Vacant Land

Goal 12: Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability

Goal 13: Effective Administration of Projects and Programs

HUD Objectives and Outcomes Identified in the ***Plan***

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

The City identified the following Priority Needs in the 2023-2027 *Consolidated Plan:*

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

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

the 2016 AFH, incorporate the recommendations of the *draft 2022 AFH*, and affirm the need to strengthen successful strategies while fostering innovative approaches to addressing barriers to affordable housing.

The City's goals identified in the *Annual Action Plan* seek to achieve the following HUD- defined objectives and outcomes:

1. Availability/Accessibility of Decent Housing
2. Affordability of Decent Housing
3. Sustainability of Decent Housing
4. Availability/Accessibility of Suitable Living Environments
5. Affordability of Suitable Living Environments
6. Sustainability of Suitable Living Environments
7. Availability/Accessibility of Economic Opportunity
8. Sustainability of Economic Opportunity

Evaluation of past performance

In CDBG Year 50 (7/01/24-6/30/25), the most recent year for which full data is available, 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.

Summary of citizen participation process and consultation process

The development of the City's *Annual Action Plan* includes citizen participation from the very start. The first step in the process is a public hearing at which the public is invited to offer comment on the prior year's performance and to identify housing and community development needs. Those comments, along with the resources available, inform the City's *Annual Action Plan*.

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

Summary of public comments

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

Those testifying recognized limited resources, while emphasizing existing and increasing needs. Several speakers thanked DHCD for past support and outlined achievements that had been made possible with DHCD funding. Many participants referred to the ongoing challenges Philadelphia communities face due to increased housing costs and called on the City to continue developing programs to respond to these challenges.

Summary of citizen participation process and how it impacted goal setting

On February 24, 2026, DHCD advertised that it would hold two public hearings to provide the residents of Philadelphia with an opportunity to comment on neighborhood housing and community development needs and the 2025 Consolidated Annual Performance and Evaluation Report (CAPER). DHCD also advertised that it would accept comments through March 16, 2026. An in-person hearing was held on Tuesday, March 10th at DHCD's office, and a virtual hearing was held on Wednesday, March 11th. DHCD released the *Proposed Annual Action Plan* for public comment and also advertised that it would accept comments for 30 days from the date of the notice. The input provided at the hearings, as well as those in past years, has been incorporated into DHCD's goals, as evidenced by the number of participants whose testimony included acknowledgement of DHCD support.

In-Person and Virtual CAPER and Needs Hearings on Tuesday, March 10th and Wednesday, March 11th

Those testifying called for DHCD to:

- Continue support for housing counseling services and expand language access in housing counseling.
- Allocate an additional $3 million to support housing counseling agencies in FY 2026-2027.
- Provide general operating support to CDCs by allocating $6.25 million for FY27 to the Community Capacity Building Fund (CCBF) or passing Bill #250324, which would formalize the CCBF, establish it as a multi-year program, and provide 50 CDCs with $125,000 per year in CCBF resources at an annual cost of $6.25 million.
- Continue support of CDCs, particularly those that serve the Latino community.
- Increase the Philly First Home grant limit to $15,000 and allow condo purchases with the Philly First Home grant.
- Double the investment in the Targeted Housing Preservation Program to $1 million.
- Allocate more funding to households at the lowest Area Median Income levels.

- Create a quick strike property acquisition fund to be managed by a Community Development Financial Institution with an initial $4 million investment toward a $20 million fund that would allow trusted non-profits to acquire properties quickly and strategically and cover predevelopment costs for affordable housing or community beneficial use.
- Implement reforms to the Land Bank, including urging the Administration to adopt the recommendations provided during the City Council Hearing on Land Bank Reform held on October 30th, 2024. In addition, update the Land Bank's acquisition and disposition policies, conduct a citywide site assembly analysis to identify opportunities for larger-scale affordable housing developments, and prioritize the disposition of properties to projects that are more deeply affordable.
- Reinstate federal HOME Funding for Homeownership Production to support home buyers between 50-80% AMI.
- Continue to support the Tangled Title Program, Save Your Home Philly Hotline and the Eviction Diversion Hotline, Eviction Prevention, Mortgage Foreclosure Diversion, Estate Planning, and the Rowhome Protection Project.
- Increase staffing levels at relevant City agencies to enhance effectiveness of recent critical investments, such as the H.O.M.E. initiative.
- Deepen investments in commercial corridors by increasing the Targeted Corridor Revitalization Management Program (TCMP) budget by at least $700,000. This will allow all TCMP contracts to adjust for inflation and support the addition of 5 new corridors, increasing the Storefront Improvement Program reimbursement caps to reflect inflation in construction costs, and increasing the Neighborhood Economic Development budget to reflect cost increases for acquisition and development.
- Invest funds to address housing barriers, e.g. utility bills, relocation/moving costs for people without income, cleaning services for the elderly and disabled, and storage unit vouchers.
- Make case management a standard requirement in housing programs.
- Make utility reimbursement checks payable and distributed directly to program participants and for program participants to be automatically enrolled in special pricing programs.
- Create an incentive program for landlords who make units available for subsidized housing.
- Increase funding for permanent housing programs for people living with HIV/AIDS.
- Make deeper investments in affordable housing preservation and production, support for minority-owned small businesses, and workforce development programs that connect residents to family-sustaining careers.
- Continue investing in expanding community engagement efforts.
- Ease barriers for nonprofit developers to access Turn the Key.

- The Wills Program in the H.O.M.E. Initiative should not only concentrate on legal services organizations because many community groups do not trust lawyers in general and need to be engaged by someone that understands their own culture and values.
- Invest more resources to ensure the prevention of tangled titles, largely through will and estate preparation services.
- Continue to fund free tax preparation services.
- Expand language access for the Basic Systems Repair Program (BSRP).

In-Person and Virtual CAPER and Needs Hearing Participants, Tuesday, March 10th and Wednesday, March 11th

- Kenneth Bigos, Affordable Housing Centers of America (AHCOPA)
- Carrie Rathman, Habitat for Humanity
- Jane Nylund, Philadelphia Legal Assistance (PLA)
- Catherine Anderson, Philadelphia Legal Assistance (PLA)
- Stafanie Seldin, Rebuilding Together Philadelphia (RTP)
- William Gonzalez, Ceiba
- Abraham Reyes Pardo, Urban League of Philadelphia
- Garrett O'Dwyer, Philadelphia Association of CDCs (PACDC)
- Howard Jeffers III
- Sloan King-Wolf, Legacy Roots Housing Initiative
- Kelly Gastley, Philadelphia VIP
- Vikram Patel, Community Legal Services (CLS)

In-Person Proposed *Annual Action Plan* City Council Hearing on Wednesday, June 3rd

On June 3rd, 20265, a public hearing was held before City Council's Finance Committee to receive public testimony on the Proposed Annual Action Plan 20265-20276, followed by a meeting of the Finance Committee to consider the Council bill authorizing the applications for federal and state funds. (Note that Council has its own public notice requirements and advertisement of the hearing\ was placed by council consistent with those requirements.)

No members of the public presented testimony related to the *Proposed Annual Action Plan* on June 3rd, 2026. However, DHCD received written comments from four organizations and residents during the 30-day public comment period.

Written comments received during the *Proposed Annual Action Plan* 30-day public comment period

Written comments called for DHCD to:

- Fund general operating support for CDCs.
- The Parker Administration should work with City Council to allocate resources to support the Community Capacity Building Fund (CCBF) as part of the md-year transfer ordinance this fall.
- The Administration should support legislation to create a permanent, multi-year, flexible program funded at $6.25 million annually by passing Bill #250324.
- Reform and enhance commercial corridor programs.
- Increasing the budget for Targeted Corridor Management Program (TCMP) by at least $200,000 will allow the Commerce Department to increase contracts to account for inflation.
- Doubling the Storefront Improvement Program (SIP) caps to $20,000 for mid-block businesses and $30,000 for corner businesses will enable this program to continue to advance its transformative mission.
- Increase the funding for the Neighborhood Economic Development (NED) program by $1.7 million so that it is funded at $5 million annually and also increase the cap on the grant from $500,000 to $750,000 per project.
- Create a Quick Strike Property Acquisition Fund capitalized with an initial $4 million investment toward a $20 million fund that can leverage additional private sector resources.
- The Land Bank needs better internal processes to more quickly and more equitably dispose of property to bake-in meaningful, long-term affordability in transitioning neighborhoods as they see new investment. The Land Bank also needs a strategic planning process that is centered on significant community engagement and that prioritizes the need to create more deeply affordable housing for long-term neighborhood residents. We urge the Parker Administration to robustly engage with the CDC community and other non-profits to ensure that a reformed Land Bank truly meets the needs of Philadelphia's neighborhoods and residents.
- Allocate robust funding pathways specifically supporting innovative, modular-ready infill development. Utilizing modern modular systems allows the City to rapidly scale housing production, bypassing traditional cost bottlenecks to bring high-quality, energy-efficient affordable homeownership online faster.
- Ensure that infrastructure and housing expenditures are explicitly tied to local workforce development pipelines, utilizing registered apprenticeship frameworks to train neighborhood residents during construction.
- Maintain strong, explicit funding for housing counseling, tangled title resolution, and estate planning to stabilize existing low-to-moderate-income homeowners alongside new production.

- The City's Division of Housing and Community Development (DHCD) has been an integral partner in VIP's tangled title work for over 25 years, supporting both our legal assistance program as well as the Tangled Title Fund that pays for client costs that arise when tangled title issues are resolved. In addition to this longstanding commitment to our title work, DHCD added an estate planning component to its support of VIP in 2019. Tackling each of these legal issues is critical to preserving the intergenerational transfer of wealth for Philadelphian families living on limited incomes.
- Grow support of Community Based Organizations (CBOs).
- Prioritize language access to programs and services for those Philadelphians who are Limited English Proficient (LEP), ensuring that all Philadelphians can access the Division's essential programming.
- Further increase its support for Housing Counseling as the H.O.M.E.initiative will make Housing Counselors important gateways for families to access nine Project/Activities under the H.OM.E. initiative.
- Increase the Turn the Key subsidy that PHDC provides to first time home b uyers to $100,000.
- Increase support for commercial corridors through the Targeted Corridor Revitalization Management Program.

Persons who provided written comments during the *Proposed Annual Action Plan* 30-day public comment period

- Garrett O'Dwyer, Philadelphia Association of Community Development Corporations (PACDC)
- Sloan King-Wolf, Legacy Roots Housing Initiative, LLC
- Kelly Gastley, Philadelphia VIP
- Will Gonzalez, Ceiba

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

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

- Maintain or increase program support from Federal and State funds

  Since 2004, CDBG funding has been cut by approximately $19.5 million, a reduction of roughly 31%. Program funding allocations reflect that reduced federal support while maintaining established programs and proven strategies to the extent possible. Similarly, State funding levels, which have also been reduced in recent years, are beyond the control of DHCD, and program allocations of State funds reflect DHCD priorities and strategies.

- **Increase in funding from the General Fund**
  Philadelphia faces many competing needs and many other programs that could be considered underfunded. Accordingly, substantial increases in General Fund allocations are not realistic at this time.
- **Reallocation of funds from one program to another**
  As noted earlier, DHCD's program funding allocations reflect the matching of available funding to established programs and proven strategies. The process of developing DHCD's funding allocations, which involved significant public input, included consideration of program tradeoffs.
- **Neighborhood- and organization-specific funding requests**
- The vast majority of DHCD's funding decisions take place through a Request for Proposals process and not in response to specific requests made during the *Annual Action Plan* development process.

Summary

Many Philadelphia neighborhoods lack not only quality affordable housing but also access to opportunities. The City of Philadelphia, in general and in its *Annual Action Plan*, takes a holistic approach to its goals of improving housing options, increasing access to opportunity and creating strong neighborhoods.

PR-05 Lead and Responsible Agencies

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

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

Table 1: Responsible Agencies

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

Annual Action Plan **Public Contact Information**

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

AP-10 Consultation

Introduction

DHCD's consultation process is an ongoing, year-round effort. DHCD meets regularly with its government colleagues in the housing, commerce, health, and other service areas, and with nonprofit organizations and external stakeholders that are active in these areas. In addition to the organizations listed in Table 2, DHCD also meets with organizations that play a role in policy development but are not in HUD's Integrated Disbursement Information Systems (IDIS) and thus are not included in this section.

The City continues to consult residents and stakeholders as part of related planning processes. In 2022, DHCD administered a citywide resident survey focusing on housing and neighborhood issues, and a series of discussions were held with community partners to collect feedback on fair housing priorities. In addition, the Department of Planning and Development will expand public and stakeholder engagement as part of its update to the Comprehensive Plan (Philadelphia 2035) and during implementation of the H.O.M.E. Initiative.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

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

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

The City of Philadelphia's Office of Homeless Services (OHS) is the public agency charged with the policy, planning, and coordination of the City's efforts to make homelessness rare, brief, and non-recurring. OHS provides support, leadership, funding, coordination, and administration to the impressive network of organizations providing homeless services, legal assistance, housing, and physical and behavioral health services, as well as government entities, that comprise the Continuum of Care (CoC). OHS provides staff support to the CoC governing body, committees, and working groups. OHS is the CoC HMIS lead and serves as the Collaborative Applicant for CoC Program funds. As such, it is responsible for ensuring the CoC fulfills all the duties set forth in 24 CFR Part 578 and the Homeless Management Information System (HMIS) requirements as prescribed by the U.S. Department of Housing and Urban Development.

Participation in the Philadelphia CoC is open to all stakeholders interested in its mission of making homelessness rare, brief, and nonrecurring, including nonprofit homeless assistance providers, victim service providers, faith-based organizations, government agencies, businesses, advocates, public housing agencies, the school district, supportive service providers, hospitals, universities, physical and behavioral health services, affordable housing developers, law enforcement, and individuals currently or formerly experiencing homelessness. In compliance with the CoC Program interim rule, the CoC Board includes members who are elected by the community through a community election process and appointed by government agencies that service the homeless population. The board includes representatives with lived experiences of homelessness, as well as youths and members of underserved populations.

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

OHS is currently engaged with a consultant to help develop its new strategic plan. The process goal is to amplify the voices of the community and all who we serve so ensure we include their ideas and suggestions in the plan. The new plan will build off federal and local efforts to reduce the number of people experiencing homelessness, and will be based on community input, qualitative and quantitative data. We hope to have a new plan completed in 2026.

The PA-500 Continuum of Care has a CoC Board and four Committees established to provide a forum for the community to provide input and recommendations for system improvement. These committees ensure that the homeless assistance system adheres to performance standards and regulations and help determine funding based on the strategic plan, HUD Alignment priorities informed by HUD, and the local community. The CoC Board, after feedback from the committees, is tasked with making all decisions via Board member vote.

To address the significant unmet need for affordable homes in Philadelphia, the Office of Homeless Services facilitated the creation the Landlord Cohort comprised of 12 City Offices, Departments, and Agencies that have aligned to build a centralized landlord network. The goal of this Cohort was to create a "One Stop Shop" to support property owners in becoming lessors to those relying on publicly supported rent with the greatest impact centering around the small to moderate size landlords, and property of color. The goal is to engage current and first-time landlords to increase the number in the private market willing, and able, to partner with the City to rent to Philadelphians with low-incomes through our various programs. The result of the Cohort's efforts is the creation of "the Landlord Gateway" webpage that will be the "One Stop Shop" with all the information and resources a landlord might need with links to all the other City webpages that they may need. It also will have pathways to follow depending on the landlord or prospective landlord may need. The creation of this centralized approach toward landlord engagement and education, will help landlords navigate multiple City departments, which can be overwhelming for small landlords. These landlords can be a valuable resource in creating new housing opportunities for our most at-risk populations. Aside from OHS, the Cohort Members are: Philly311, Office of Community Empowerment and Opportunity, DHCD, Department of Behavioral Health and Intellectual DisAbility Services (DBHIDS), Department. of Human Services (DHS), Managing Director's Office (MDO), Licenses and Inspections (L&I), Commerce, Reentry

Partnerships, Philadelphia Housing Authority (PHA), and School District of Philadelphia. The City ensures all of our landlord business dealings are presented to the City's public in a fair, equitable, and inclusive way.

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

Consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

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

OHS prepares an annual plan to expend ESG funds in accordance with the Office's larger strategy. Making homelessness rare, brief, and non-recurring requires not only programs for short-term and supportive housing, but also a focus on emergency assistance and response, housing retention, homeless prevention, and rapid rehousing to provide cost-effective support, outreach, and assistance with avoiding extended experiences of homelessness.

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

The CoC Board is currently engaged with HUD Technical Assistance to completely redraft our CoC HMIS Governance Charter and HMIS Data Quality, Security, and Privacy Plans. The Charter designates the Office of Homeless Services as the CoC's HMIS Lead Agency, responsible for conducting oversight of the HMIS, creating policies and procedures for its operation, ensuring consistent participation, executing a written Participation Agreement with each participating agency, monitoring and enforcing compliance with all requirements, and maintaining high-quality data input. These Charters are then presented to the CoC Board for approval.

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

Table 2: Agencies, Groups, Organizations Who Participated

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

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

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

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

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

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

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

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

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

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

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

48	Agency/Group/Organization	Office of Homeless Services
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Other Government - County Other Government - Local Planning Organization Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth *Annual Action Plan* and Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
49	Agency/Group/Organization	Homeless Advocacy Project
	Agency/Group/Organization Type	Services - Homeless Legal Services
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
50	Agency/Group/Organization	Homeless Assistance Fund, Inc.
	Agency/Group/Organization Type	Services - Homeless Grant Program for Providers of Homeless Services
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

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

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

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

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

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

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

71	Agency/Group/Organization	Women of Excellence
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
72	Agency/Group/Organization	Youth Service, Inc./ Youth Emergency Service
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
73	Agency/Group/Organization	Covenant House, PA
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Homeless Services - Residential Programs
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
74	Agency/Group/Organization	Public Interest Law Center
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
75	Agency/Group/Organization	Department of Behavioral Health and Intellectual disAbility Services
	Agency/Group/Organization Type	Health Agency Services-Health
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

76	Agency/Group/Organization	Department of Public Health
	Agency/Group/Organization Type	Child Welfare Agency Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency Other government - County Other government - Local Community-Based and Regionally-Based Organization That Represents Protected Class Members
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
77	Agency/Group/Organization	Office of Sustainability
	Agency/Group/Organization Type	Agency – Managing flood prone areas
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
78	Agency/Group/Organization	Office of Information and Technology
	Agency/Group/Organization Type	Services - Organizations engaged in narrowing the digital divide
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
79	Agency/Group/Organization	Office of Emergency Management
	Agency/Group/Organization Type	Agency – Emergency Management
	What section of the Plan was addressed by Consultation?	*Annual Action Plan*
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

Agency types not consulted and rationale for not consulting

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

- **Services - Broadband internet service providers: the Office of Information and Technology is responsible for consulting with internet service providers. The findings of OIT's plans were incorporated into Section MA-60 of the 2022-2026 Consolidated Plan.**

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

Table 3: Other Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Philadelphia Office of Homeless Services	Philadelphia CoC works to coordinate and implement a system that prevents and eradicates homelessness throughout Philadelphia, Pennsylvania. It is a broad-based coalition of mostly nonprofit homeless housing and service providers, consumers, advocates, city, state and federal governmental representatives, and community stakeholders, who all work collaboratively to shape citywide planning and decision-making. With the support of the Office of Homeless Services efforts to provide leadership, coordination, planning and mobilization of resources to make homelessness rare, brief and non-recurring for the City of Philadelphia, the CoC is working to align with HUD priorities of having a systemic response to homelessness that uses a Housing First approach. This approach, based on the assessment of individual housing needs and the lightest touch intervention, overlaps with the Consolidated Plan and Annual Action Plan goal of preventing homelessness by keeping people housed.
Assessment of Fair Housing	City of Philadelphia DHCD and PHA	Many of the AFH goals and strategies will inform the *Annual Action Plan*
HIV Housing Advisory Committee	City of Philadelphia DHCD	DHCD conducts bi-monthly HIV/AIDS Housing Advisory Committee Meetings to report on current housing issues, housing needs and unmet needs, and others issues related to Housing For Persons Living With AIDS (HOPWA).
Housing for Equity: An Action Plan for Philadelphia	City of Philadelphia Department of Planning and Development	The Housing Action Plan addresses homelessness and eviction, production and preservation, affordable, workforce and market-rate housing with goals set for a period of 10 years.
Roadmap to Homes	City of Philadelphia Office of Homeless Services	Roadmap to Homes has three major goals: making homelessness rare, brief, and non-recurring. These goals align with several Strategic Plan goals related to housing stability and homelessness prevention.
HOME-ARP Allocation Plan	City of Philadelphia Office of Homeless Services	The City was allocated approximately $42 Million in HOME-ARP funds to provide long-term housing and services for those experiencing homelessness. The Office of Homeless Services developed the HOME-ARP Allocation Plan to outline the proposed use of funds.
CDBG-DR Action Plan	City of Philadelphia Office of the Director of Finance	The City was allocated approximately $163 Million in CDBG-DR funds to support recovery and mitigation efforts in the aftermath of Hurricane Ida. The CDBG-DR Action Plan outlines unmet needs and a proposed use of funding for housing, infrastructure, economic revitalization, and hazard mitigation.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Opportunities Made Easy (H.O.M.E. Plan)	City of Philadelphia, DHCD	This Proposed H.O.M.E. Plan (Proposed Plan) is the roadmap to realize the vision of quality housing for everyone. It is a values-based, data-driven strategy that is aspirational, rooted in action, and supported by a mandate from the Mayor for the public sector to make housing a priority, and to encourage a partnership between the private, nonprofit, and philanthropic sectors. Actions outlined in the H.O.M.E. Plan aim to make a significant investment in housing to produce and preserve 30,000 housing units over a period of four years.

Cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the ***Annual Action Plan***

The City of Philadelphia posted the *Proposed Annual Action Plan* to DHCD's website where it was open to comment from neighboring municipalities and counties, as well as the region's Metropolitan Planning Organization and the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED).

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

AP-15 Expected Resources

Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during 2026-27, including potential Section 108 loans for economic development. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities Program and will assist in the allocation of H.O.M.E. Bond funding.

Table 4: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year Four				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation $	Program Income $	Prior Year Resources $	Total $		
CDBG	public - federal	Acquisition Administration and Planning Development Housing Public Improvements Public Services	44,019,760	6,419,000	1,900,000	52,338,760	0	CDBG funds support home repair, housing counseling, neighborhood economic development, education, and community improvement projects and programs
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	11,110,597	0	0	11,110,597	0	HOME funds support affordable rental/special needs housing production; and tenant-based rental assistance to prevent homelessness
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	9,867,406	0	1,006,284	10,873,690	0	The HOPWA program will fund programs and services specifically for persons with HIV/AIDS, including Tenant-Based Rental Assistance, housing counseling and supportive services
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services Transitional housing	3,890,607	0	0	3,890,607	0	ESG funding will support Rapid Re-housing, Emergency Shelters Data/HMIS Systems, and a range of other Homeless Prevention programs
Housing Trust Fund-RF	public - local	Homeowner rehab Multifamily rental rehab Homeless Prevention	16,150,000	0	0	16,150,000	0	Housing Trust Fund Recording Fee earnings will be used to support affordable rental preservation projects; homeowner preservation and homeless prevention activities
Housing Trust Fund-GF	public - local	Multifamily rental new construction Multifamily rental rehab Other	35,200,000	0	0	35,200,000	0	Housing Trust Fund-New earnings will be used to support affordable rental production and preservation projects; Housing counseling activities and tangled title assistance.
Neighborhood Preservation Initiative	public - local	Multifamily rental new construction Multifamily rental rehab Homeowner rehab Homeless Prevention	45,000,000	0	0	45,000,000	0	Neighborhood Preservation Initiative funds will be used to support affordable rental production and preservation projects; housing counseling activities and tangled title assistance; rental assistance; closing costs/down payment/seller assistance; and business assistance
H.O.M.E. Bond	public - local	Multifamily rental new construction Multifamily rental rehab Homeowner rehab Downpayment Assistance Other	277,247,793	0	0	277,247,793	0	H.O.M.E. Plan Bond funds will be used to support affordable rental production and preservation projects; home repair and tangled title assistance; rental assistance; closing costs/downpayment/ seller assistance; and other programs. Additional H.O.M.E. Bond funds support services outside of the scope of this Plan.
Other	public - local	Other Foreclosure Prevention Vacant land management ESG Match	24,330,000	0	0	24,330,000	0	Local funds are used to support foredosure prevention, vacant land management through PHS and ESG match funding

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

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

- Pennsylvania Housing Finance Agency's (PHFA) Low Income Housing Tax Credit program:
- Private mortgage lending.

The City's use of federal HOME funds for homeless rental assistance allows the City-funded homeless rental assistance program administered by DHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match. Matching funds for ESG are provided by City General Fund dollars.

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

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

The City of Philadelphia frequently makes publicly owned land available to nonprofit and for-profit developers at nominal or reduced cost when the proposed development includes housing affordable to low-, moderate- and middle-income households.

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

Anticipated budgetary resources

DHCD anticipates receiving federal, state and program income budgetary resources during 2026-27, including potential Section 108 loans for economic development. In addition, DHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA), Low Income Housing Tax Credit program, private foundations, and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program and will assist in the allocation of Neighborhood Preservation Initiative funding.

Community Development Block Grant

Typically, the largest source of funding for the City's housing and community development program is derived from the federal Community Development Block Grant (CDBG), an entitlement program. Each year, the City receives notification of its funding allocation and produces the *Annual Action Plan* to receive funding.

CDBG funds are used to support a wide range of activities, including vacant structure rehabilitation, occupied housing preservation, planning and neighborhood economic development activities. CDBG funds must be used for activities that benefit low- and moderate-income persons. In order to be supported with CDBG funds, an activity must meet the eligibility and fundability requirements of HUD. In addition, other requirements must be met, including environmental review and clearance, Minority/Women/Disabled Business Enterprise (MBE/WBE/DSBE) and Section 3 requirements.

Prior Years Resources

Unspent funds from the prior year will be allocated to projects and activities in CFY 2027.

Federal HOME Funds

The HOME Investment Partnership Program (HOME) implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program. The proposed HOME activities do not include other forms of investment as described by 2.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds. The City does not use HOME funds for the development of homeownership units.

HOME Matching Requirements

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

HOME-ARP

HOME-ARP is a new program created by the federal government's American Rescue Plan in 2023 to support recovery for homeless assistance systems. Philadelphia has received $42,007,561 to provide long-term housing and services for those experiencing homelessness. DHCD has assigned the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

Federal HOPWA Funds

The Housing Opportunities for Persons with AIDS (HOPWA) program is an important housing assistance and supportive services program for people with HIV/AIDS. The City of Philadelphia is the grantee for Philadelphia and Delaware counties, and under a separate agreement with HUD, is now grantee for the Bensalem Township for HOPWA which includes Bucks, Chester and Montgomery counties. In these regions, HOPWA funds are used to assist people or families experiencing homelessness or instability in their housing. In Philadelphia the referral of new clients into the rental assistance program is managed by the City's Coordinated Entry for the homeless, and in Delaware County, Bucks, Chester and Montgomery counties, this process is managed through other local entities. The priority for housing assistance is to serve homeless clients disabled with HIV/AIDS in Philadelphia, and in the other counties, to serve people with HIV/AIDS with housing insecurity. HOPWA funding shall primarily be used to support tenant-based rental assistance, but shall also be used to support two programs that provide leased units to people disabled with HIV/AIDS. Finally, supportive services associated with housing, and Short-Term Rental, Mortgage and Utility Assistance (STRMU) shall also be funded in 2026-27. AP-70 indicates the HOPWA Goals for the year.

Prior Years Resources

Unspent funds from the prior year will be allocated to projects and activities in CFY 2027.

Federal Emergency Solutions Grant Funds

Emergency Solutions Grant funds have long supported the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually; supported the City's Rapid Re-housing activities; and provide resources to support the Homeless Management Information System (HMIS) as well as data collection and analysis.

In 2026-27, funding will continue to support Rapid Re-housing, Emergency Shelters, Data/HMIS Systems, and a range of other Homelessness Prevention programs.

Program	ESG FY 27
Prevention	$1,286,857
Emergency Housing	$2,316,913
HMIS	$142,667
Administration	$144,170
Total	$3,890,607

HUD requires that the City apply for ESG funds through the *Annual Action Plan*. In 2026-27, DHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

In addition to the federal allocation of ESG funding that is awarded to Philadelphia County, the City is also afforded an annual opportunity to compete for ESG funding that is awarded to the Commonwealth and administered by the Department of Community and Economic Development. Homeless Services serves as the local applicant for those funds.

ESG Matching Requirements

Matching funds are provided by City General Fund dollars.

Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care (CoC) Funds have been awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Collaborative Applicant for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. In 2024-25, Philadelphia county will receive approximately $40 million in CoC Program renewal funds, of which the City of Philadelphia expects to receive $10,258,617 to support projects supporting safe haven services, rapid re-housing, transitional and permanent supportive housing, the Homeless Management Information System (HMIS), and CoC Planning. These funds are utilized for activities related to capital costs, leasing, rental assistance, supportive services, operating costs, HMIS, and administrative expenses.

The Continuum of Care renewal process includes a local competitive ranking process that ensures thorough, non-biased review of all projects requesting renewal funding to guarantee that they continue to meet a need and to measure performance against national & local standards for: utilization rates, housing stability/ exiting participants to permanent housing, residence prior to entry/participant eligibility, increased participant income, participants connected to mainstream benefits, grant expenditures, and unresolved HUD monitoring issues. Renewal projects must describe their plans to improve performance if not meeting standards. Project ranking for the CoC Consolidated Application is based largely on performance criteria.

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

Federal Community Development Block Grant – Disaster Recovery Funds

The U.S. Department of Housing and Urban Development (HUD) has allocated the City of Philadelphia a total of $163,204,000 in funding to support long-term recovery efforts following the remnants of Hurricane Ida (Hurricane Ida) and Disaster Declaration FEMA 4618-DR. Community Development Block Grant - Disaster Recovery (CDBG-DR) funding is designed to address needs that remain after all other assistance has been exhausted.

City Bond Financing

City Bond Financing supports business loan programs and other activities.

Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). There are two ways in which HTF funding is categorized: HTF-RF (Recording Fee), and HTF-GF (General Fund). HTF-RF provides a sustainable funding stream by dedicating a portion of document recording fees for affordable housing. HTF-GF includes a portion of the City's General Fund – 0.5% – which is dedicated to Housing Trust Fund activities. The creation of the HTF required state enabling legislation, City Council ordinances, and Mayor's Executive Orders.

The ordinance that created the HTF included specific requirements for the expenditure of funds. Half of the funds are targeted to very low-income families and individuals earning at or below 30% of Area Median Income (AMI) and half are targeted to low- and moderate-income households earning between 30% and 115% of AMI. The HTF also addresses a variety of housing needs with at least half of its funds producing new or substantially rehabilitated homes and the rest supporting housing preservation, home repair and homelessness prevention. An Oversight Board appointed by the Mayor and comprised of public officials and community representatives recommends policies on fund allocation and HTF implementation. DHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Annual Action Plan*.

Commonwealth of Pennsylvania Funds

Philadelphia will apply for funding in 2026-27 through the DCED Keystone Communities program. Keystone Communities funding includes support for adaptive modifications, façade improvements, commercial corridor support and other programs.

Section 108 Loan Program

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

In 2026-27 no Section 108 loans will be sought for housing development activities. The 2026-27 Section 108 loan for economic development may support a loan pool to make loans available for commercial and industrial lending throughout the city. The loans would be used to support an array of development needs including but not limited to site acquisition, site preparation, construction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs.

The Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. In the past, the City used the Section 108 Loan Program to provide debt financing for economic development ventures and to support specific affordable housing ventures. Economic development funding was encumbered to DHCD and administered by DHCD, the Commerce Department, or PIDC. The economic development loans were used to support an array of development needs including acquisition, site preparation, construction, reconstruction, machinery and equipment acquisition, infrastructure improvements and related project costs.

PHA Housing Choice Voucher Program

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

City of Philadelphia General Funds

Historically, DHCD has received very limited resources from the City's General Fund, which consists of local tax dollars that support city services. In 2025-26 DHCD expects to use General Funds in support of vacant land management, foreclosure prevention, and the Storefront Improvement Program. Homeless Services expects to receive approximately $80 million in General Funds to support its homeless programs and activities in 2025-26.

Neighborhood Preservation Initiative Bond Funding

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

Note: additional NPI funds support services outside of the scope of this *Plan*.

Housing Opportunities Made Easy (H.O.M.E.) Bond Funding

The Housing Opportunities Made Easy (H.O.M.E.) Plan outlines goals and priorities for affordable housing through production, preservation, stabilization and incentive programs. The City Council of Philadelphia adopted Bill No. 250568 on June 12, 2025 authorizing the City to borrow $800 million to continue, expand, and launch programs as part of the H.O.M.E. Initiative. The 2025-2026 H.O.M.E. Annual Program Statement and Budget, passed through Resolution No. 250955, outlines the approved use of funds during Year 1 of the H.O.M.E. Initiative.

Annual Operating Costs

Last year's 2025-26 *Annual Action Plan* showed budget amounts for Annual Operating Costs of approximately $30.8 million. Annual Operating Costs include both Program Delivery costs and General Administration costs. Program Delivery costs are personnel and other costs directly related to the implementation of program activities. Additionally, these costs are CDBG-eligible. General Administration costs include program planning, management, coordination, monitoring and evaluation, and public information.

Schedule A: Year 52 Economic Development Activities (In Thousands)

CDBG Year 52 Fiscal Year 2027

	CDBG	State	NPI	Other	Total
Business Assistance					
Business Loan Programs	2,000			15,650	17,650
Section 108 Loan Program (PIDC)				20,000	20,000
Technical Assistance to Small Businesses	1,372			1,004	2,376
Storefront Improvement Program & Targeted Block Façades		200		2,000	2,200
Business Attraction & Expansion	500			2,925	3,425
Subtotal: Business Assistance	*3,872*	200	0	*41,579*	*45,651*
Community-Based Organization Assistance					
PIDC Neighborhood Development Fund	2,000				2,000
Commercial Oriented Real Estate Grants	3,300		1,000		4,300
Targeted Corridor Revitalization Management Program	1,675			500	2,175
Capacity-Building Assistance	150			350	500
CDC Tax Credit Program				3,550	3,550
Subtotal: Community-Based Organization Assistance	*7,125*		*1,000*	*4,400*	*12,575*
Employment Services and Training					
YouthBuild Philadelphia	300				300
Subtotal: Employment Services & Training	*300*				*300*
Annual Operating Costs					
Commerce/Program Delivery	1,550				1,550
PIDC/Program Delivery	*419*				419
Commerce/General Administration	2,186				2,186
Subtotal: Annual Operating Costs	*4,205*				*4,205*
Grand Total: Economic Development	**15,452**	**200**	**1,000**	**45,979**	**62,631**

Schedule B: Year 52 State Resources (In Thousands)

	CDBG Year 52 Fiscal Year 2027
	State-DCED
Community Economic Development	
Business Assistance	
Storefront Improvement Program & Targeted Block Façades	200
Grand Total: State Resources	**200**

Schedule C: Year 52 Other Resources (In Thousands)

CDBG Year 52
Fiscal Year 2027

	General Fund	Other Private	Section 108	Total
Housing Preservation				
Housing Counseling				
Housing Counseling and Foreclosure/Eviction Prevention	7,570			7,570
Homeless & Special-Needs Housing				
Emergency Solutions Grant	3,891			3,891
Vacant Land Management & Community Improvement				
Vacant Land Management	4,590			4,590
Community Economic Development				
A. Business Assistance				
1. Business Loan Programs		15,650		15,650
2. Section 108 Loan Program (PIDC)			20,000	20,000
3. Technical Assistance to Small Businesses	1,004			1,004
4. Storefront Improvement Program & Targeted Block Façades	2,000			2,000
5. Business Attraction and Expansion	2,925			2,925
B. Community-Economic Development by CDCs				
1. Targeted Corridor Revitalization Management Program	500			500
2. CDC Tax Credit Program		3,550		3,550
3. Capacity Building Assistance	350			350
Grand Total: Other Resources	**22,830**	**19,200**	**20,000**	**62,030**

Schedule D: Year 52 Housing Trust Fund Resources (In Thousands)

	CDBG Year 52 Fiscal Year 2027	
	HTF -RF (Recording Fee) Total	HTF-GF (General Fund) Total
Affordable Housing Production and Preservation		
A. Affordable Rental Housing		
1. Neighborhood-Based Rental Production		3,572
2. Neighborhood-Based Rental Preservation	2,105	0
B. Home Repair and Weatherization Programs		
1. Heater Hotline - PHDC/ECA	1,000	
2. Basic Systems Repair Program	551	0
3. Targeted Preservation	1,000	
4. Home Service Clearinghouse and Concierge		600
Tenant and Homeowner Assistance		
A. Housing Counseling		
1. Housing Counseling and Foreclosure/Eviction Prevention	1,525	6,422
2. Vacancy Prevention and Tangled Title Program	400	500
3. Urban Affairs Coalition	60	
4. Home Appraisal Bias		100
B. Direct Assistance		
1. Mortgage Assistance	1,000	
2. Rental Assistance	2,659	15,000
3. Utilities Assistance	1,070	
Homeless & Special-Needs Housing		
A. Adaptive Modifications Program	1,355	
B. Homelessness Prevention Program	1,000	
Community Economic Development		
A. Access to Bonding for Local Contractors		1,091
B. Contractor Training (worforce development)		109
Community Planning and Capacity Building		
A. Neighborhood Advisory Committees		3,500
B. Capacity Building Assistance		
1. Philadelphia Association of CDCs	25	
2. LISC - Recoverable Grants		170
Annual Operating Costs		
A. Program Delivery		
1. PHDC	1,125	
B. General Administration		
1. DHCD	850	2,300
2. Unallocated	425	1,636
Grand Total: HTF Resources	**16,150**	**35,210**

Schedule E: CDBG Year 52 Administrative Cost Limitation (In Thousands)

	CDBG Year 52 Fiscal Year 2027	
	CDBG	
A. Resource Base		
CDBG Entitlement	44,020	
Projected Program Income	6,419	
Total: Resource Base	**50,439**	
B. Administrative Limitation (20%)		**10,088**
C. Administrative Budget		
Housing Agencies		
DHCD	4,800	
PHDC	2,272	
Support Services & Project Planning	85	
Economic Development		
Commerce	2,188	
Nonprofit Subrecipients	100	
General Service Departments		
Law	365	
City Planning	280	
Total: Administrative Budget		**10,088**
D. Administrative Allowance (B-C)		**0**

Schedule F: CDBG Year 52 Community Economic Development by CDCs

(Pursuant to Council Bill #000716)

(In Thousands)

CDBG Year 52
Fiscal Year 2027

	CDBG	
A. Resource Base		
CDBG Entitlement	44,020	
Projected Program Income	6,419	
Total: Resource Base	**50,439**	
B. CDC Economic Development Requirement (5%)		**2,522**
C. CDC Economic Development Budget		
1. Community-Based Organization Assistance		
a. PIDC Neighborhood Development Fund	2,000	
b. Commercial Oriented Real Estate Grants (f/k/a Neighborhoo Development Grants)	3,300	
c. Targeted Corridor Revitalization Management Program	1,675	
d. Capacity-Building Assistance for CDCs	150	
Subtotal: Community-Based Organization Assistance	*7,125*	
Total: CDC Community Economic Development		**7,125**
D. Amount In Excess of Requirement (C-B)		**4,603**

Schedule G: CDBG Year 52 Public Service Cap (In Thousands)

	CDBG Year 52 Fiscal Year 2027	
	CDBG	
A. Resource Base		
CDBG Entitlement	44,020	
Projected Year 52 Program Income	6,419	
Total: Resource Base	**50,439**	
B. Public Service Cap (15%)		**7,566**
C. Public Service		
Housing Counseling and Foreclosure/Eviction Prevention	2,679	
Vacancy Prevention Activities	100	
Earned Income Tax Credit	48	
Energy Coordinating Agency (ECA)	622	
YouthBuild Philadelphia	300	
Subtotal: Public Service	*3,749*	
Total: Public Service		**3,749**
D. Public Service Allowance (B-C)		**3,817**

Schedule H: ESG Year 52 Street Outreach & Emergency Shelter Cap (In Thousands)

ESG Year 52
Fiscal Year 2027

	ESG	
A. Resource Base		
ESG Entitlement	3,891	
Total: Resource Base	**3,891**	
B. Street Outreach & Emergency Shelter Cap (60%)		**2,335**
C. Street Outreach & Emergency Shelter		
Street Outreach	0	
Emergency Shelter	2,317	
Subtotal: Street Outreach and Emergency Shelter	*2,317*	
Total: Street Outreach & Emergency Shelter		**2,317**
D. Street Outreach & Emergency Shelter Allowance (B-C)		**18**

Resource Comparison (In Thousands)

	CDBG Year 51 City FY 2026		CDBG Year 52 City FY 2027		Increase (Decrease)	
Resources Part I a						
A. CDBG						
1. Entitlement	44,267		44,020		-247	
2. Prior Years' Reprogrammed Funds	1,500		1,500		0	
3. Reprogrammed—Economic Development	385		400		15	
4. Program Income						
DHCD					0	
PHDC	400		2,000		1,600	
PIDC	4,419		4,419		0	
Subtotal: CDBG		*50,971*		52,339		*1,368*
B. HOME						
1. Federal—Direct Allocation	11,306		11,111		-195	
Subtotal: HOME		*11,306*		*11,111*		*-195*
C. Other Federal						
1. Emergency Solutions Grant	3,893		3,891		-2	
2. HOPWA Philadelphia	9,466		9,867		401	
3. HOPWA Bensalem Township					0	
4. HOPWA Prior Year's Reprogrammed Funds	611		1,006		395	
Subtotal: Other Federal		*13,970*		14,764		794
D. Commonwealth of Pennsylvania						
1. Keystone Communities Program						
(a) Neighborhood Development					0	
(b) Economic Development	175		200		25	
(c) Accessible Housing Program					0	
Subtotal: Commonwealth of PA		175		200		*25*
Subtotal: Resources Part I		***76,422***		***78,414***		***1,992***
Resources Part II a						
E. Other Resources						
1. City General Funds	21,728		24,330		7,023	
2. Small Business Loan Guarantee Pool (PIDC)	15,650		15,650		0	
3. Economic Development (Section 108 Loan)	20,000		20,000		0	
4. CDC Tax Credits	3,550		3,550		0	
5. Neighborhood Preservation Initiative (NPI)	106,330		45,000		-61,330	
6. H.O.M.E. Bond	121,727		277,248		155,521	
7. Housing Trust Fund (HTF)						
(a) HTF-RF	17,075		16,150		-925	
(b) HTF-Reprogrammed	0		0		0	
(c) HTF-GF	33,265		35,210		1,945	
Subtotal: Resources Part II		***339,325***		***427,138***		***97,813***
Grand Total Resources		**415,747**		**515,552**		**99,805**

a Resources contained in PART I of the schedule are able to be accessed by the Division of Housing and Community Development by presenting an acceptable application to HUD, DPW and DCED. Resources in PART II are dependent upon the actions of other governmental units and may not be available in CDBG Year 52.

(in Thousands)	CDBG Year 51 City Fiscal Year 2026											CDBG Year 52 City Fiscal Year 2027										
	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond*	Other	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond*	Other	Total
Affordable Housing Production																						
A. Affordable Rental Housing																						
1. Neighborhood-Based Rental Production		6,963				3,571			0		10,534		7,677				3,572			28,729		39,978
2. Development Financing for Homeless & Special-Needs Housing		0									0		0									0
3. Neighborhood-Based Rental Preservation (incl. acq)		1,100			2,530	198			0		3,828		0			2,105	0			45,018		47,123
4. Affordable Housing Production and Preservation (incl. acq)								39,025			39,025											0
5. Philadelphia Accelerator Fund (Multi-Family)									0											4,875		4,875
6. Acquisition (Land Bank/lien purchase)									0											4,485		4,485
Subtotal: Affordable Rental Housing	0	8,063	0	0	2,530	3,769	0	39,025	0	0	53,387	0	7,677	0	0	2,105	3,572	0	0	83,107	0	96,461
B. Home Repair & Weatherization Programs																						
1. Heater Hotline - PHDC/ECA					1,000						1,000					1,000						1,000
2. Weatherization & Basic Systems Repair Programs - BSRP	11,906				1,551	1,000		11,625			26,082	13,693				551	0			39,000		53,244
- Targeted Preservation					500						500					1,000	0					1,000
3. Energy Coordinating Agency	572										572	622										622
4. Rental Improvement Fund								10,000			10,000									4,388		4,388
5. Home Service Clearinghouse and Concierge						100					100						600					600
6. Façade Improvement Program											0									975		975
7. Built to Last									0		0									8,044		8,044
Subtotal: Home Repairs & Weatherization	12,478	0	0	0	3,051	1,100	0	21,625	0	0	38,254	14,315	0	0	0	2,551	600	0	0	52,406	0	69,872
Total: Affordable Housing Production & Preservation	12,478	8,063	0	0	5,581	4,869	0	60,650	0	0	91,641	14,315	7,677	0	0	4,656	4,172	0	0	135,513	0	166,333
Tenant & Homeowner Assistance																						
A. Housing Counseling																						
1. Downpayment/Closing Cost Assistance (PFH/TTK/Acc Fund								23,676			23,676									56,063		56,063
2. Housing Counseling Foreclosure/Eviction Diversion,	2,529				1,525	5,580		5,700		5,544	20,878	2,679				1,525	6,622			2,779	7,570	21,175
3. Vacancy Prevention & Tangled Title & Will Program	100				400	500		2,655			3,655	100				400	500			4,266		5,266
4. Employer Assisted Housing					60						60					60				488		548
5. Earned Income Tax Credit (EITC)	48										48	48										48
6. Home Appraisal Bias						83					83						100					100
198Subtotal: Housing Counseling	2,677	0	0	0	1,985	6,163	0	32,031	0	5,544	48,400	2,827	0	0	0	1,985	7,222	0	0	63,594	7,570	83,198
B. Direct Assistance																						
1. Mortgage					1,000						1,000					1,000				24,375		25,375
2. Rent Assist (LIHTC-REC/Eviction Diversion - New)		0			2,659	10,850					13,509		0			2,659	15,000			24,117		41,776
3. Utility Assistance					1,070						1,070					1,070						1,070
Subtotal: Direct Assistance	0	0	0	0	4,729	10,850	0	0	0	0	15,579	0	0	0	0	4,729	15,000	0	0	48,492	0	68,221
Total: Tenant & Homeowner Assistance	2,677	0	0	0	6,714	17,013	0	32,031	0	5,544	63,979	2,827	0	0	0	6,714	22,222	00	0	1102,086	7,570	151,419

(in Thousands)	CDBG Year 51 City Fiscal Year 2026											CDBG Year 52 City Fiscal Year 2027										
	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond*	Other	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond*	Other	Total
Homeless & Special Needs Housing																						
A. Emergency Solutions Grant							3,893			3,893	7,786							3,891			3,891	7,782
B. Tenant-Based Rental Assist/Rapid Re-housing	108	2,117									2,225	108	2,308									2,416
C. HOPWA (including Rental Assistance)			9,221								9,221			10,628								10,628
D. Adaptive Modifications Program					1,355			2,930			4,285					1,355				8,288		9,643
E. Homelessness Prevention Program & Shared Housing					1,000			3,800			4,800					1,000				8,580		9,580
Total: Homeless & Special-Needs Housing	108	2,117	9,221	0	2,355	0	3,893	6,730	0	3,893	28,317	108	2,308	10,628	0	2,355	0	3,891	0	16,868	3,891	40,049
Vacant Land Management and Community Improvements																						
A. Vacant Land Management	727									4,590	5,317	727									4,590	5,317
1. Environmental Clearance											0											0
2. Philadelphia Green Community Program											0											0
3. PHS Vacant Land Management											0											0
4. Neighborhood Gardens Association											0											0
Subtotal: Vacant Land Management	727									4,590	5,317	727	0	0	0	0	0	0	0	0	4,590	5,317
B. Community Improvements																						
1. Neighborhood Infrastructure								5,918			5,918								45,000	1,950		46,950
2. Curbside Appeal											0									975		975
Subtotal: Community Improvements	0	0	0	0	0	0	0	5,918	0	0	5,918	0	0	0	0	0	0	0	45,000	2,925	0	47,925
Total: Vacant Land Management & Community Improevments	727	0	0	0	0	0	0	5,918	0	4,590	11,235	727	0	0	0	0	0	0	45,000	2,925	4,590	53,242
Community Economic Development																						
A. Business Assistance																						
1. Business Loan Programs	2,000									15,650	17,650	2,000									15,650	17,650
2. Section 108 Loan Program (PIDC)										20,000	20,000										20,000	20,000
3. Technical Assistance to Micro Businesses	1,928									2,500	4,428	1,372									1,004	2,376
4. Storefront Improvement Program & Targeted Façades				175						2,000	2,175				200						2,000	2,200
5. Business Attraction and Expansion	500									2,000	2,500										2,925	2,925
Subtotal: Business Assistance	4,428	0	0	175	0	0	0	0	0	42,150	46,753	3,372	0	0	200	0	0	0	0	0	41,579	45,151
B. Community-Based Organization Assistance																						
1. PIDC Neighborhood Development Fund	2,000										2,000	2,000										2,000
2. Commercial Oriented Real Estate Grants	3,300							1,000		700	5,000	3,300										3,300
3. Targeted Corridor Revitalization Mgt. Program	1,605									500	2,105	1,675									500	2,175
4. Keystone Communities Program/Main Street											0											0
5. Public Service for Commercial Corridors											0											0
6. Capacity-Building Assistance	150										150	150									350	500
7. CDC Tax Credits										3,550	3,550										3,550	3,550
Subtotal: Community-Based Organization Assistance	7,055	0	0	0	0	0	0	1,000	0	4,750	12,805	7,125	0	0	0	0	0	0	0	0	4,400	11,525
C. Employment Services & Training																						
1. YouthBuild Philadelphia	300										300	300										300
2. Access to Bonding for Local Contractors						545					545						1,091					1,091
3. Contractor Training (workforce development)						55					55						109					109
Subtotal: Employment Services & Training	300	0	0	0	0	600	0	0	0	0	900	300	0	0	0	0	1,200	0	0	0	0	1,500
Total: Community Economic Development	11,783	0	0	175	0	600	0	1,000	0	46,900	60,458	10,797	0	0	200	0	1,200	0	0	0	45,979	58,176

(in Thousands)	CDBG Year 51 City Fiscal Year 2026											CDBG Year 52 City Fiscal Year 2027										
	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond*	Other	Total	CDBG	HOME	HOPWA	State	HTF-RF	HTF-GF	ESG	NPI	H.O.M.E. Bond*	Other	Total
Community Planning & Capacity Building																						
A. Neighborhood Advisory Committees						3,510					3,510						3,510					3,510
B. Capacity-Building Assistance																						
1. Community Design Collaborative	50										50	50										50
2. PACDC					25						25					25						25
3. LISC - Recoverable Grants						170					170						170					170
C. Keystone Communities Program/Elm Street											0											0
D. Keystone Communities Program (Neighborhood Development)											0											0
Total: Community Planning & Capacity Building	50	0	0	0	25	3,680	0	0	0	0	3,755	50	0	0	0	25	3,680	0	0	0	0	3,755
Annual Operating Costs																						
A. Program Delivery																						
1. DHCD	282										282	305										305
2. PHDC	9,928				1,125						11,053	9,928				1,125						11,053
3. Commerce	1,490										1,490	1,550										1,550
4. PIDC	419										419	419										419
5. L&I	907										907	910								2,925		3,835
6. City Planning	490										490	500										500
Subtotal: Program Delivery	13,516	0	0	0	1,125	0	0	0	0	0	14,641	13,612	0	0	0	1,125	0	0	0	2,925	0	17,662
B. General Administration																						
1. DHCD	4,574	216	245		850	2,300					8,185	4,800	216	245		850	2,300			915		9,326
2. PHDC	2,272	910									3,182	2,272	910						0	5,427		8,609
3. Commerce	2,150										2,150	2,186										2,186
4. Law	362										362	365										365
5. City Planning	274										274	280										280
6. Other H.O.M.E. Partners					425	1,636					2,061									589		
7, Unallocated																425	1,636					2,061
Subtotal: General Administration	9,632	1,126	245	0	1,275	3,936	0	0	0	0	16,214	9,903	1,126	245	0	1,275	3,936	0	0	6,931	0	23,416
C. Planning and Research																						
1. H.O.M.E. Initiative Research						3,167					3,167						0				1,500	1,500
Subtotal: Planning and Research	0	0	0	0	0	3,167	0	0	0	0	3,167	0	0	0	0	0	0	0	0	0	1,500	1,500
Total Operating Costs	23,148	1,126	245	0	2,400	7,103	0	0	0	0	34,022	23,515	1,126	245	0	2,400	3,936	0	0	9,856	1,500	42,578
Grand Total Program Activities	50,971	11,306	9,466	175	17,075	33,265	3,893	106,329	0	60,927	293,407	52,339	11,111	10,873	200	16,150	35,210	3,891	45,000	277,248	63,530	515,552
Resource Allocation	50,971	11,306	9,466	175	17,075	33,265	3,893	106,329	0	60,927	293,407	52,339	11,111	10,873	200	16,150	35,210	3,891	45,000	277,248	63,530	515.552

* H.O.M.E. Bond program allocations in City Fiscal Year 2027 reflect the bond amounts approved through Resolution No. 250955 (Year 1 Annual Program Statement and Budget) minus administrative costs. Funding may be expended in either City Fiscal Year 2026 or City Fiscal Year 2027.

AP-20 Annual Goals and Objectives

Table 5: Goal Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
1 Develop Affordable Rental Housing	2025	2026	Affordable Housing Homeless Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	HOME: $7,676,5976 H.[1]O.M.E Bond: $28,729,350 Local Housing Trust Fund: $3,572,000	Rental units constructed 270 Household /Housing Unit
	Description **Goal: Develop affordable rental housing** • The City will undertake neighborhood-based initiatives to produce affordable rental and special-needs housing. • The City will provide gap financing for affordable rental and special-needs projects with tax credit financing. • The City will identify high opportunity and rapidly appreciating areas (using tools such as market value and displacement risk analysis) and give priority points to projects that fall within these target areas.. • The City will give priority points in City/PHA RFPs for 4% and 9% and mixed-use tax-credit projects. • The City will implement policy changes that incentivize private sector investment in mixed-income and affordable rental housing in high opportunity areas. • The City will review the zoning code and best practices for further incentives to promote mixed-income and affordable housing, i.e. inclusion. Affordable Housing policy in Housing Code, Title 7, 7-100; impact fees, reverse TIFs, etc.						
2 Preserve Affordable Rental Housing	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	H.O.M.E. Bond: $49,405,200 Local Housing Trust Fund: $3,572,0002	Rental units rehabilitated 400 Household /Housing Unit
	Description Goal: Preserve affordable rental housing • The City will solicit and select preservation projects to preserve subsidized/affordable rental units. • The City, in partnership with PHA, will issue a preservation RFP and select projects to preserve. • The City will work to minimize displacement and improve access to opportunity by protecting long-term affordability. • The City will work with landlords to improve the quality, health, and safety of housing.						

1

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
3 Expand Affordable Homeownership Housing	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: $60,000 H.O.M.E Bond: $55,087,500	Direct Financial Assistance to Homebuyers 1,546 Households Assisted Homeowner Housing Added 460 Households Assisted
	Description **Goal: Expand affordable homeownership housing** • The City will support homeownership by providing downpayment assistance to first-time homebuyers. • The City will support the development of new homes on publicly-owned parcels. Low-and-moderate income first-time homebuyers will be eligible to purchase, with preference given to City employees. Buyers are also eligible for the Mortgage Affordability Program through Turn The Key.						
4 Preserve Affordable Homeownership Housing	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new Affordable Housing Loss of affordable housing units Need for fair housing and access to opportunity Shortage of Homeless and Special Needs Housing	CDBG: $13,792,760 H.O.M.E Bond: $50,090,625 Local Housing Trust Fund: $3,451,000	Homeowner Housing Rehabilitated 6,587 Households/Housing Units Public Service Activities other than Low/Moderate Income Housing Benefit 1,000 Persons Assisted
	Description **Goal: Preserve affordable homeownership housing** • The City will solicit and select preservation projects to preserve subsidized/affordable rental units. • The City will provide funding to make systems repairs for homeowner housing. • The City will support VIP, CLS and PLA to help homeowners have clear title to their homes.						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
5 Expand Housing Opportunities and Services for Homeless and Special Needs Individuals	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Lack of new affordable housing Shortage of Homeless and Special Needs Housing Need for fair housing and access to opportunity	CDBG: $108,000 HOME: $2,308,000 HOPWA: $10,628,690 ESG: $3,890,607 Local Housing Trust Fund: $1,000,000 H.O.M.E. Bond: $8,580,000 General Fund: $3,891,000	Tenant-based rental assistance /Rapid Rehousing 923 Households Assisted Homelessness Prevention 647 Persons Assisted Homeless Person Overnight Shelter 1,100 Persons Assisted HIV/AIDS Housing Operations 28 Households Housing Unit
	Description **Goal: Expand housing opportunities and services for homeless and special needs individuals** • The City will reduce homelessness by expanding homeless/special needs housing opportunities including housing services supporting persons who are affected by HIV/AIDS. • The City will enforce compliance with City's Domestic violence ordinance. PHA will continue to comply with HUD VAWA rules. • The City will secure funding to support the development of units for individuals experiencing domestic violence. • The City will establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities. • The City will establish partnerships with community-based organizations to provide DV-specific and trauma-informed services for families living in permanent housing. • The City will secure funding to expand housing programs for families at-risk of child welfare involvement. • The City will secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; & 3) housing for families ready for reunification. • The City will support a variety of youth homelessness prevention activities. • The City will continue its Coordinated Entry and Assessment Based Housing Referral System using a Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter. • The City will work with partners to strengthen transition planning and identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth-facilitated outreach and drop-in services, and shared housing. • The City will strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth.[2]						
6 Expand Accessible and Affordable Housing for Persons with Disabilities	2025	2026	Affordable Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Shortage of Homeless and Special Needs Housing	Local Housing Trust Fund: $1,355,000 H..O.M.E Bond: $78,287,500	Public service activities for Low/Moderate Income Housing Benefit 375 Households Assisted
	Description **Goal: Expand accessible and affordable housing for persons with disabilities** • The City will continue the 10% requirement for accessible units and 4% requirement for visitable units for City-supported projects. • The City will secure new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners. • The City will increase the number of accessible housing units created. • The City will make accessibility improvements so that persons with disabilities can access homeless services. • The City will improve access to Apple Tree, the intake site for families and single women, by repairing and re-paving the street to the entrance						

2

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
7 Expand Fair Housing Outreach, Education, and Enforcement Activities	2025	2026	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services	CDBG: CDBG: $100,000 General Fund: $7,100,000	Public service activities other than Low/Moderate Income Housing Benefit 4,000 Persons Assisted
	Description **Goal: Expand fair housing outreach, education, and enforcement activities** • The City will support tenant rights to prevent evictions. • The City will support workshops led by tenant rights providers and housing counseling agencies, including LEP counselors. • The City will continue to support tenant representation and other strategies to prevent evictions. • The City will pursue feasible long-term affordability best practices to support of fair housing efforts. • The City will promote fair housing through education and compliance testing. • The City will work with the Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status. .						
8 Expand Education, Employment and Self-Sufficiency Opportunities	2025	2026	Non-Housing Community Developments	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: $348,000	Public service activities other than Low/Moderate Income Housing Benefit 1,180 Persons Assisted
	Description **Goal: Expand education, employment and self-sufficiency opportunities** • The City will support employment training, job creation, and community improvements to ensure youth 16-24 graduate high school and/or are job ready. • The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including increasing comprehensive connections between programs and services to alleviate poverty among low-income households, e.g. EITC, by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible. • The City and its partners will promote improved access to public programs and neighborhood amenities for individuals with limited English proficiency. • The City, PHA and partners will work with LEP and CBO partners to break down language and cultural barriers to promote access to public programs and neighborhood amenities. • The City will convene partners to develop strategy to promote improved health outcomes, particularly as they relate to housing. • The City and its partners will explore opportunities for offering Same Day Pay. • The City will develop a resource center and network to support small landlords.						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
9 Expand Support for Small Business Owners and Commercial Corridor Development	2025	2026	Non-housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities	CDBG: $10,497,000 State: $200,000 General Fund: $7,479,000 Other: $39,200,000	Jobs created and retained 230 Jobs Businesses assisted 105 Other (Persons Assisted) 1,000,000 persons
	Description **Goal: Expand support for small business owners and commercial corridor development** The City will support employment training, job creation, and community improvements to increase incomes and goods and services through a range of strategies/programs, including: • promoting technical assistance and training to small businesses to create and retain jobs; and • coordinating and aligning with other investments such as housing and commercial corridor activities to promote increased access to opportunity.						
10 Foster Open Access to All Housing and Community Resources and Programs	2025	2026	Affordable Housing Non-Housing Community Development	Philadelphia	Barriers preventing residents from connecting to housing and community development programs and services Place-based Strategies: Choice, Promise Zone	CDBG: $672,000 Local Housing Trust Fund: $3,705,000	Public service activities other than Low/Moderate Income Housing Benefit 2,500 Households Assisted Other (neighborhood services) area benefit 550,000 Households Assisted Other (org. capacity building) 13 Organizations Assisted
	Description **Goal: Foster open access to all housing and community resources and programs** • The City will fund community planning, outreach activities and technical assistance to connect neighborhood residents to programs and resources. • The City will fund LISC to provide recoverable grants eligible to Community Development Corporations (CDC's), which need assistance for pre-development expenses associated with residential and mixed-use development.						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
11 Strengthen Community Assets and Manage Vacant Land	2025	2026	Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Limited fair housing and access to opportunity Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: $727,000 General Fund: $4,590,000	Public Services Activities for Low/Moderate Income Housing Benefit 650,000 Persons Assisted Other (area benefit - organization capacity building) 14,000 Households Assisted
	Description **Goal: Strengthen community assets and manage vacant land** • The City will facilitate the return of vacant/blighted properties to productive use, e.g. gardens and community development investments. • The City will coordinate and align with the goals and strategies of the Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments. • The City will provide funding to support preservation and creation of new pubic facilities and to clean/green and maintain vacant lots.						
12 Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability	2025	2026	Affordable Housing Homeless Public Housing Non-Homeless Special Needs	Philadelphia Place-based Strategies: Choice, Promise Zone	Loss of affordable housing units Barriers preventing residents from connecting to housing and community development programs and services Lack of neighborhood stability and community amenities	CDBG: $2,579,000 Local Housing Trust Fund: $27,976,000 H.O.M.E Bond: $26,471,250 General Fund: $470,000	Public service activities for Low/Moderate Income Housing Benefit 10,086 Households Assisted Other (Direct Assistance) 6,990 Households Assisted
	Description Goal: Expand services and programs to protect renters and homeowners at risk of housing instability • The City will provide housing counseling to homeowners to help them remain in their homes. • The City will partner with entities that have resources to complete a more detailed market analysis with connection to eviction rates, housing quality, increases in rent, tax increases and recommendations of areas to target and tools to minimize displacement, i.e. resident education, targeted housing counseling and preservation program. • help households remain in their homes or secure stable housing through Targeted Financial Assistance, FreshStartPHL, the Shallow Rent Program, and the Mortgage Foreclosure Prevention Program. • The City will expand programs that address issues affecting housing stability, such as tangled title, threat of eviction, and threat of foreclosure. • The City will expand programs that provide financial assistance to renters, such as PHLHousing+, Shallow Rent, and FreshStartPHL. • The City will launch Home Appraisal Bias and Rowhouse Protection programs to provide fair housing and legal support to homeowners.						

Goal Name	Start Year	End Year	Category	Geographic Area	Addressed Needs	Funding=	Goal Outcome Indicator
13 Effective Administration of Projects and Programs	2025	2026	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Philadelphia Place-based Strategies: Choice, Promise Zone	Barriers preventing residents from connecting to housing and community development programs and services	CDBG: $23,515,000 HOME: $1,126,000 HOPWA: $245,000 Local Housing Trust Fund: $8,136,000 H.O.M.E. Bond: $50,596,357	Buildings Demolished – 250 Buildings Other (Pilot Programs) 13 programs
	Description **Goal: Effective administration of projects and programs** • The City will undertake the administration of a diverse array of projects and programs which respond to the priority needs of target populations. • The City will conduct research and studies to support policy and program development as part of the Housing Opportunities Made Easy (H.O.M.E.) Initiative. • The City will launch pilot programs as part of the H.O.M.E. Initiative.						

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

300

AP-35 Projects

Introduction

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

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

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

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

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

Table 6: Projects

#	Project Name
1	Neighbor. Based Rental Production
3	Homeowner Downpayment/Closing Cost Assist.
4	Housing Counseling & Foreclosure
5	Tenant-Landlord Counseling
6	Vacancy Prevention Activities
7	Homeowner Housing Repair
8	Neigh. Based Rental Preservation
9	Emergency Solutions Grant (ESG)
10	Rental Assistance - Homeless
11	Homeless Prevention Program
12	Adaptive Modifications Program-AMP
13	Energy Coordinating Agency-ECA
14	Neighborhood Services
15	Community Design Collaborative
16	Philadelphia Association of CDCs - PACDC
17	Earned Income Tax Credit Program
18	Business Loan Program
19	Section 108 Loan Program - PIDC
20	Technical Assistance to Micro Business
21	Storefront Improvement-Target Blocks
22	Targeted Neighborhood Business Attr.
23	PIDC Neighbor. Development Fund
24	Neighborhood Development Grants
25	Targeted Corridor Revitalization
26	Capacity Building for CDCs
27	Youthbuild Philadelphia
28	Pennsylvania Horticultural Society PHS
29	Pennsylvania Horticultural Society PHS
30	Direct Assistance (rent/mortgage/utility)
31	ActionAIDS TBRA
32	Catholic Social Services
33	Congreso de Latinos Unidos
34	Delaware County Dept. of Human Svcs.
35	Gaudenzia, Inc.

36	PCRC/TURN
37	PHMC/DEFA
38	Family Services Association of Bucks County
39	Family Services of Chester County
40	Family Services of Montgomery County
41	Bensalem
42	Commerce Administration
43	Program Delivery for Commerce- PIDC
44	General Administration for DHCD
45	Program Delivery for DHCD
46	General Administration for PHDC
47	Program Delivery for PHDC
48	DHCD Grantee HOPWA Administration
49	Program Delivery for L&I
50	Recoverable Grants - LISC
51	H.O.M.E. Initiative – Research
52	H.O.M.E. Initiative – Pilot Programs
53	Rental Housing Repair

The City made CFY 2027 allocations based on priorities set forth in the 2016 and draft 2022 Assessment of Fair Housing (AFH), the *Five Year Consolidated Plan (FY 2023-27)*, the Continuum of Care, the Housing Opportunities Made Easy (H.O.M.E.) Plan, and ongoing resident and stakeholder engagement.

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

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

In CFY 2027, the City began implementation of the CDBG-Disaster Recovery & Resilience Program (DRRP) related to Disaster Declaration 4618-DR for the remnants of Hurricane Ida. As outlined in the *CDBG-DR Action Plan*, projects include Housing, Economic Revitalization, Infrastructure, Mitigation, Public Services, Administration, and Planning. Within the eligibility criteria of the grant, the City has prioritized the use of CDBG-DR funds for programs intended to benefit the City's most vulnerable populations and to mitigate loss of life and property in the future.

AP-38 Projects Summary

Table 7: Project Summary Information

1	Project Name	Neighborhood-Based Rental Production
	Target Area	Philadelphia Citywide
	Goals Supported	Develop Affordable Rental Housing
	Needs Addressed	Lack of new Affordable Housing
	Funding	HOME: $7,676,597 Local Housing Trust Fund: $3,572,000 H.O.M.E. Bond: $28,729,350
	Description	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	270 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund affordable rental developments that will also use Low Income Housing Tax Credits.

	Project Name	Homeowner Downpayment/ Closing Cost Assistance
3	Target Area	Philadelphia
	Goals Supported	Expand Affordable Homeownership Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	Other—Local Housing Trust Fund: $60,000 H.O.M.E. Bond: $55,087,500
	Description	UAC will manage Employer Assisted Housing Program to enable households to purchase homes. First time homebuyers will receive down payment/closing cost assistance through the City's Philly First Home program. The Turn The Key program offers newly-built homes on publicly-owned parcels to low-and-moderate income first-time homebuyers, with preference given to City employees. Buyers are also eligible for the Mortgage Affordability Program through Turn The Key.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,546 low and moderate-income households
	Location Description	Citywide
	Planned Activities	UAC will manage Employer Assisted Housing Program to enable households to purchase homes. First time homebuyers will receive down payment/closing cost assistance through the City's Philly First Home program. The Turn The Key program offers newly-built homes on publicly-owned parcels to low-and-moderate income first-time homebuyers, with preference given to City employees. Buyers are also eligible for the Mortgage Affordability Program through Turn The Key.

4	Project Name	Housing Counseling and Foreclosure/Eviction Prevention
	Target Area	Philadelphia
	Goals Supported	Expand Services and Programs to Protect Renters and Homeowners at Risk of Housing Instability
	Needs Addressed	Barriers preventing residents from connecting to housing and community development programs and services
	Funding	CDBG: $2,579,000 Local Housing Trust Fund: $8,247,000 H.O.M.E. Bond: $2,778,750 Other: $470,000
	Description	The City will fund housing counseling and legal services agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e). Home Appraisal Bias Program and Rowhouse Protection Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10,086 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund housing counseling and legal services agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e). Home Appraisal Bias Program and Rowhouse Protection Program

5	Project Name	Tenant Landlord Counseling and Eviction Prevention
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Fair Housing Outreach, Education, and Enforcement Activities
	Needs Addressed	Barriers preventing residents from connecting to housing and community development programs and services
	Funding	CDBG: $100,000 General Fund: $5,074,881
	Description	The City will fund PCRC/TURN for $278,000 and Community Legal Services (CLS) for $100,000 to support tenant landlord counseling, Tenant's Rights Education and Eviction Prevention. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e)
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	4,000 very low-, low- to moderate-income families/ households
	Location Description	Citywide
	Planned Activities	The City will fund PCRC/TURN for $278,000 and Community Legal Services (CLS) for $100,000 to support tenant landlord counseling, Tenant's Rights Education, and Eviction Prevention. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

6	Project Name	Vacancy Prevention Activities
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Homeownership Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	CDBG: $100,000 H.O.M.E. Bond: $3,046,875 Other—Local Housing Trust Fund: $900,000
	Description	Philadelphia VIP, CLS, and PLA will provide housing/ legal counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,000 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	Philadelphia VIP, CLS, and PLA will provide housing/ legal counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

7	Project Name	Homeowner Housing Repair
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Homeownership Housing
	Needs Addressed	Loss of affordable housing units
	Funding	CDBG: $13,692,760 Local Housing Trust Fund: $2,551,000 H.O.M.E. Bond: $47,043,750
	Description	The City will provide funding through the Basic Systems Repair Program to correct systems emergencies and make code-related repairs to income eligible homeowners who may receive up to $25,000 worth of rehabilitation assistance to their homes. The average cost of repairs is $15,000. Additionally, free repairs may be provided through the Targeted Housing Preservation Program. Built to Last, and other weatherization programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6,587 Housing units occupied by very low-, and low-income households.
	Location Description	Citywide
	Planned Activities	The City will provide funding through the Basic Systems Repair Program to correct systems emergencies and make code-related repairs to income eligible homeowners who may receive up to $25,000 worth of rehabilitation assistance to their homes. The average cost of repairs is $15,000. Additionally, free repairs may be provided through the Targeted Housing Preservation Program.
8	Project Name	Neighborhood-Based Rental Housing Preservation
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Rental Housing
	Needs Addressed	Loss of affordable housing units
	Funding	Local Housing Trust Fund: $2,105,000 H.O.M.E. Bond: $45,017,700
	Description	Many rental tax projects approaching their 15-year compliance period require funding to complete capital improvements required to remain in operation and preserve much-needed affordable units.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City and PHA will Issue a rental preservation RFP and will select developers to reserve funding to make capital improvements to existing affordable rental projects

9	Project Name	Emergency Solutions Grant (ESG)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	ESG:$3,890,607 Other: $3,891,000
	Description	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for homelessness prevention and rapid re-housing purposes, and HMIS data collection. The other funding is the required match, to be provided with Local Funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,250 very low-to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for homelessness prevention and rapid re-housing purposes, and HMIS data collection. The other funding is the required match, to be provided with Local Funds.
10	Project Name	Rental Assistance/Homeless
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	CDBG: $108,000 HOME: $2,308,000
	Description	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly re-house households experiencing homelessness.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 267 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly re-house households experiencing homelessness.

11	Project Name	Homeless Prevention Program
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing Opportunities and Services for Homeless and Special-Needs Individuals
	Needs Addressed	Shortage of Homeless and Special-Needs Housing
	Funding	Local Housing Trust Fund: $1,000,000 H.O.M.E. Bond: $8,580,000
	Description	OHS will provide Housing Retention (homelessness prevention) services and will continue the Shared Housing Program with PHA to help residents maintain or move into stable, permanent housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 470 persons in very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	OHS will provide Housing Retention (homelessness prevention) services and will continue the Shared Housing Program with PHA to help residents maintain or move into stable, permanent housing. These services will include rental assistance and utility assistance.
12	Project Name	Adaptive Modifications Program (AMP)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Accessible and Affordable Housing for Person with Disabilities
	Needs Addressed	Limited fair housing and access to opportunity Shortage of Homeless and Special Needs Housing
	Funding	Local Housing Trust Fund:$1,355,000 H.O.M.E. Bond: $8,287,500
	Description	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities. The average cost of repairs is $14,000.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	375 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities. The average cost of repairs is $14,000.

13	Project Name	Energy Coordinating Agency
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protection and access to opportunity
	Funding	CDBG: $622,000
	Description	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and heater hotline services, and information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,500 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund ECA to support community-based Neighborhood Energy Centers that provide utility, weatherization and heater hotline services, and information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

14	Project Name	Neighborhood Services
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protections and access to opportunity
	Funding	Local Housing Trust Fund: $3,500,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the *Plan* to provide information and referral services, citizen participation, and neighborhood planning.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Neighborhood Advisory Committees (NACs) identified in the *Plan* to provide information and referral services, citizen participation, and neighborhood planning.
15	Project Name	Community Design Collaborative
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protections and access to opportunity
	Funding	CDBG: $50,000
	Description	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 neighborhood-based organizations serving low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.

16	Project Name	Philadelphia Association of CDCs (PACDC)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Need for fair housing protections and access to opportunity
	Funding	Local Housing Trust Fund: $25,000
	Description	The City will fund PACDC to provide technical assistance to at least 5 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs ability to advance their programs that will improve their communities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5 community development corporations serving low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PACDC to provide technical assistance to at least 5 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs ability to advance their programs that will improve their communities.
17	Project Name	Earned Income Tax Credit Program
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Education, Employment and Self-Sufficiency
	Needs Addressed	Low job creation and retention, lack of goods and services, and low educational attainment
	Funding	CDBG: $48,000
	Description	The City will support financial literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

18	Project Name	Business Loan Program
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low educational attainment
	Funding	CDBG: $2,000,000 Other: $15,650,000
	Description	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51% of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 jobs will be created and 100,000 persons living in very low-, low- and moderate-income areas will benefit
	Location Description	Citywide
	Planned Activities	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51% of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.

19	Project Name	Section 108 Loan Program (PIDC)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	Other: $20,000,000
	Description	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods and other services in the neighborhoods.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	300 jobs will be created and 200,000 persons living in very low-, low- and moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods and other services in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

20	Project Name	Technical Assistance to Micro Businesses
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: $1,372,000 Other: $1,004,000
	Description	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses that provide goods and/or services in low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate income or to businesses that create employment opportunities for low- and moderate-income people.

21	Project Name	Storefront Improvement Program and Targeted Block Façades
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	State: $200,000 General Fund: $2,000,000
	Description	The City will use City General Funds to make grants to businesses located in business districts. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around business districts, or as deemed appropriate to the City's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	200,000 persons living in very low-, low- to moderate-income areas
	Location Description	Citywide
	Planned Activities	The City will use City General Funds to make grants to businesses located in business districts. The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around business districts, or as deemed appropriate to the City's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.

22	Project Name	Targeted Neighborhood Business Attraction and Expansion
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	General Fund: $2,925,000
	Description	The City will assist business attraction and expansion activities in targeted business districts through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 businesses that provide goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people will benefit.
	Location Description	Citywide
	Planned Activities	The City will assist business attraction and expansion activities in targeted business districts through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.

23	Project Name	PIDC Neighborhood Development Fund
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $2,000,000
	Description	The City, through PIDC and other CDFI's, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects and public facilities that help stabilize and foster economic growth, provide services in distressed areas of the City.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	100,000 people living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.

24	Project Name	Commercial Oriented Real Estate Grants (NED)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $3,300,000 Other: $700,000
	Description	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Planning and predevelopment grants of up to $50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of $400,000-$1,000,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDCs Neighborhood Development Fund.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	50,000 people living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Planning and predevelopment grants of up to $50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of $400,000-$1,000,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDCs Neighborhood Development Fund.

25	Project Name	Targeted Corridor Revitalization Management Program (TCMP)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $1,675,000 Other: $500,000
	Description	The City will undertake TCMP activities to provide technical assistance and business support services to business owners, connect them to service providers with specific expertise, and support microenterprises who could benefit from City and other grant and financial assistance programs. In addition, making commercial corridors more welcoming and viable through revitalization and elimination of blight; increasing availability of jobs and retail goods and services through business development and retention. These activities will be carried out by Community-Based Development Organizations (CBDOs).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support CBDOs that are engaged in outcomes-based microenterprise assistance, community economic development and business association support activities.

26	Project Name	Capacity Building for CDCs
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Support for Small Business Owners and Commercial Corridor Development
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $150,000 General Fund: $350,000 Other: $3,550,000
	Description	The City will fund activities to build the capacity of Community Development Organizations to undertake community economic development activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5 businsses and 550,000 persons living in very low-, low- to moderate- income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, training to enhance the corridor managers capacity, and board and organizational development.
27	Project Name	YouthBuild Philadelphia
	Target Area	Philadelphia
	Goals Supported	Expand Education, Employment and Self-Sufficiency Opportunities
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment
	Funding	CDBG: $300,000
	Description	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	180 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

28	Project Name	Pennsylvania Horticultural Society (PHS)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Strengthen Community Assets and Manage Vacant Land
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $580,275 Other: $2,890,000
	Description	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Gardens Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low- to moderate-income residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	650,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Gardens Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low -to moderate-income residents.
29	Project Name	Pennsylvania Horticultural Society (PHS)
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Strengthen Community Assets and Manage Vacant Land
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $146,725
	Description	PHS shall provide nonprofit capacity building services to selected nonprofits to support community-led projects that create sustainable public spaces in low- and moderate-income areas.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	14,000 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	PHS shall provide nonprofit capacity building services to selected nonprofits to support community-led projects that create sustainable public spaces in low- and moderate-income areas.

31	Project Name	ActionAIDS
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $2,443,254
	Description	This HOPWA funded Project will provide for tenant-based rental assistance, permanent housing placement services, and administration to very low- to moderate-income persons and families living with AIDS.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 190 persons and/or families who are very-low to moderate income and living with AIDS will receive TBRA, supportive services case management, permanent housing placement services and administration.
	Location Description	Citywide
	Planned Activities	This HOPWA funded Project will be provide for tenant based rental assistance, supportive services case management, permanent housing placement services and administration to very low- to moderate-income persons and families living with AIDS.
32	Project Name	Catholic Social Services
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $542,750
	Description	This project will provide supportive services to two shelter programs providing housing to 18 homeless individuals living with AIDS.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	18 homeless low- to moderate-income persons living with AIDS will benefit from this project.
	Location Description	Citywide
	Planned Activities	This project will provide supportive services to two shelter programs providing housing to 18 homeless individuals living with AIDS.

33	Project Name	Congreso de Latinos Unidos
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $1,788,669
	Description	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to 112 very low- to moderate-income persons or families with a member living with AIDS.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	112 very low- to moderate-income persons or families with a member living with AIDS will benefit from this project.
	Location Description	Citywide
	Planned Activities	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to 112 very low- to moderate-income persons or families with a member living with AIDS.
34	Project Name	Delaware County Department of Human Services
	Target Area	Philadelphia
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $674,100
	Description	This project will provide TBRA, Housing Information, Permanent Housing Placement, and administration costs for individuals and families with a member living with AIDS.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	65 very low- to moderate-income families with a member living with AIDS will benefit from this project and at least 60 households will receive supportive services housing information and referral.
	Location Description	Citywide
	Planned Activities	This project will provide TBRA, Housing Information, Permanent Housing Placement, and administration costs for and individuals and families with a member living with AIDS.

35	Project Name	Gaudenzia, Inc.
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $133,750
	Description	This project will provide permanent housing facilities funding and administration to 10 individuals living with AIDS and substance use issues.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 very low- to moderate-income individuals living with AIDS
	Location Description	Citywide.
	Planned Activities	This project will provide permanent housing facilities funding and administration to 10 individuals living with AIDS and substance use issues.
36	Project Name	PCRC/TURN
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $3,686,150
	Description	This project will provide tenant-based rental assistance, supportive services case management, permanent housing placement and administration to persons and/or families with a member living with AIDS.
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	270 very low- to moderate-income individuals and/or families with a member living with AIDS will benefit.
	Location Description	Citywide.
	Planned Activities	This project will provide tenant-based rental assistance, housing information, permanent housing placement and administration to persons and/or families with a member living with AIDS.

37	Project Name	PHMC DEFA
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $192,600
	Description	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	26 very low- to moderate-income individuals and/or families with a member living with AIDS will benefit.
	Location Description	Citywide.
	Planned Activities	This project will fund STRMU Payments and Permanent Housing Placement for individuals or families with a member living with AIDS.
28	Project Name	Family Services of Bucks County
	Target Area	Bucks County
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $379,727
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Bucks County.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide tenant based rental assistance and supportive services to 40 households of very low- to moderate-income housing to persons or families with a member living with AIDS.
	Location Description	These services will be provided in Bucks County.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Bucks County.

39	Project Name	Family Services of Chester County
	Target Area	Chester County
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $541,400
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Chester County, PA.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	31 very low to moderate-income individuals and/or families with a member living with AIDS will benefit from this project.
	Location Description	Households in Suburban Philadelphia in Chester County, PA will benefit from this HOPWA program.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Chester County, PA.

40	Project Name	Family Services of Montgomery County
	Target Area	Montgomery County
	Goals Supported	Expand Housing and Opportunities and Services for Homeless and Special Needs Individuals
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $264,290
	Description	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Montgomery County.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	12 very low to moderate-income individuals or families with a member living with AIDS will benefit from this project.
	Location Description	Services will be provided in Suburban Philadelphia in Montgomery County, PA.
	Planned Activities	This project will provide tenant based rental assistance, supportive services case management and the administration of the HOPWA Program for Montgomery County.
42	Project Name	General Administration for Commerce
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities
	Funding	CDBG: $2,186,000
	Description	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will provide the general administration costs for the Commerce Department of the City of Philadelphia.

43	Project Name	Program Delivery for Commerce and PIDC
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities
	Funding	CDBG: $1,969,000
	Description	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will support the program delivery for the Commerce Department of the City of Philadelphia and PIDC.

44	Project Name	General Administration for DHCD
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing Barriers preventing residents from connecting to housing and community development programs and services Low job creation and retention, lack of goods and services, and low education attainment Lack of neighborhood stability and community amenities need for fair housing and access to opportunity
	Funding	CDBG: $5,445,000 HOME: $216,000 Local Housing Trust Fund: $5,211,000 H.O.M.E. Bond: $1,504,069
	Description	This project supports the general administration of housing activities for the Division of Housing and Community Development. Of the total amount of CDBG funding ($5,445,000) $4,800,000 will fund DHCD Administrative Costs; $365,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and $280,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide.
	Planned Activities	This project supports the general administration of housing activities for the Division of Housing and Community Development. Of the total amount of CDBG funding ($5,445,000) $4,800,000 will fund DHCD Administrative Costs; $365,000 will fund Law Department costs related to the Administration of DHCD's CDBG Program and $280,000 will fund City Planning costs related to the Administration of DHCD's CDBG Program for the City of Philadelphia.

45	Project Name	Program Delivery for DHCD and Planning
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: $805,000
	Description	This project will support the program delivery costs for DHCD. A total of $805,000 of CDBG funding will fund $305,000 for DHCD Program Delivery and $500,000 will fund City Planning Program Delivery.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project will support the program delivery costs for DHCD. A total of $805,000 of CDBG funding will fund $305,000 for DHCD Program Delivery and $500,000 will fund City Planning Program Delivery.

46	Project Name	General Administration for PHDC
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: $2,272,000 HOME: $910,000 H.O.M.E. Bond: $5,427,125
	Description	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project supports the administration of housing activities for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
47	Project Name	Program Delivery for PHDC
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new affordable housing Loss of affordable housing units Shortage of Homeless and Special Needs Housing
	Funding	CDBG: $9,928,000 Local Housing Trust Fund: $1,125,000
	Description	This project supports program delivery for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	This project supports program delivery for PHDC. Activities include neighborhood based rental production, homeless and special needs housing production and neighborhood based rental housing preservation.

48	Project Name	DHCD Grantee HOPWA Administration
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Shortage of Homeless and Special Needs Housing
	Funding	HOPWA: $245,000
	Description	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide.
	Planned Activities	This activity will provide the grantee's administration of the City of Philadelphia's HOPWA Program.
49	Project Name	Program Delivery for the Department of Licenses and Inspections
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of neighborhood stability and community amenities
	Funding	CDBG: $910,000 H.O.M.E. Bond: $2,925,000
	Description	This project will support the program delivery costs for the Department of Licenses and Inspections (L&I) for the City of Philadelphia.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	250 buildings will be demolished and an estimated 376,070 very low- low and moderate-income persons will benefit.
	Location Description	Citywide
	Planned Activities	This project will support the program delivery costs for the Department of Licenses and Inspections (L&I) for the City of Philadelphia.

50	Project Name	Recoverable Grants
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Foster Open Access to All Housing and Community Resources and Programs
	Needs Addressed	Lack of new Affordable Housing
	Funding	Local Housing Trust Fund: $170,000
	Description	The City will fund LISC to provide recoverable grants eligible to Community Development Corporations (CDC's), which need assistance for pre-development expenses associated with residential and mixed-use development.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 community development corporations serving low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund LISC to provide recoverable grants eligible to Community Development Corporations (CDC's), which need assistance for pre-development expenses associated with residential and mixed-use development.
51	Project Name	H.O.M.E. Initiative -– Research and Implementation
	Target Area	Philadelphia Citywide
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new Affordable Housing Loss of Affordable Housing Units Barriers Preventing Residents from Connecting to Housing and Community Development Programs and Services Lack of Neighborhood Stability and Community Amenities
	Funding	General Fund: $1,500,000
	Description	The City's Housing Opportunities Made Easy (H.O.M.E.) Initiative calls for new research, studies, planning, program development, and program implementation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 8 projects supporting policies and programs benefiting low- and moderate-income residents
	Location Description	Citywide
	Planned Activities	The City's Housing Opportunities Made Easy (H.O.M.E.) Initiative calls for new research, studies, planning, program development, and program implementation.

52	Project Name	H.O.M.E. Initiative -– Pilot Programs
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Effective Administration of Projects and Programs
	Needs Addressed	Lack of new Affordable Housing Loss of Affordable Housing Units Barriers Preventing Residents from Connecting to Housing and Community Development Programs and Services Lack of Neighborhood Stability and Community Amenities
	Funding	Local Housing Trust Fund: $1,800,000 H.O.M.E. Bond: $40,740,163 Neighborhood Preservation Initiative: $45,000,000
	Description	The City's Housing Opportunities Made Easy (H.O.M.E.) Initiative calls for new research, studies, planning, program development, and program implementation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 13 programs benefiting low- and moderate-income areas or residents
	Location Description	Citywide
	Planned Activities	The City's Housing Opportunities Made Easy (H.O.M.E.) Initiative calls for the launch of new programs.
53	Project Name	Rental Housing Repair
	Target Area	Philadelphia Citywide Place-Based Strategies: Choice, Promise Zone
	Goals Supported	Preserve Affordable Rental Housing
	Needs Addressed	Loss of Affordable Housing Units
	Funding	H.O.M.E. Bond: $4,387,500
	Description	The City will fund the Rental Improvement Fund (RIF), which offers a loan product to small landlords to be used for making property repairs/improvements for 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.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At least 440 rental units affordable to low- to moderate-income residents will be rehabilitated
	Location Description	Citywide
	Planned Activities	The City will fund the Rental Improvement Fund (RIF), which offers a loan product to small landlords to be used for making property repairs/improvements for 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.

Table 8: City FY 2027 Program and Commercial Funding

Program/Project Allocations for 2026-27 ($s)										
Agency	Housing Counseling Agencies*	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)*	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
ACHIEVEability		$115,000	$10,000	$57,968	$617,094					$800,062
Affordable Housing Center of PA	$697,650									$697,650
African Cultural Alliance of NA (ACANA)				$15,831	$1,104,760	$310,000				$1,430,591
Allegheny West Foundation					$331,914	$100,000				$431,914
Anchors Camp					$243,864					$243,864
APM	$275,000	$155,000								$430,000
Avenue of the Arts					$67,496					$67,496
Beech Interplex					$98,592					$98,592
Black Male Community Council of Philadelphia				$127,016						$127,016
Brewerytown-Sharswood Civic Association										$0
Business Associ. West Parkside					$590,160					$590,160
Called to Serve					$491,920					$491,920
CEIBA, Inc.	$104,000									$104,000
Centennial Parkside					$275,200					$275,200
Center for Employment Opportunities					$374,608					$374,608
Center in the Park	$315,970		$14,000							$329,970
Clarifi	$380,570									$380,570
Community First Fund										$0
Congreso de Latinos Unidos	$1,140,100		$36,000							$1,176,100
Community of Compassion					$277,304					$277,304
Diversified Community Services AKA GPCA	$478,820									$478,820
East Falls CDC					$50,000					$50,000
Enon Coulter CDC					$1,569,704					$1,569,704
Enterprise Center		$130,000			$688,336	$100,000		$187,500		$1,105,836
Empowered CDC		$100,000								$100,000
Episcopal Community Services of the Diocese of PA		$100,000								$100,000

Program/Project Allocations for 2026-27 ($s)

Agency	Housing Counseling Agencies*	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)*	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Fairmount					$327,800	$120,000				$447,800
FINANTA								$175,000	$1,000,000	$1,175,000
Fishtown Kensington Area BID					$87,672					$87,672
Francisville NDC					$164,620					$164,620
Frankford CDC		$170,000	$13,000	$26,098	$540,524	$165,000				$914,622
Germantown Crisis Ministry			$25,000							$25,000
Germantown United CDC		$130,000			$481,728	$260,000				$871,728
GPASS	$233,000	$130,000	$35,000	$33,350	$193,800					$625,150
Greater Philadelphia Community Alliance	$278,820	$140,000	$45,000		$383,000	$50,000				$896,820
GreenLine Access Capital								$475,500		
HACE	$539,600	$150,000	$40,000		$700,848	$140,000				$1,570,448
Hartranft Playground Alliance					$196,768					$196,768
Haven of Hope and Opportunity				$65,523						$65,523
HopePHL		$120,000								$120,000
Hunting Park Community Revitalization Corp.		$190,000	$30,000							$220,000
Impact CDC				$88,571	$1,295,248	$150,000				$1,533,819
Intercommunity Action, Inc.	$150,000									$150,000
Intercultural Family Services	$372,160									$372,160
LA21					$527,424	$200,000		$300,000		$1,027,424
Liberty Resources	$437,170									$437,170
Lower North Phila CDC		$100,000		$66,071	$357,072					$523,143
Men and Women for Human Excellence				$65,539						$65,539
Men of Mill Creek				$47,256						$47,256
Mt. Airy Business Improvement District				$61,101						$61,101
Mt. Airy USA	$391,920									$391,920
Mt.Vernon Manor, Inc.		$150,000	$11,000	$295,510						$456,510
Neighborhood Land Power Project				$6,913						$6,913

Program/Project Allocations for 2026-27 ($s)

Agency	Housing Counseling Agencies*	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)*	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Neighborhood Progress Fund									$2,000,000	$2,000,000
New Kensington CDC	$584,220	$155,000	$20,000	$56,383	$1,017,320	$320,000				$2,152,923
Next Fab								$120,000		$120,000
Nicetown CDC		$190,000	$14,000	$313,899	$159,344					$677,243
Norris Square	$263,000									$263,000
North Broad Renaissance					$572,240					$572,240
				$30,000						$30,000
Northern Liberties Neighbors Association					$326,600					$326,600
Northwest Counseling Services	$546,170									$546,170
Nueva Esperanza	$280,000				$641,560	$235,000				$1,156,560
Olney Community Collaborative					$925,528	$215,000				$1,140,528
One Day At A Time				$49,000	$208,512					$257,512
Oxford Circle CCDA					$668,288					$668,288
Philadelphia Area cooperative Alliance								$250,500		$250,500
Passyunk Avenue Revitalization Corp.					$1,479,416					$1,479,416
PCCA	$363,170									$363,170
People's Emergency Center CDC										$0
Philadelphia Chinatown Development Corp.	$275,000	$160,000	$20,000		$614,880	$175,000				$1,244,880
Philadelphia Senior Center	$190,000									$190,000
Ready, Willing & Able (RWA)					$177,000					$177,000
River Front North Partnership					$231,288					$231,288
SEAMAAC					$208,000					$208,000
South Kensington Community Partners		$160,000		$148,896	$316,768					$625,664
South of South Neighbors Association					$38,584					$38,584
Southwest CDC	$300,320	$165,000	$21,000							$486,320
Spring Garden CDC					$347,592					$347,592
Strawberry Mansion CDC			$36,000	$65,264						$101,264

Program/Project Allocations for 2026-27 ($s)

Agency	Housing Counseling Agencies*	Neighborhood Advisory Committees	Neighborhood Energy Centers	Community LandCare	Public Services in Community Corridor Leverage	Targeted Corridor Management	Community Oriented Real Estate (NED) (Construction)*	Business Technical Assistance Program	Commercial Real Estate Acquisition Loan Program	Total Agency Funding
Strawberry Mansion Neighborhood Action Center		$210,000								$210,000
Tacony CDC		$100,000			$166,816	$110,000				$376,816
The International Institute for Advanced Instruction				$49,000						$49,000
The Lighthouse					$133,848					$133,848
The New Woodstock Civic Association					$483,984					$483,984
Tioga United		$140,000		$90,077						$230,077
TURN	$653,000									$653,000
Unemployment Information Center	$534,000									$534,000
United Merchants of South 9th					$229,418					$229,418
Urban Affairs Coalition/Parkside Association of Philadelphia		$150,000		$50,438						$200,438
Urban League	$755,250							$187,500		$942,750
Urban Tree Connection				$18,000						$18,000
Village of Arts and Humanities				$49,000						$49,000
Washington Square West Civic Association					$152,152					$152,152
We Never Say Never										$0
Welcoming Center for New Pennsylvanians (WCNP)			$40,000					$280,500		$320,500
West Logan CDC					$427,344					$427,344
West Oak Lane CDC	$349,760									$349,760
West Powelton Saunders Park RCO					$240,864					$240,864
Whitman Council		$160,000								$160,000
Women's Opportunity Resource Center (WORC)								$250,000	$1,000,000	$1,250,000
Wynnefield Overbrook					$282,664					$282,664
Total Program/ Project Funding	$10,888,670	$3,470,000	$410,000	$1,876,706	$22,087,466	$2,650,000	$0	$2,226,500	$4,000,000	$47,609,342

*** Agency allocations**

AP-50 Geographic Distribution

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

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

Bringing investment and new housing stock to low-income communities is a strategy the City has employed successfully in neighborhoods across the city. Of the 39 affordable housing developments currently under construction:

- eight are in the West,
- sixteen are in the North/River Wards,
- three are in the Central/South,
- four are in the Southwest,
- two are in North/Northwest, and
- six are in the Northeast.

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

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

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

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

In 2025, the City launched a new reporting tool to help residents learn where funding for housing and community development programs is directed. Philly Stat 360 includes descriptions and data for some of the key housing programs funded by DHCD. The data highlights how many households have benefited from these programs, as well as the geographic areas of the city where assistance has been directed. Residents can learn more at https://philly-stat-360-phl.hub.arcgis.com/

Place-Based Strategy Areas

Choice Neighborhoods

North Central (North Philadelphia) – Choice Implementation Grant

In 2014, HUD awarded the City of Philadelphia and the Philadelphia Housing Authority (PHA) a $30 Choice Neighborhoods grant to implement the North Central Philadelphia Choice Plan. The grant was completed in October 2021. The City and PHA created 297 new affordable, market rate, and homeownership units and implement a variety of critical community improvements including a new workforce training center (Philabundance's Community Kitchen), recreation center expansion at the 8th and Diamond playground, and enhanced lighting and public art (community murals) at the SEPTA rail line underpass.

Bartram/Kingsessing (Southwest Philadelphia) – Choice Implementation Grant

Collaborating with Bartram Village housing residents and the broader Kingsessing community, PHA developed a comprehensive neighborhood revitalization plan in 2018. The plan calls for improved housing, neighborhood conditions, health and safety, education, and career outcomes for local residents. In the summer of 2023, Bartram/Kingsessing was awarded a $50 million Choice Neighborhood Implementation Grant. Collaborating with PHA, the City has begun executing the neighborhood plan. The plan calls for the preservation of existing affordable housing through interior and exterior repairs, the activation of vacant lots, creating workforce development and childhood education opportunities, implementing storefront improvements, and installing public art. . The grant is scheduled to conclude in 2031.

Sharswood-Blumberg (North Philadelphia) – Choice Implementation Grant

PHA, in collaboration with Blumberg public housing residents and community stakeholders, developed a comprehensive neighborhood revitalization plan for Sharswood in 2015.The plan details resident priorities and strategies for improving housing, neighborhood conditions, health and safety, education, and career outcomes of local residents. Sharswood was subsequently awarded a $30 million Implementation Grant in Spring 2020. PHA, in partnership with the City, is carrying out neighborhood plan. In addition to developing 1,216 rental units and 264 owner-occupied units, implementation activities include the construction of a PHA'S new headquarter building, a new shopping center, workforce development and resident programming, create placemaking opportunities at Sanctuary Farms, installing public art (mural and sidewalk poetry) throughout the neighborhood, repairing facades of owner-occupied households, and improving storefronts and the streetscape along Ridge Avenue (the neighborhood's main commercial corridor. . The grant is scheduled to conclude in the Fall of 2027.

Yorktown/Harrison (North Philadelphia) – Choice Planning Grant

In the fall of 2023 , PHA was awarded a $500,000 planning grant. PHA and DHCD began engaging residents of the Harrison plaza and the broader Yorktown community to develop a

comprehensive neighborhood revitalization plan. The plan focused on building and maintaining affordable housing, promoting economic development along major commercial corridors, public safety improvements, and providing workforce development opportunities to residents. The plan was submitted and approved by HUD in the Fall of 2025.

West Philadelphia/Mantua Promise Zone

The West Philadelphia Promise Zone in Mantua – designated in 2014 – helps local community organizations work together to increase opportunities of residents living, working, and going to school within its boundaries. This federal initiative was created to ensure that the ZIP code a person is born does not determine their future. Before expiring in 2024, the 10-year Promise Zone designation madeWest Philadelphia more competitive across a variety of grant opportunities from federal agencies.

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

Table 9: Geographic Distribution

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

Rationale for the priorities for allocating investments geographically .

The City's housing and community development strategies seek to bring investment to low- opportunity areas while also increasing access to high-opportunity areas.

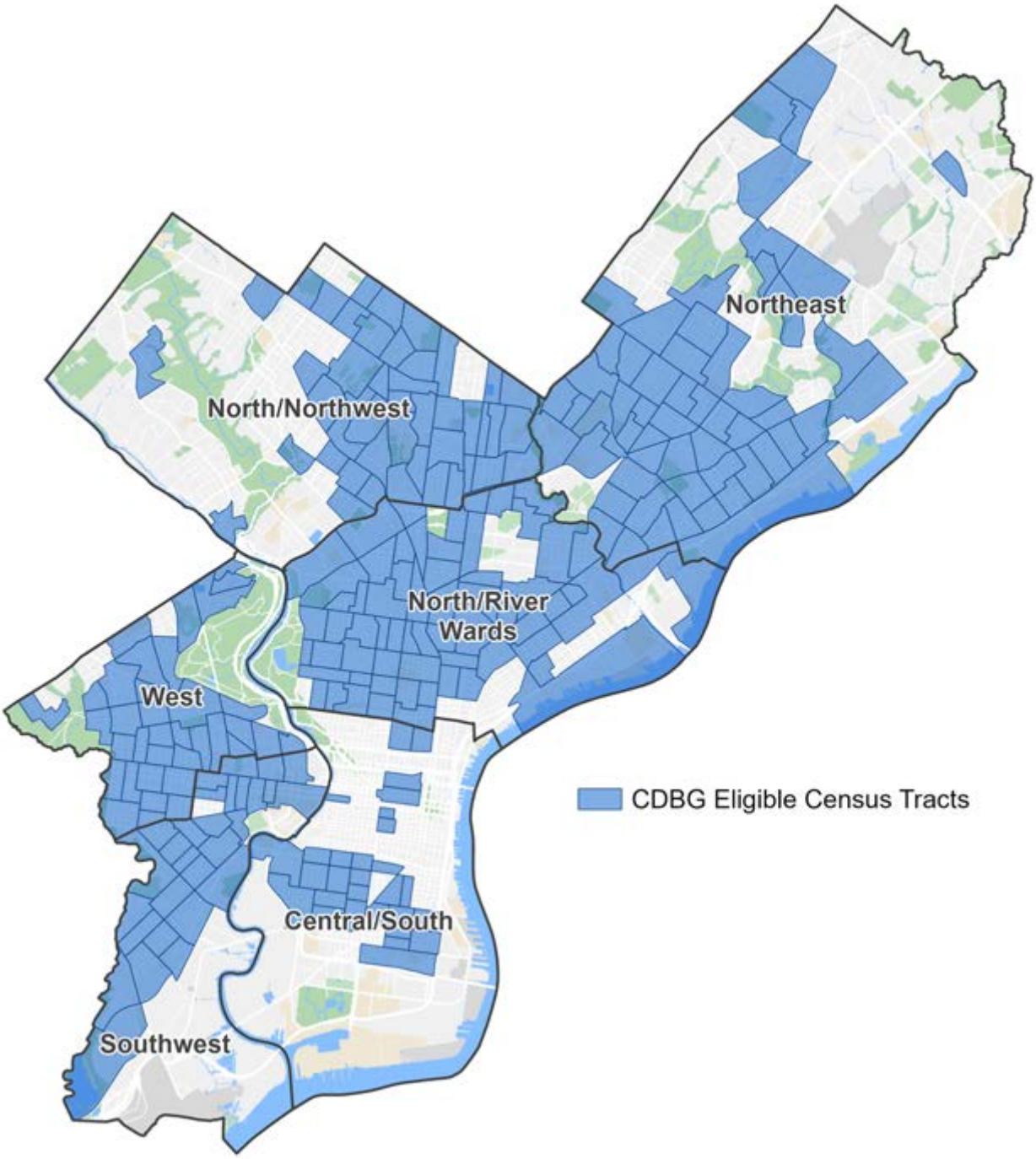
In once-poor communities—such as North Philadelphia west of Broad Street, Eastern North Philadelphia, New Kensington, and West Poplar—city investments have led to safer, more economically healthy neighborhoods. Philadelphia will continue to invest strategically in low-income communities. In addition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

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

High-opportunity neighborhoods, and therefore the City, seek to take advantage of private investment to support affordable housing in those locations. The Mixed Income Housing Bonus (MIHB) offers developers a "zoning bonus," allowing them to build larger or denser projects than typically permitted by the Zoning Code in exchange for setting aside 10% of new housing units as affordable housing or by making a payment into the Housing Trust Fund. The MIHB program is complemented by a 20% affordable unit set aside requirement for certain residential developments in specified areas of the City. Since 2017, these two programs resulted in a total of 213 affordable units ranging from 40-80% AMI and $39.4 million in payments to the City.

Philadelphia 2035 Planning Districts

CDBG Eligible Census Tracts[1]



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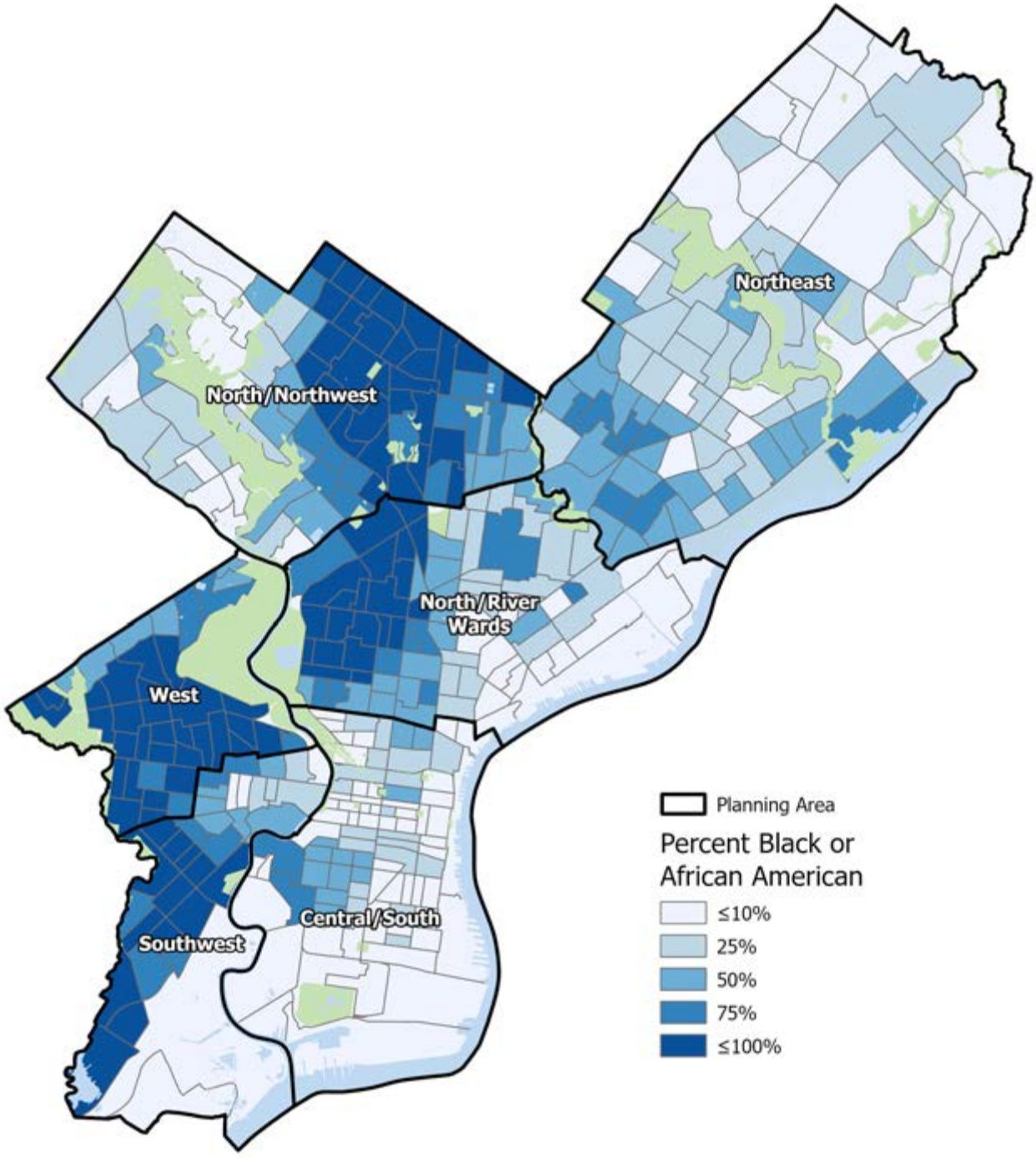
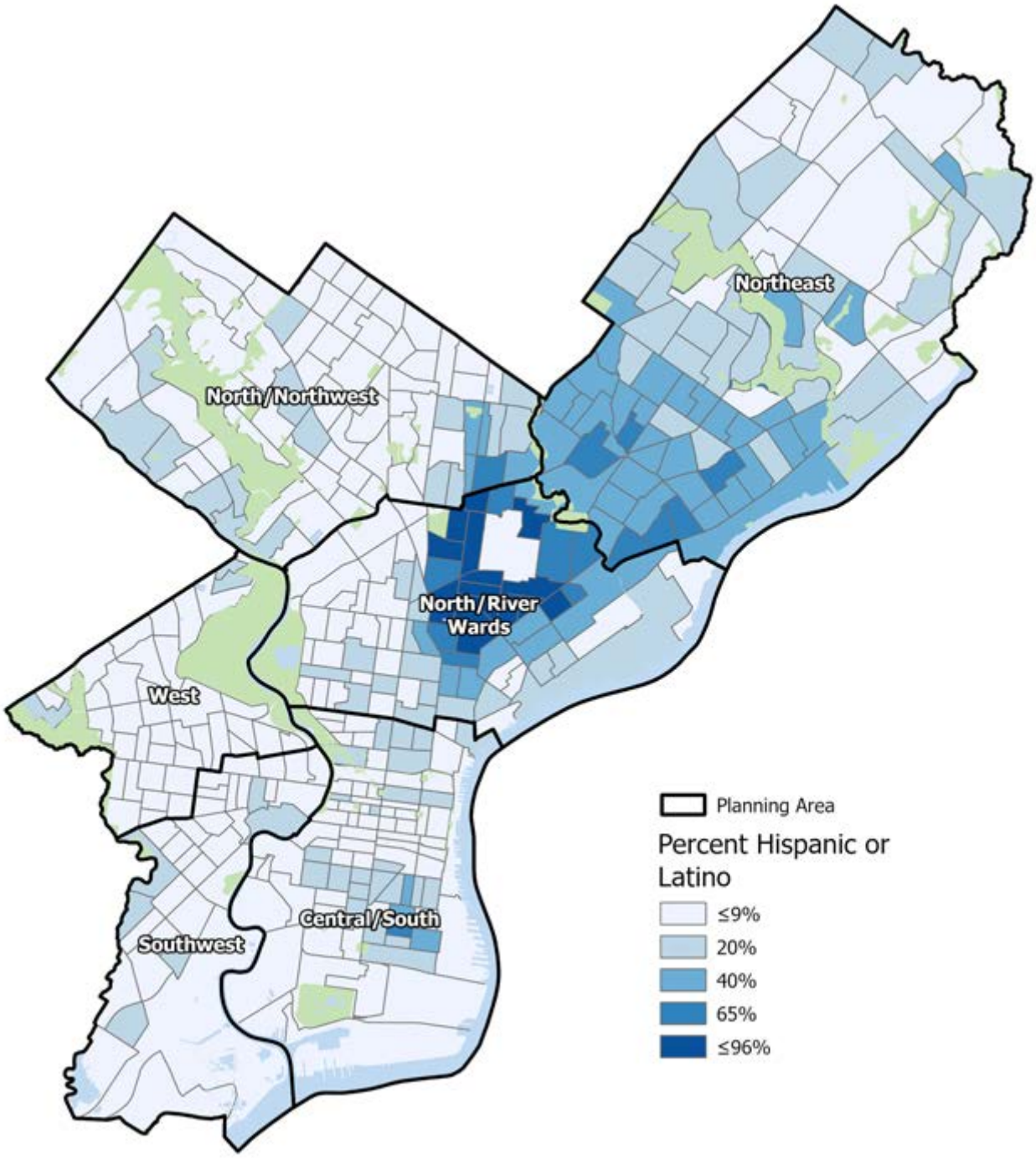
[1] The census tract map is based on data and census tract boundaries from the 2010 Census.

Estimated Percent Black or African-American Population



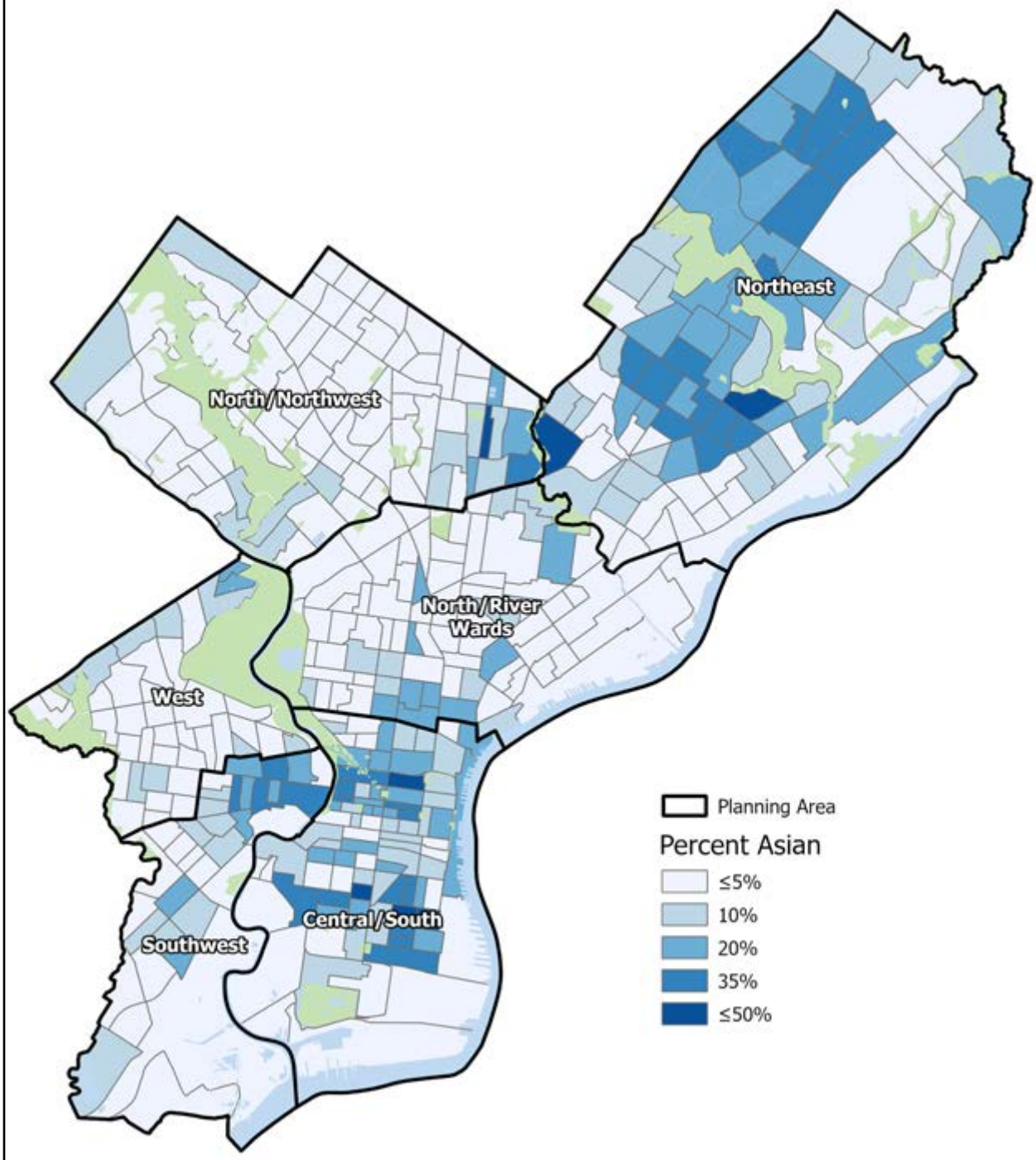
2020 - 2024 American Community Survey, 5-Year Estimates

Estimated Percent Hispanic or Latino Population



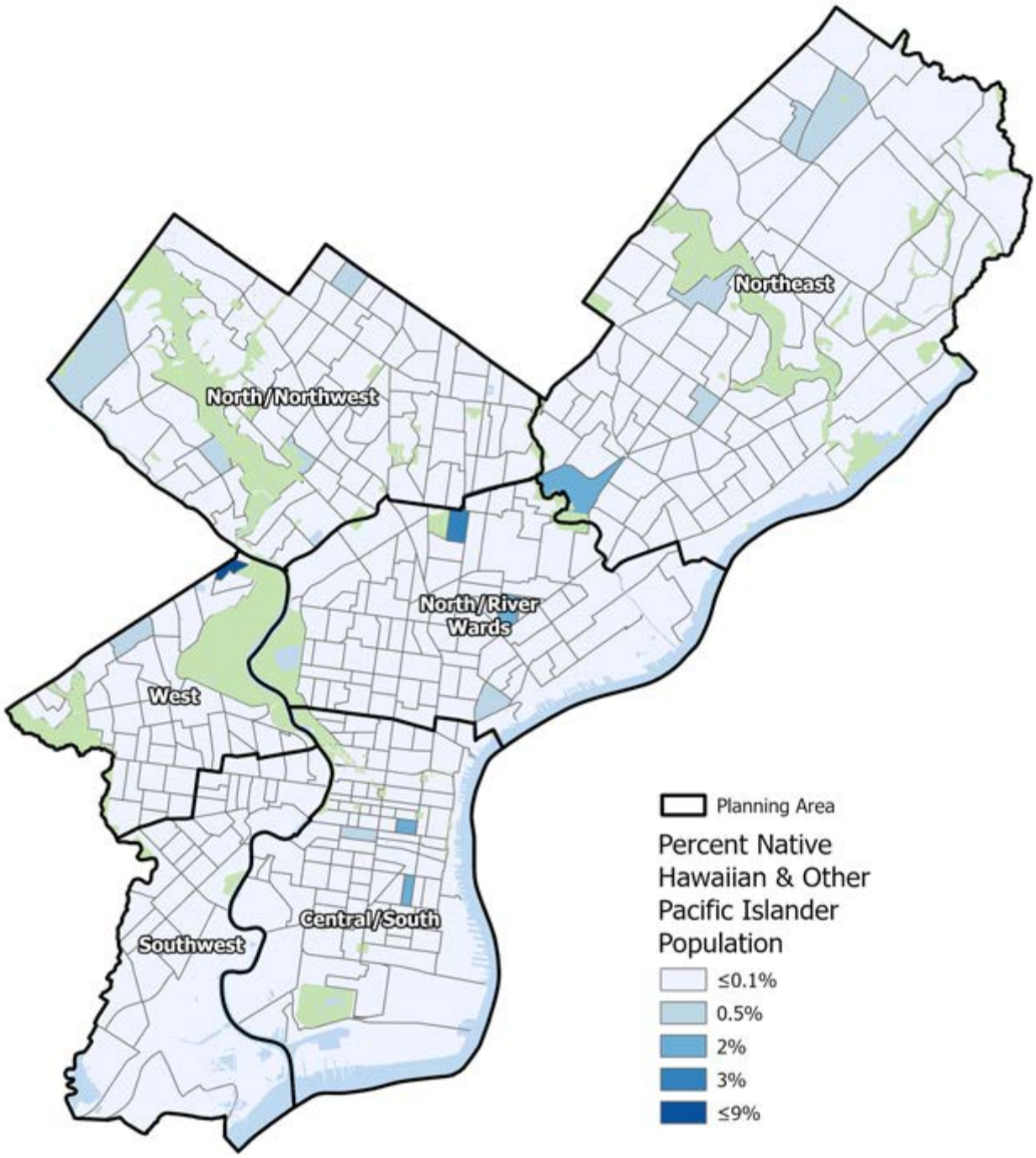
2020 - 2024 American Community Survey, 5-Year Estimates

Estimated Percent Asian Population



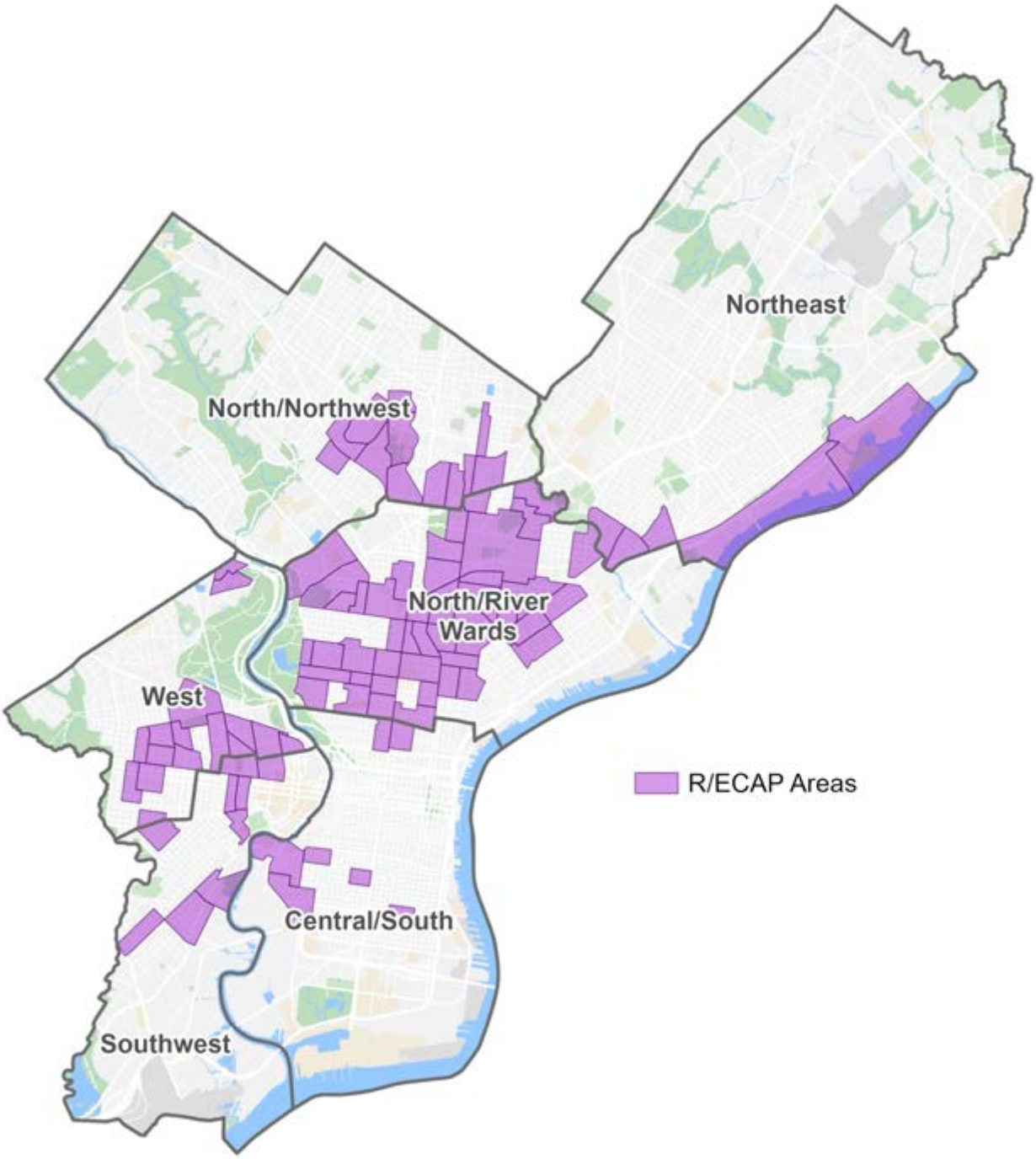
2020 - 2024 American Community Survey, 5-Year Estimates

Estimated Percent Native Hawaiian and Other Pacific Islander Population



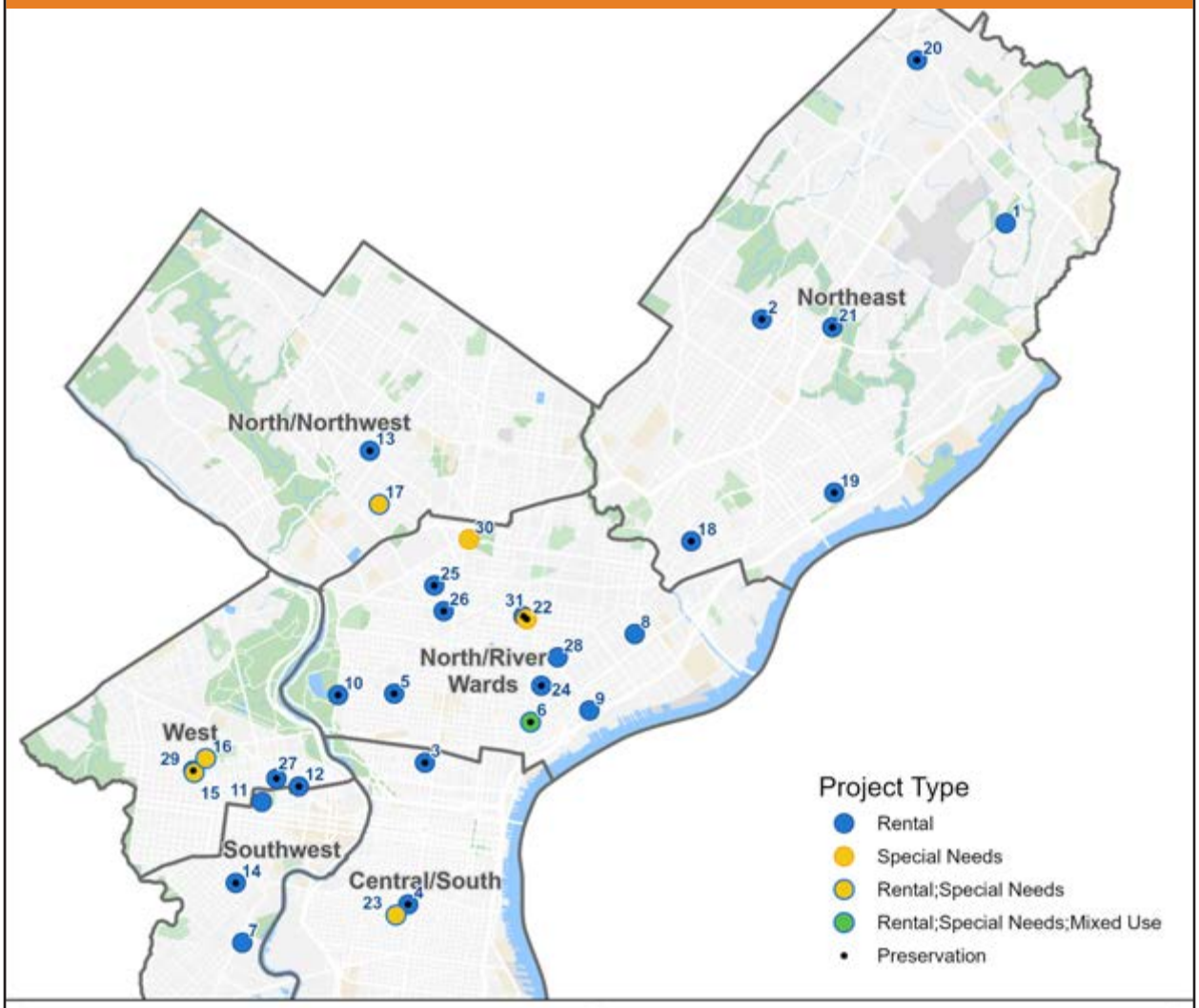
2020 - 2024 American Community Survey, 5-Year Estimates

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



HUD, Racially or Ethnically Concentrated Areas of Poverty (R/ECAP), 2023

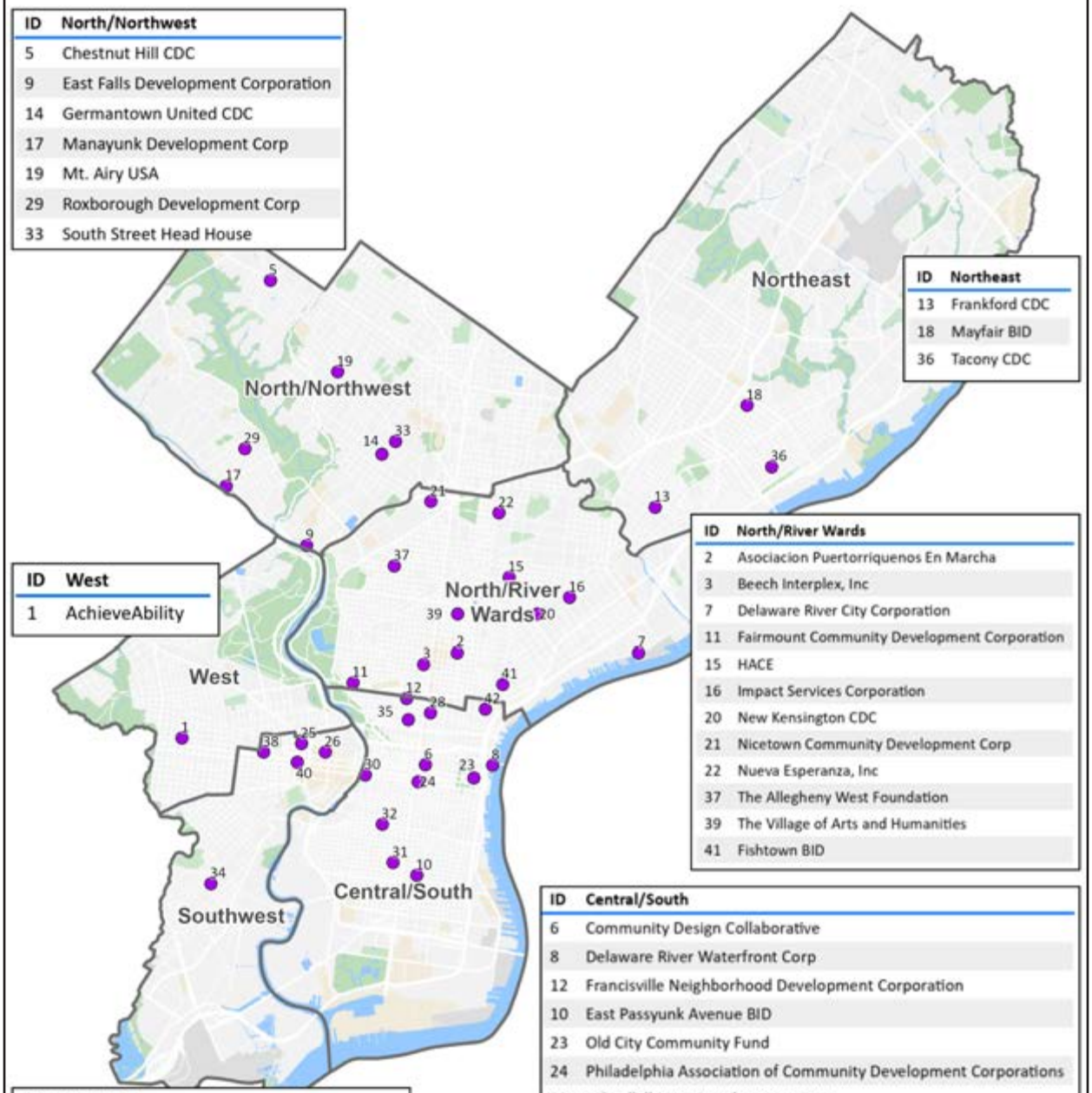
Under Construction Affordable Housing Units FY2025



ID	PROJECT	UNITS
1	St. Katharine Drexel Place	48
2	Loney/Rhawn	16
3	Project HOME CDC Preservation	112
4	CATCH-Anna's House	12
5	Project HOME St. Elizabeth's Recovery Residence	24
6	Neumann North Preservation	67
7	Bartram Village I	52
8	2201 E Tioga Apartments (Sepviva Lofts)	51
9	2640 East Lehigh Ave	36
10	Vernon House	68
11	Westpark Redevelopment Townhomes Phase I	41
12	Cloisters III	50
13	Maple Village	70
14	Regent Terrace	80
15	Linda Lockman King Apartments	33
16	Liberty53: Estelle B Richman Place	31

ID	PROJECT	UNITS
17	The Queen Senior Apartments	49
18	Frankford Senior Housing Associates (Meadow House Apartments)	50
19	4800 Disston Street	5
20	FOP Senior	106
21	Evangelical Senior Housing d/b/a Manor Glen Apts	50
22	Hancock Manor	45
23	17th St. Community Corridor Phase I (formerly 17th St. Revitalization)	40
24	Coral Street Art House	27
25	Gaudenzia Tioga Arms	22
26	Hedgerow Apartments	80
27	Philadelphia Preservation - Mission First	83
28	Ruth Street Civic House	44
29	Opportunities Towers III	59
30	North Park Avenue	45
31	Caribe Towers	57

CDC Business Tax Credit Recipients



ID	North/Northwest
5	Chestnut Hill CDC
9	East Falls Development Corporation
14	Germantown United CDC
17	Manayunk Development Corp
19	Mt. Airy USA
29	Roxborough Development Corp
33	South Street Head House

ID	Northeast
13	Frankford CDC
18	Mayfair BID
36	Tacony CDC

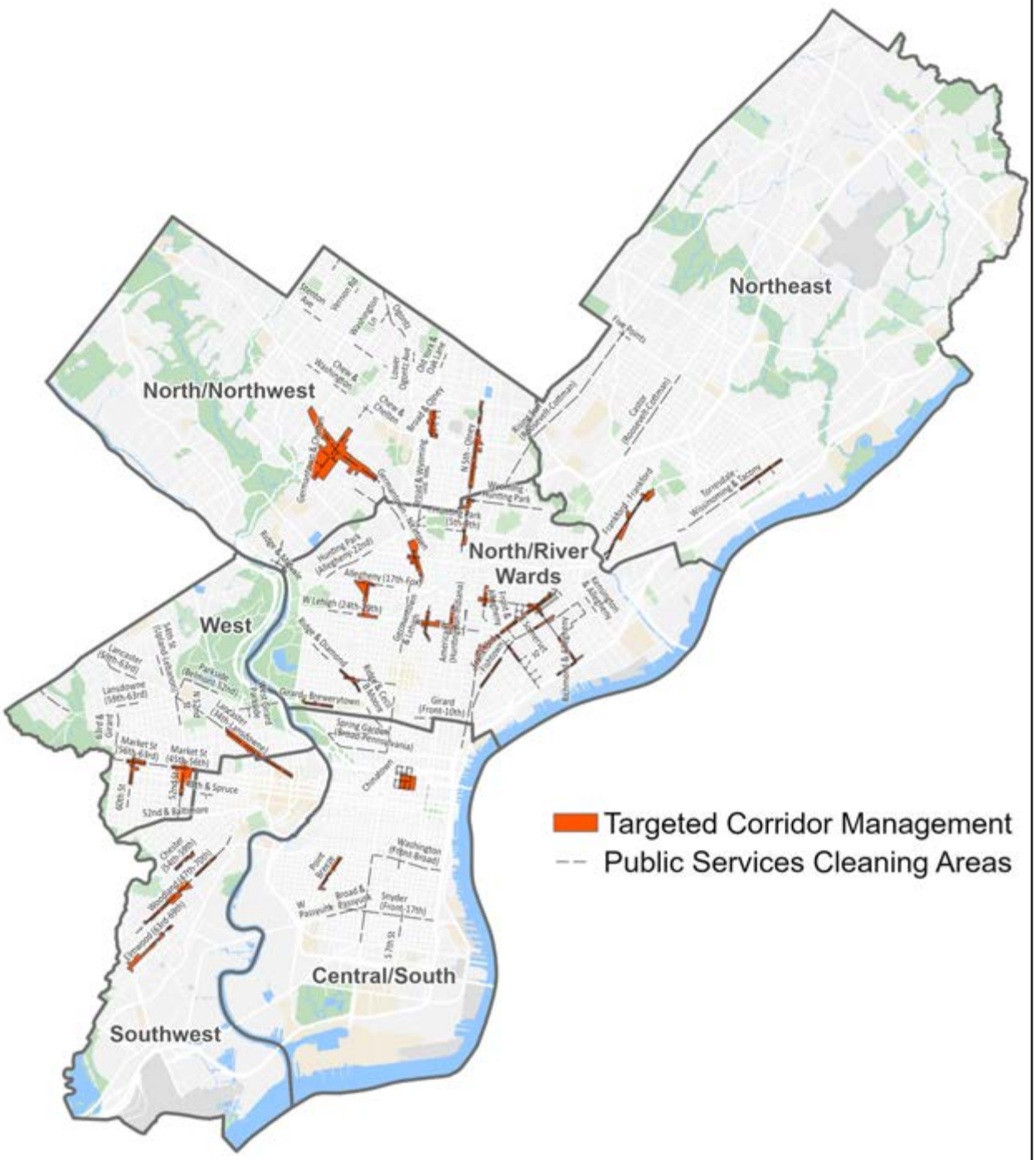
ID	West
1	AchieveAbility

ID	North/River Wards
2	Asociacion Puertorriquenos En Marcha
3	Beech Interplex, Inc
7	Delaware River City Corporation
11	Fairmount Community Development Corporation
15	HACE
16	Impact Services Corporation
20	New Kensington CDC
21	Nicetown Community Development Corp
22	Nueva Esperanza, Inc
37	The Allegheny West Foundation
39	The Village of Arts and Humanities
41	Fishtown BID

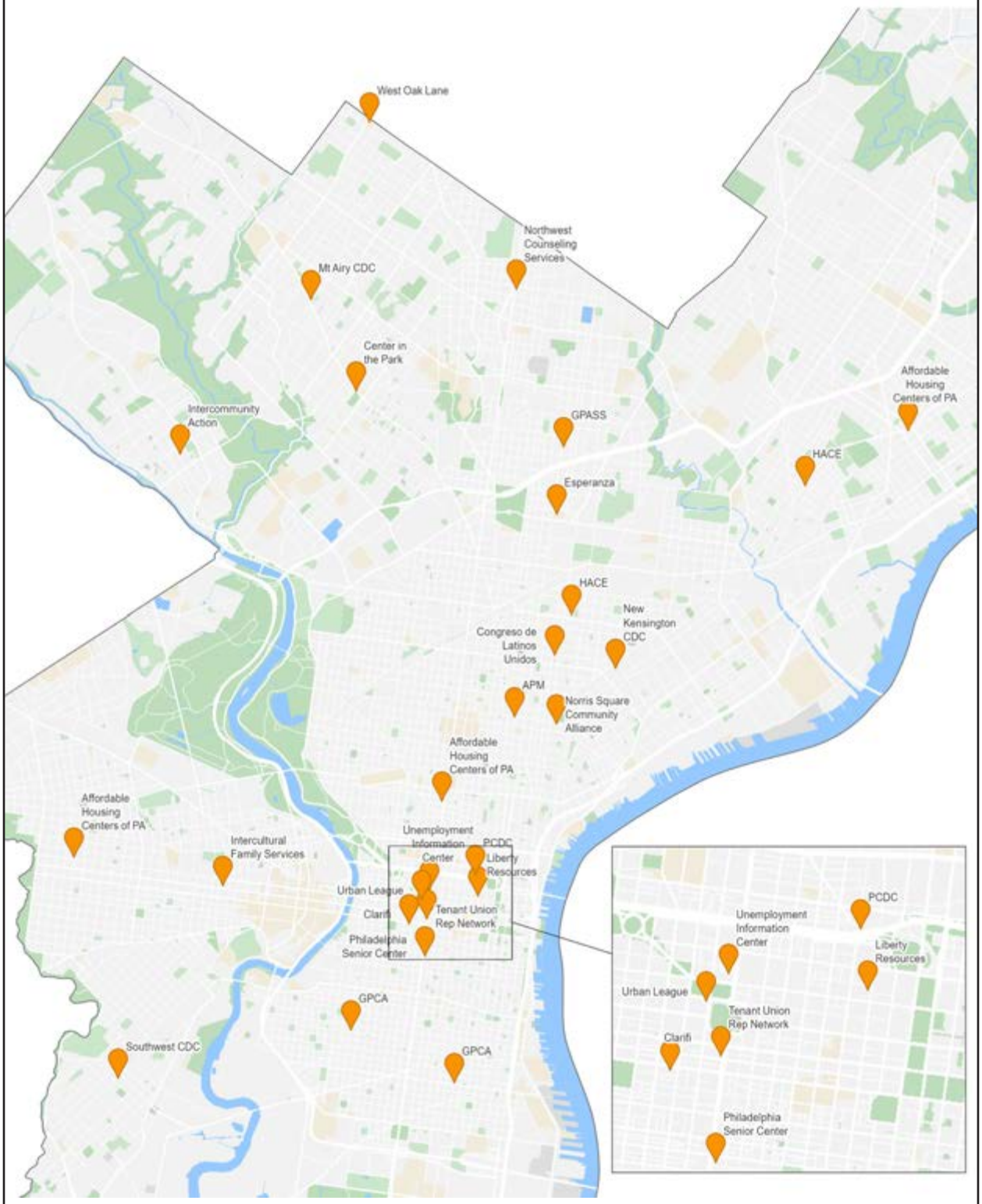
ID	Central/South
6	Community Design Collaborative
8	Delaware River Waterfront Corp
12	Francisville Neighborhood Development Corporation
10	East Passyunk Avenue BID
23	Old City Community Fund
24	Philadelphia Association of Community Development Corporations
30	Schuylkill River Development Corp
28	Project H.O.M.E.
32	South of South Neighborhood Association
31	SEAMAAC, Inc
35	Spring Garden CDC
42	Northern Liberties BID

ID	Southwest
25	People's Emergency Center
26	LA21
34	Southwest Community Development Corporation
38	The Enterprise Center
40	University City District

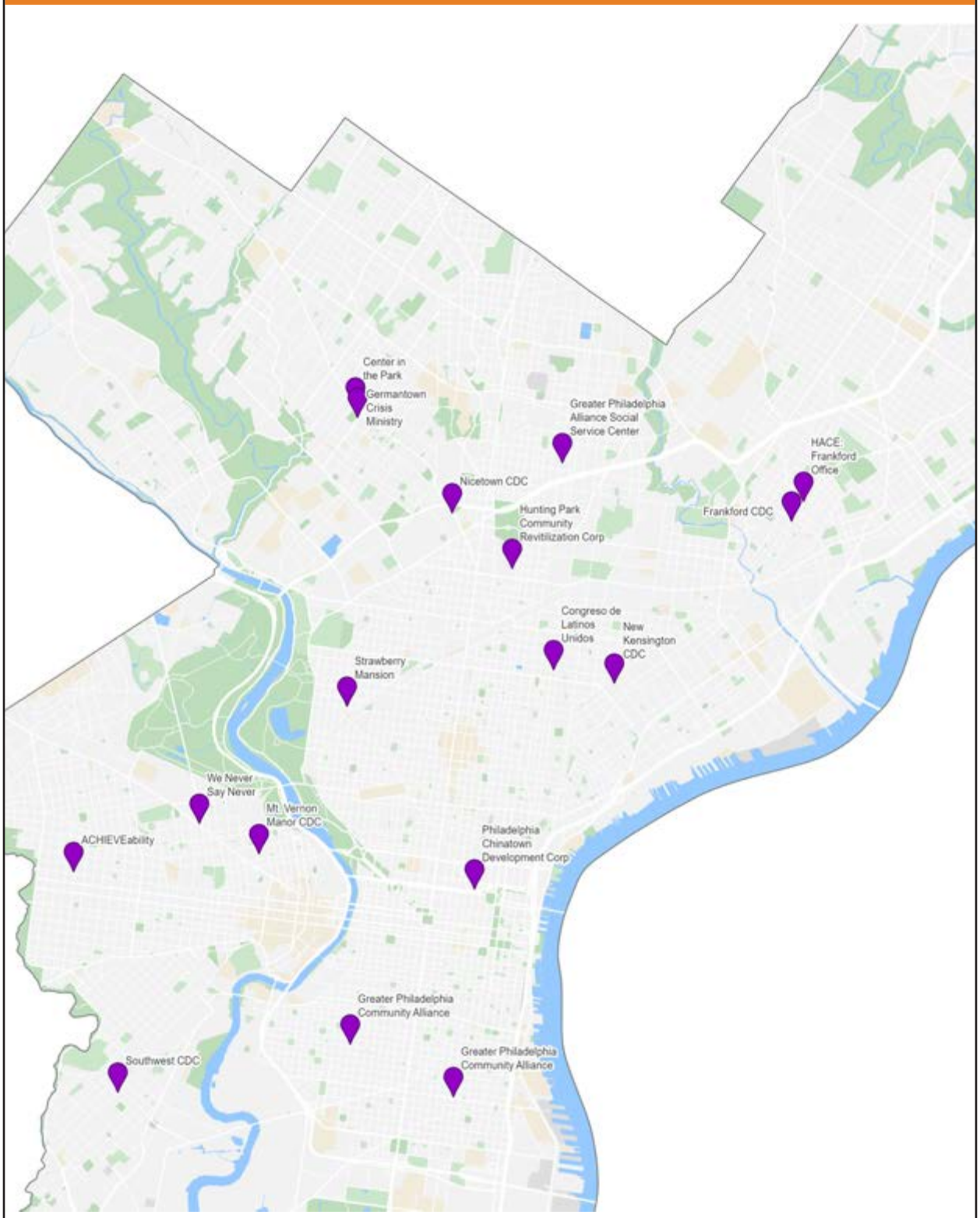
Targeted Corridor Management and Public Services



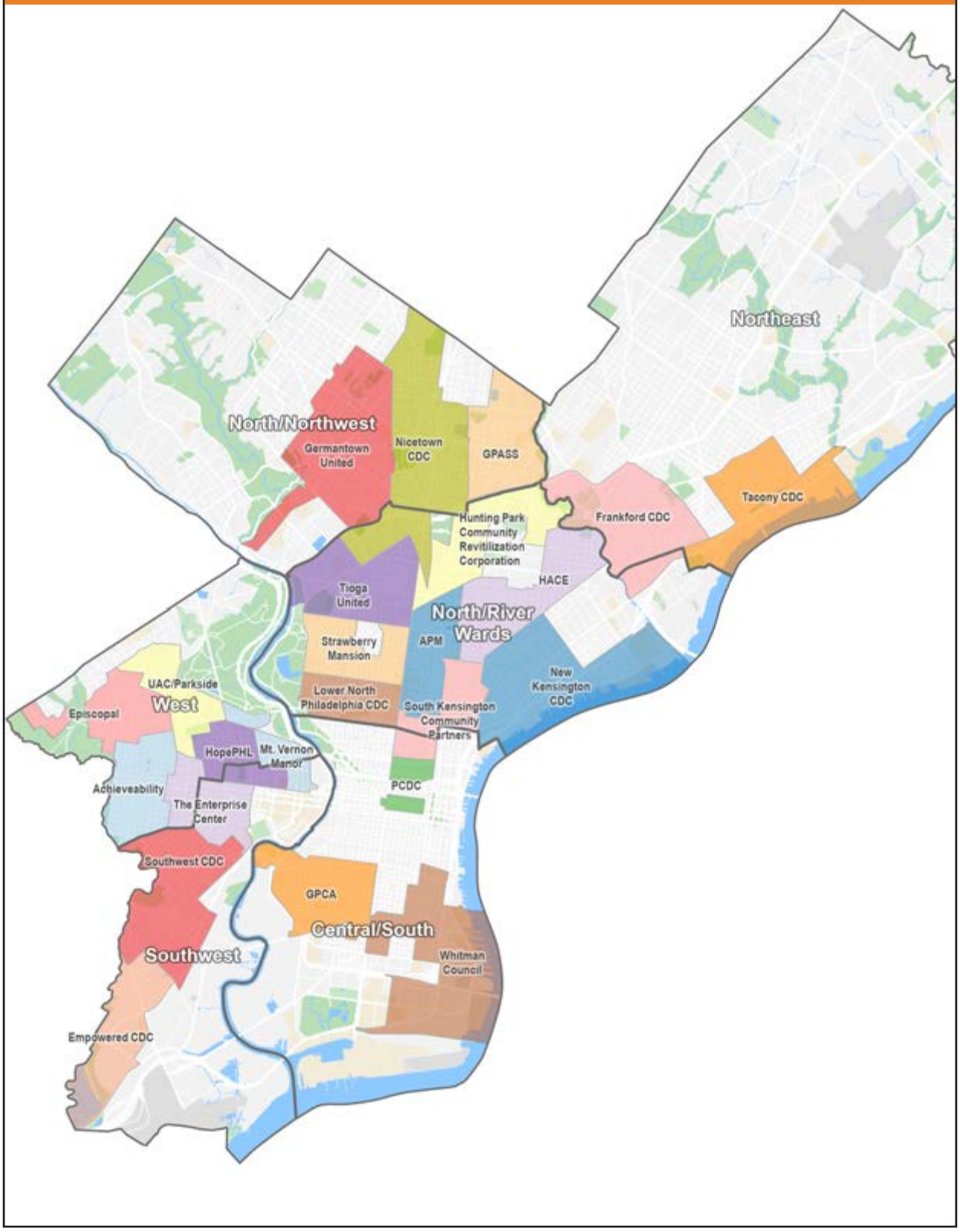
Housing Counseling Agencies



Neighborhood Energy Centers

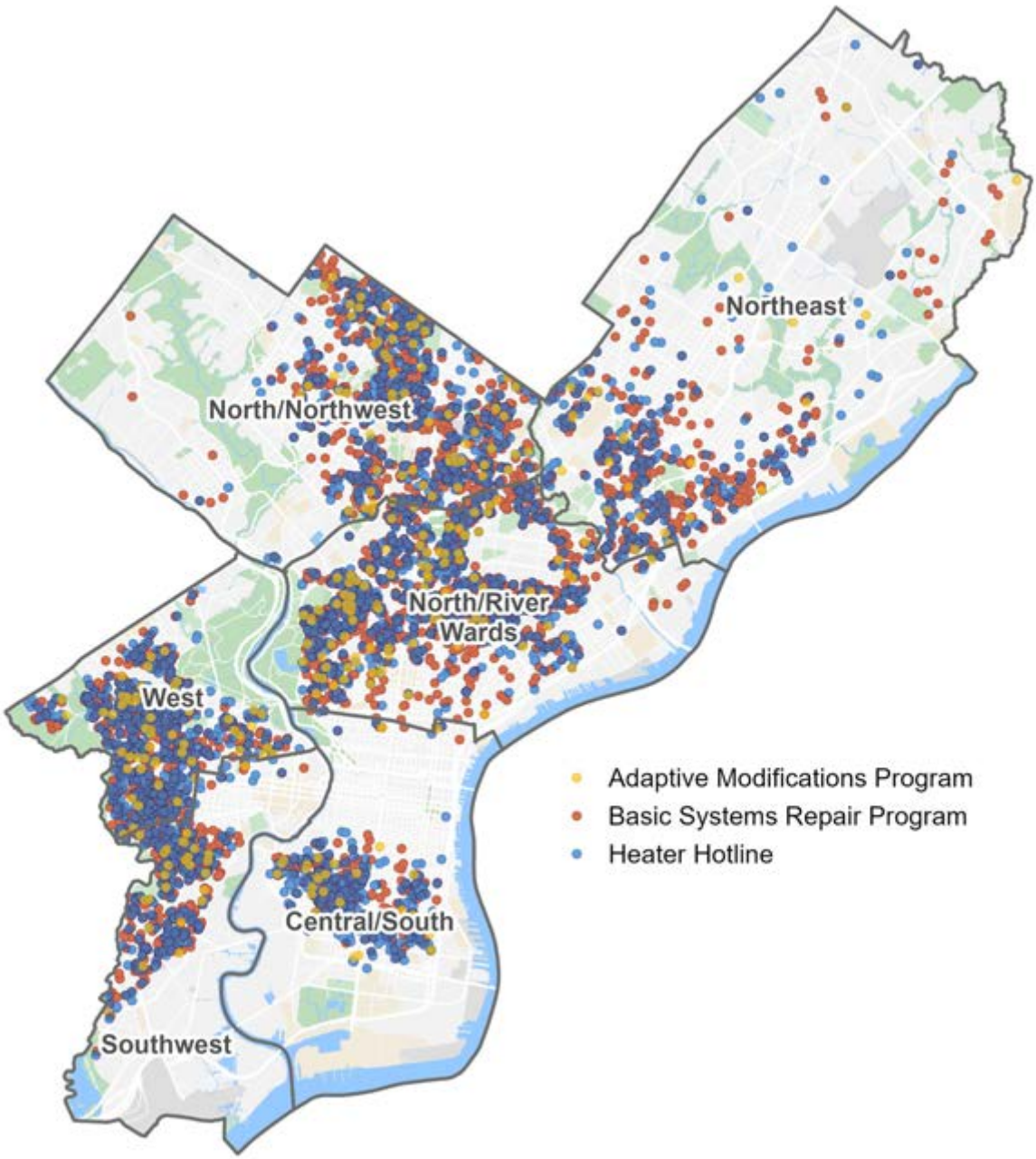


Neighborhood Advisory Committees (NACs) Service Areas

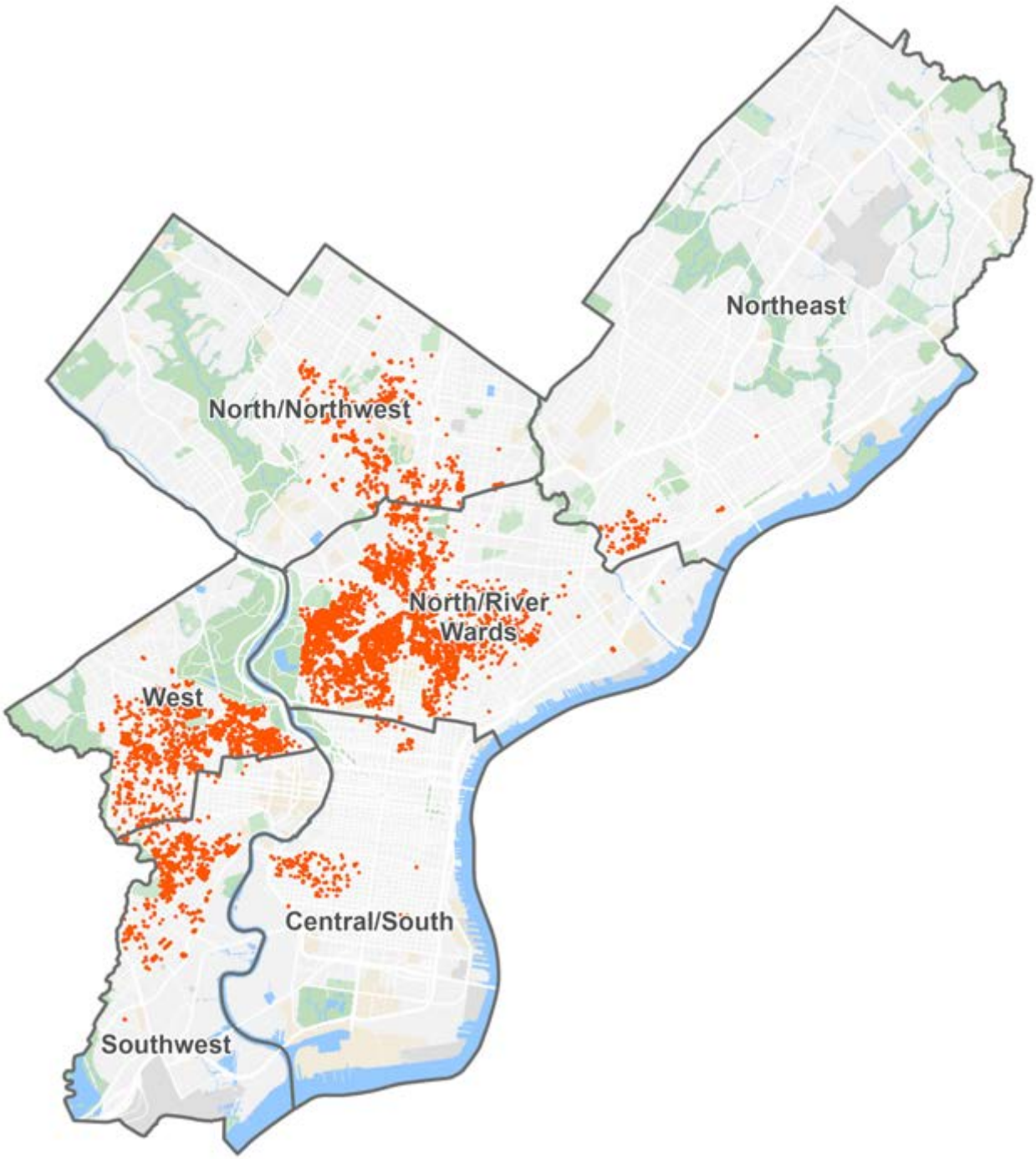


Home Improvement Programs 2025

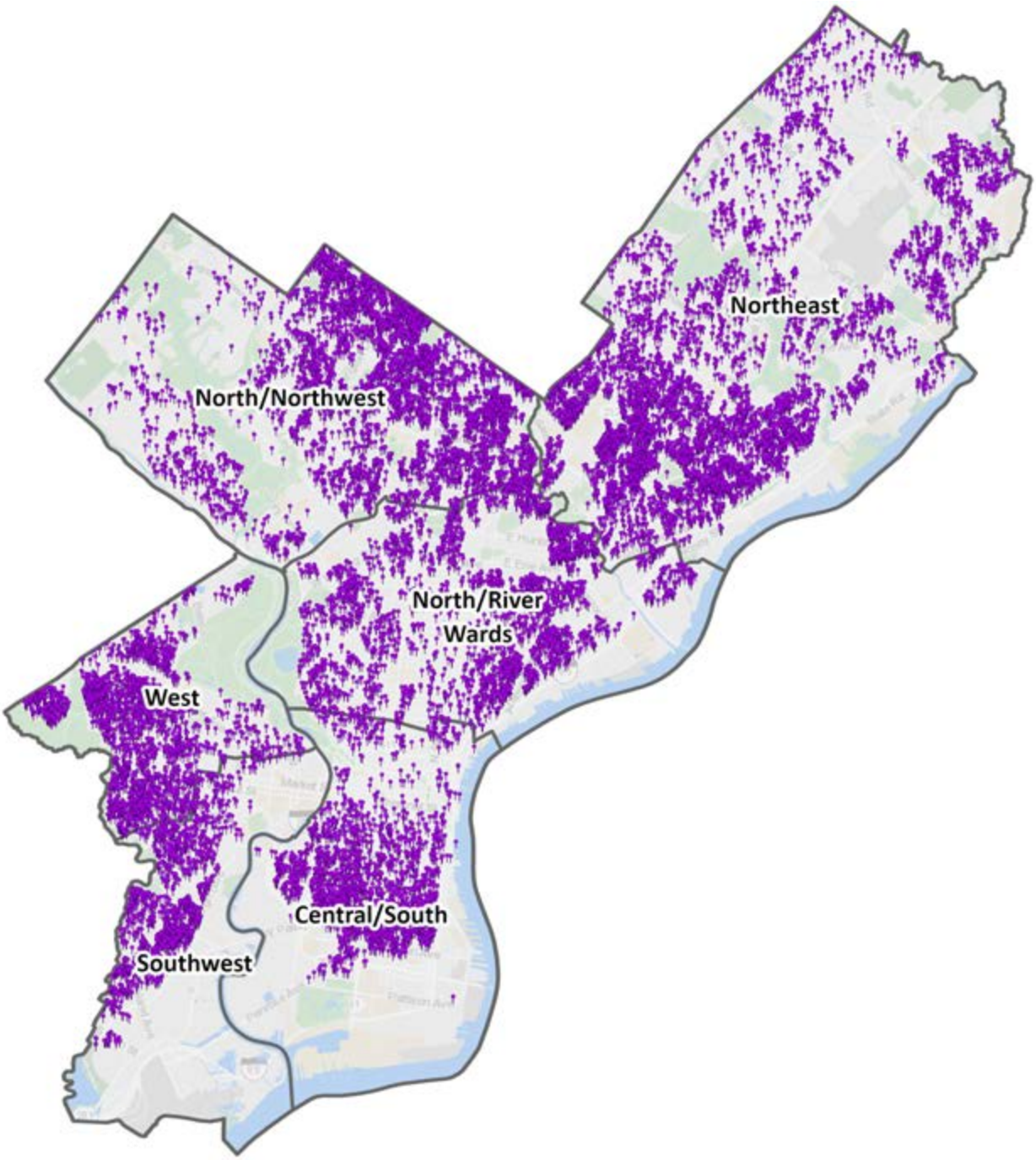
Adaptive Modifications (AMP), Basic Systems Repair(BSRP),5Heater Htline



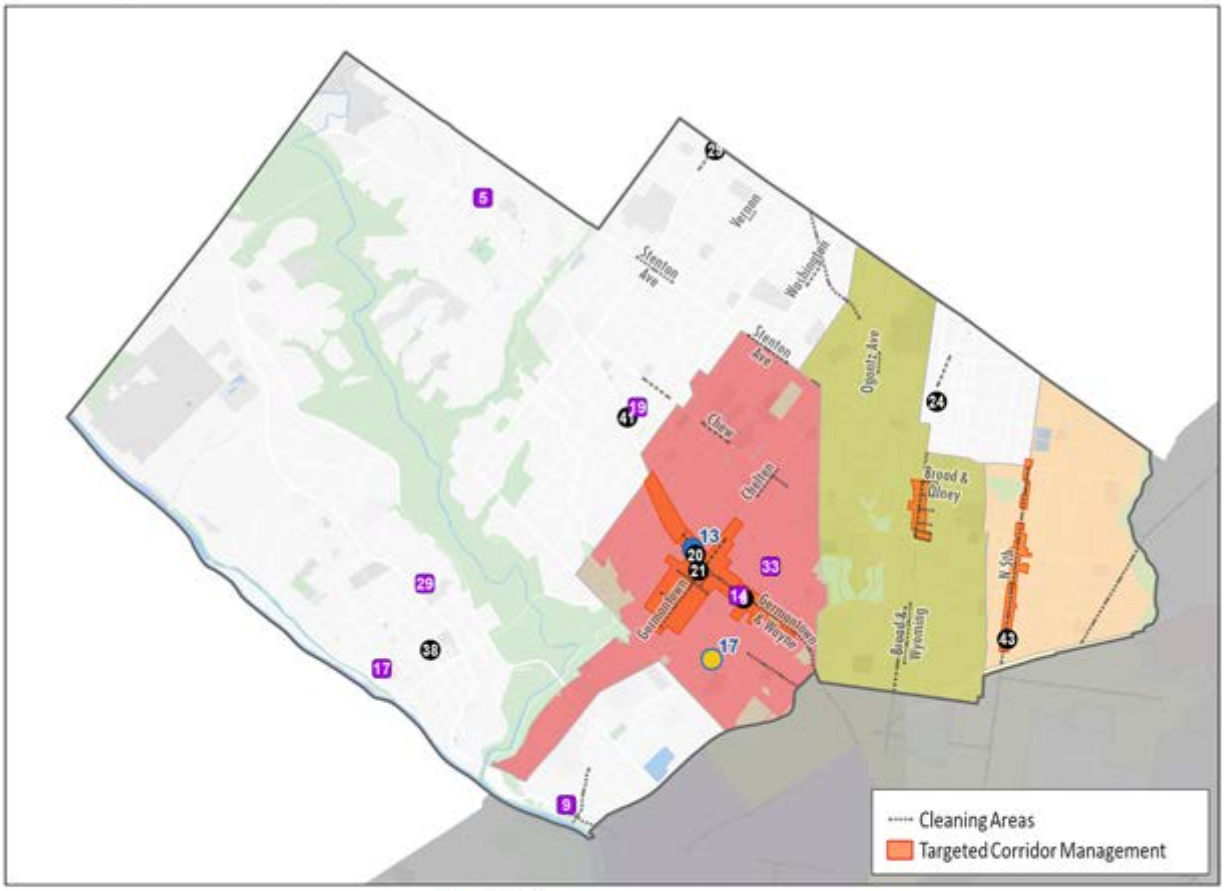
Land Care Parcels Managed by the Pennsylvania Horticultural Society (PHS)



Homes Saved From Foreclosure Since June 2008 through Housing Counseling, Outreach and Legal Support



North/Northwest Activity



Rental
Special Needs
Rental;Special Needs
Rental;Special Needs;Mixed Use
Preservation

HCA, NEC, NAC

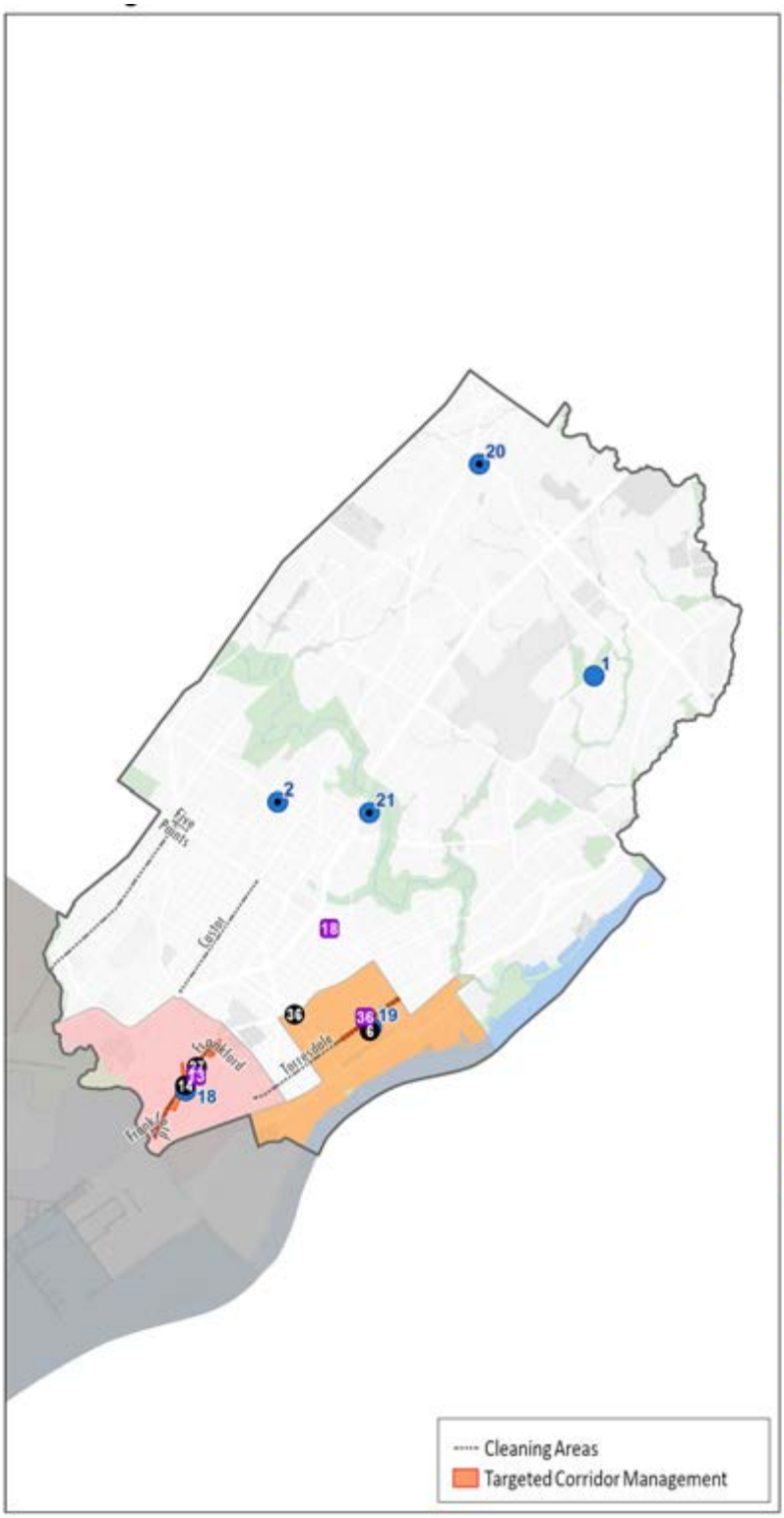
ID	Agency
8	Germantown United
20	Center in the Park
21	Germantown Crisis Ministry
24	Northwest Counseling Service
29	West Oak Lane CDC
38	Intercommunity Action (Senior Center)
41	Mt. Airy CDC
43	Greater Philadelphia Alliance Social Service Center

ID	Project	Units
13	Maple Village	70
17	The Queen Senior Apartments	49

CDC Tax Credit Recipients

ID	Organization
9	East Falls Development Corporation
14	Germantown United CDC
17	Manayunk Development Corp
19	Mt. Airy USA
29	Roxborough Development Corp
33	South Street Head House
5	Chestnut Hill CDC

Northeast Activity



HCA, NEC, NAC

ID	Agency
6	Tacony CDC
14	Frankford CDC
27	HACE: Frankford Office
36	Affordable Housing Centers of PA: Northeast

Rental
Special Needs
Rental;Special Needs
Rental;Special Needs;Mixed Use
Preservation

ID	Project	Units
1	St. Katharine Drexel Place	48
2	Loney/Rhawn	16
18	Frankford Senior Housing Associates (Meadow House Apartments)	50
19	4800 Disston Street	5
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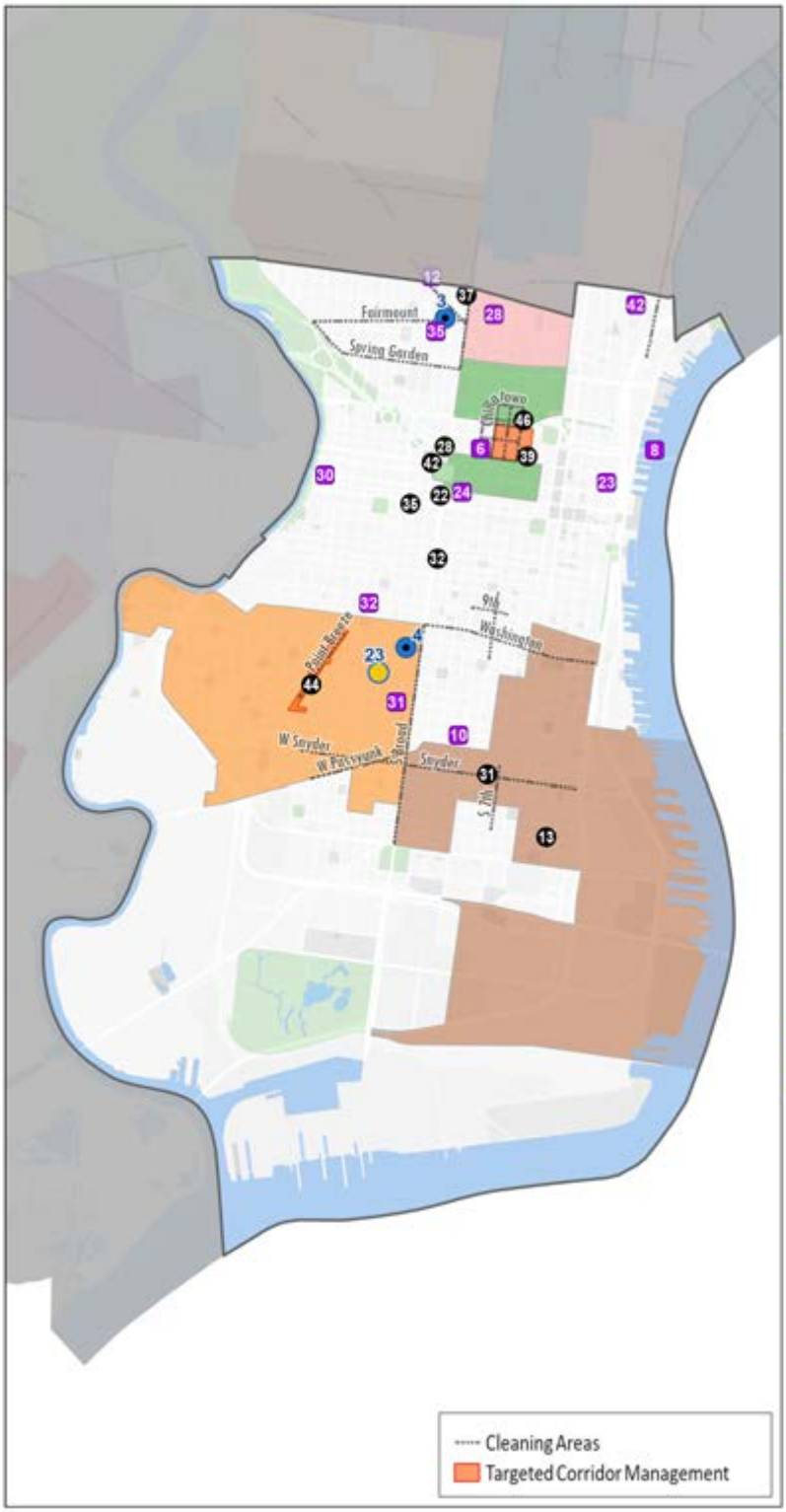
21	Evangelical Senior Housing d/b/a Manor Glen Apts	50

CDC Tax Credit Recipients

ID	Organization
13	Frankford CDC
18	Mayfair BID
36	Tacony CDC

Central/South Activity



HCA, NEC, NAC

ID	Agency
13	Whitman Council, Inc.
22	Tenant Union Representative Network
28	Unemployment Information Center
31	Greater Philadelphia Community Alliance
32	Philadelphia Senior Center
35	Clarifi
37	Affordable Housing Centers of PA
39	Liberty Resources
42	Urban League of Philadelphia
44	Greater Philadelphia Community Alliance
46	Philadelphia Chinatown Development Corp

- Rental
- Special Needs
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

ID	Project	Units
3	Project HOME CDC Preservation	112
4	CATCH-Anna's House	12
23	17th St. Community Corridor Phase I (formerly 17th St. Revitalization)	40

CDC Tax Credit Recipients

ID	Organization
6	Community Design Collaborative
8	Delaware River Waterfront Corp
12	Francisville Neighborhood Development Corporation
10	East Passyunk Avenue BID
23	Old City Community Fund
24	Philadelphia Association of Community Development Corporations
30	Schuylkill River Development Corp
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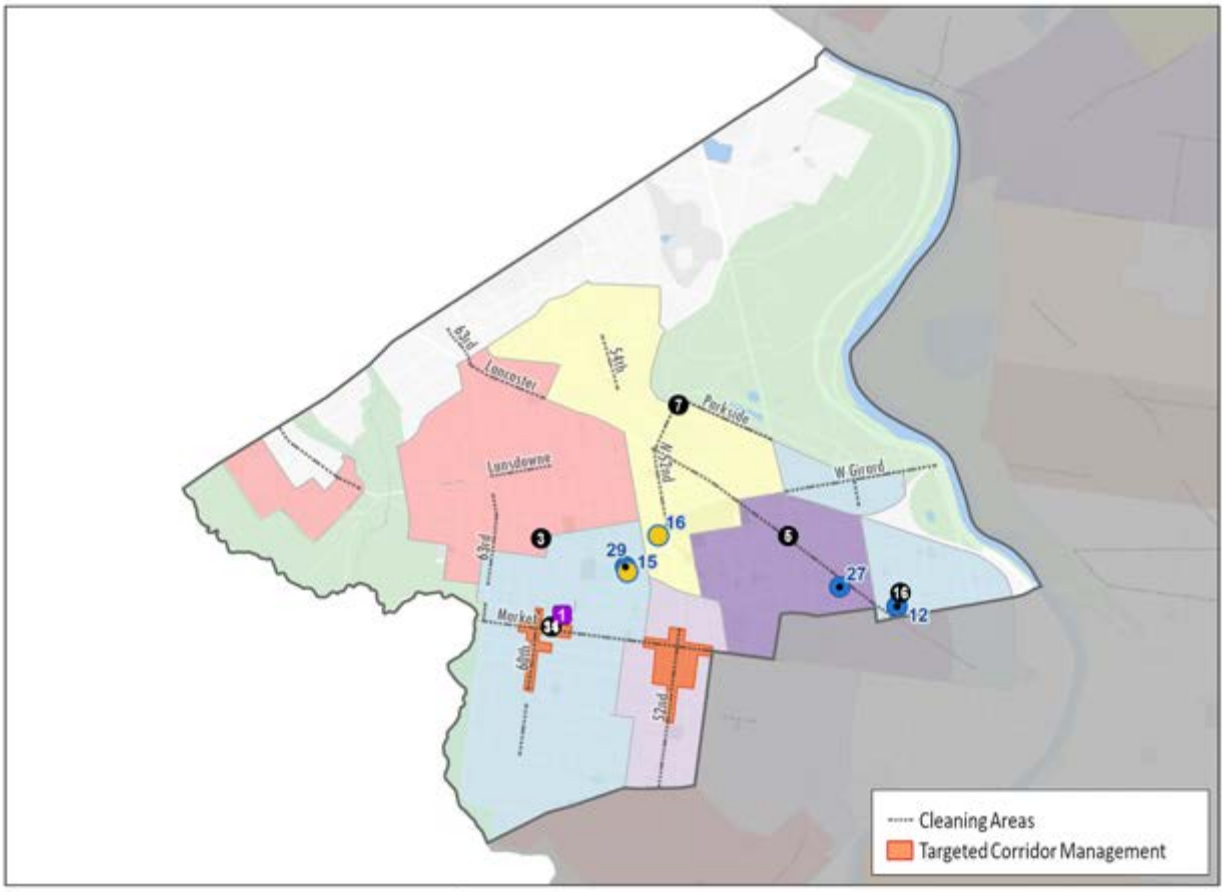
31	SEAMAAC, Inc
35	Spring Garden CDC
42	Northern Liberties BID

West Activity



- Rental
- Special Needs
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

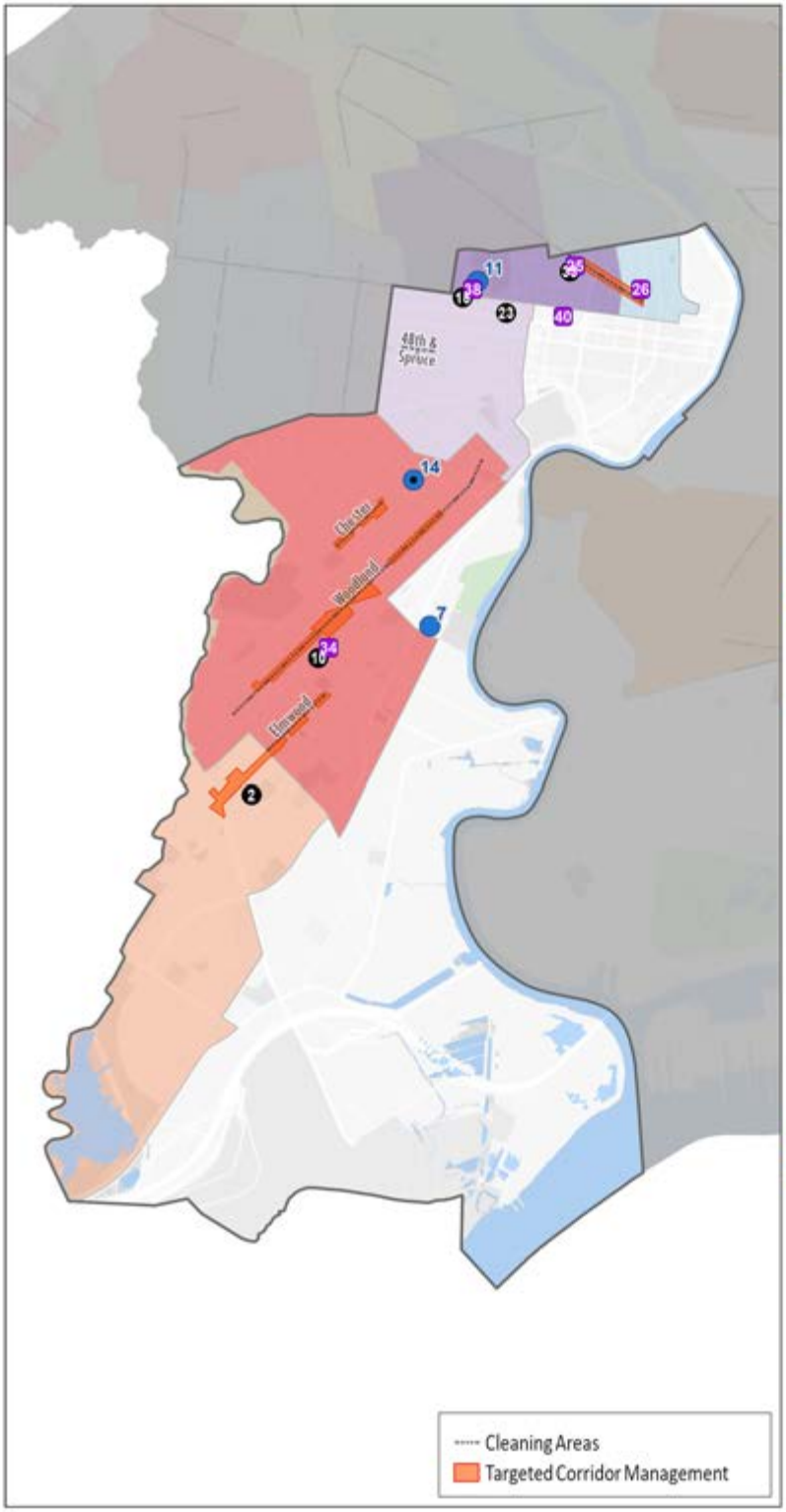
- HCA, NEC, NAC
- CDC Tax Credit Recipients

ID	Agency
3	Episcopal Community Services
5	We Never Say Never
7	UAC/Parkside Association
11	ACHIEVEability
16	Mt. Vernon Manor CDC
34	Affordable Housing Centers of PA

ID	Project	Units
12	Cloisters III	50
15	Linda Lockman King Apartments	33
16	Liberty53: Estelle B Richman Place	31
27	Philadelphia Preservation - Mission First	83
29	Opportunities Towers III	59

ID	Organization
1	AchieveAbility

Southwest Activity



HCA, NEC, NAC

ID	Agency
2	Empowered CDC
10	Southwest CDC
15	The Enterprise Center CDC
23	Intercultural Family Services
33	HopePHL

- Rental
- Special Needs
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

ID	Project	Units
7	Bartram Village I	52
11	Westpark Redevelopment Townhomes Phase I	41
14	Regent Terrace	80

CDC Tax Credit Recipients

ID	Organization
25	People's Emergency Center
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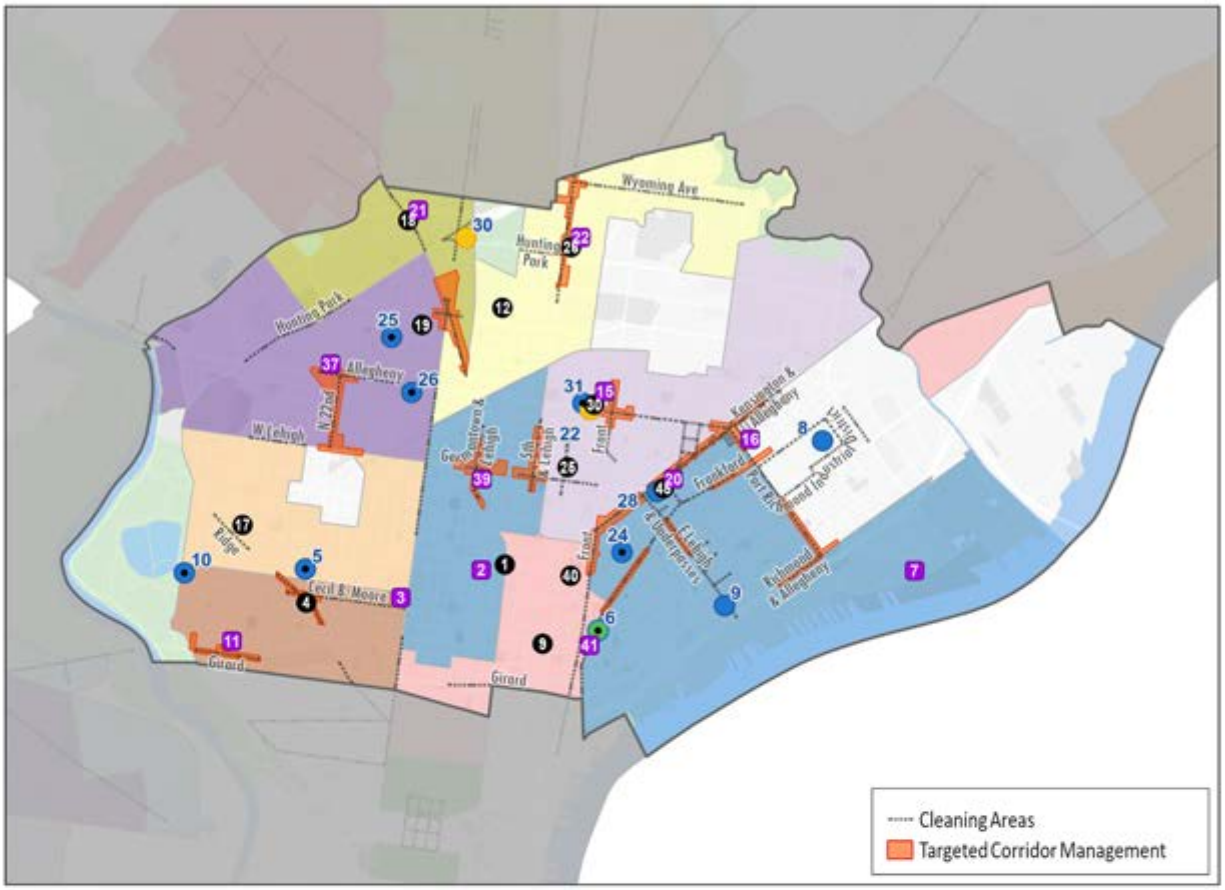
34	Southwest Community Development Corporation
38	The Enterprise Center
40	University City District

Noth River Wards Activity



- Rental
- Special Needs
- Rental;Special Needs
- Rental;Special Needs;Mixed Use
- Preservation

HCA, NEC, NAC

ID	Agency
1	Asociación Puertorriqueños en Marcha
4	Lower North Philadelphia CDC
9	South Kensington Community Partners
12	Hunting Park Community Revitilization Corp
17	Strawberry Mansion
18	Nicetown CDC
19	Tioga United, Inc.
25	Congreso de Latinos Unidos
26	Esperanza
30	HACE: Central Office
40	Norris Square Community Alliance
45	New Kensington CDC

ID	Project	Units
5	Project HOME St. Elizabeth's Recovery Residence	24
6	Neumann North Preservation	67
8	2201 E Tioga Apartments (Sepviva Lofts)	51
9	2640 East Lehigh Ave	36
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22	Hancock Manor	45
24	Coral Street Art House	27
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2	Asociacion Puertorriquenos En Marcha
3	Beech Interplex, Inc
7	Delaware River City Corporation
11	Fairmount Community Development Corporation
16	Impact Services Corporation
15	HACE
21	Nicetown Community Development Corp
20	New Kensington CDC
22	Nueva Esperanza, Inc
37	The Allegheny West Foundation
39	The Village of Arts and Humanities
41	Fishtown BID

Place-Based Strategy Areas

AP-55 Affordable Housing

Introduction

The following one-year goals are part of the City of Philadelphia's Division of Housing and Community Development's *2026-2027 Annual Action Plan.*

Table 10: One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households To Be Supported	
Homeless	674
Non-Homeless	16,201
Special-Needs	1,131
Total	**18,006**

Table 11: One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8,420
Production of New Units	270
Rehab of Existing Units	7,306
Acquisition of Existing Units	2,010
Total	**18,006**

AP-60 Public Housing

Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, subsidizes, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority, operating the largest affordable housing portfolio in Pennsylvania. PHA houses over 80,000 low-income Philadelphia residents and employs approximately 800 staff to deliver services to its clients. PHA is a participant in the Moving to Work ("MTW") Demonstration Program pursuant to the terms of an MTW Agreement with the US Department of Housing and Urban Development ("HUD"), which extends through 2038.

PHA's estimated $621 million budget for PHA Fiscal Year 2027 comes primarily from the federal government. PHA also works in partnership with the city and state governments as well as private investors to provide affordable housing and services to residents.

PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council. PHA works to affirmatively further fair housing, operates its programs and provides services in a non-discriminatory manner and in accordance with applicable federal, state and local statutes and regulations.

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

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

Over the course of PHA Fiscal Year 2027, PHA will continue and expand its multiyear, ongoing initiatives to substantially transform PHA properties and programs, and to support the revitalization of Philadelphia's neighborhoods in partnership with the City, including developing and acquiring new or replacement housing and converting public housing to project-based assistance under HUD's Rental Assistance Demonstration (RAD) program and/or through HUD's Section 18 disposition method. PHA's long-term development strategy focuses on preserving and expanding the supply of affordable housing in Philadelphia, while fully protecting residents' rights, through implementation of its comprehensive "Opening Doors" asset repositioning and property acquisition plan. Current estimates for this multiyear project exceed $6.8 billion. In these efforts, PHA collaborates and coordinated with Mayor Cherelle Parker's Housing Opportunities Made Easy (H.O.M.E.) Plan to build, restore and preserve 30,000 homes.

PHA's goals include preserving and/or redeveloping its existing affordable housing portfolio through asset repositioning, including public housing and Low Income Housing Tax Credit (LIHTC) developments; expanding the supply of new affordable housing units through multifamily acquisitions, new development, the HUD

Restore-Rebuild program (previously known as Faircloth to RAD), innovative partnerships and the use of available financing tools; and, opening doors for PHA residents to enhanced services, educational and economic opportunities and affordable homeownership.

PHA's approach to affordable housing preservation, development and expansion incorporates three broad, interrelated strategies:

- Repositioning Public Housing – The majority of public housing units in Philadelphia are more than a half century old and many scattered site units were built more than a century ago. As such, the public housing portfolio requires substantial new investments or complete redevelopment in order to provide quality housing for current and future residents. In FY 2027 and future years, PHA will continue to reposition the public housing portfolio to project-based assistance to secure the funding needed to preserve and/or redevelop aging housing sites, as well as to provide a more secure and stable funding platform that is capable of sustaining affordable housing over the long-term.
- Developing/Acquiring New Affordable Housing – Increasing the supply of affordable housing is of critical importance to the future of Philadelphia in light of rapidly increasing housing costs, neighborhood gentrification and other market factors that have created enormous housing cost burdens, increased evictions and exacerbated homelessness among low-income families and individuals. Utilizing MTW flexibility (including MTW Local Non-Traditional tools), the Restore-Rebuild program and/or creative use of the financing tools discussed below, PHA is focused on expanding affordable housing production and acquiring existing multifamily properties wherever feasible as part of public housing redevelopment, neighborhood-wide transformation or other partner or PHA-sponsored projects.
- Expanding Long-Term Rental Assistance – PHA has significantly increased funding for long-term operating subsidies to newly developed or existing housing developments. Long-term rental assistance provided through the Unit Based Voucher program is a critically important component of PHA's efforts to preserve and expand affordable housing and reduce housing cost burdens for low-income renters.

To support these interrelated strategies, PHA creatively utilizes its funding to leverage other funding and all available financing and programmatic tools including the following. FY 2027 projections are preliminary and subject to change.

- HUD's Rental Assistance Demonstration (RAD) Program - RAD is a significant component of PHA's efforts to reposition public housing and convert it to Section 8 project-based assistance. Under RAD, the right of existing residents to return to newly constructed or rehabilitated housing is guaranteed and one-for-one replacement of all public housing units is required. The RAD program also incorporates two important features which PHA utilizes to expand the supply of affordable housing: 1) Restore-Rebuild, through which PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing units using that authority and then convert the public housing to project-based assistance; and 2) "Transfer of assistance" through which PHA is able to transfer subsidies from long-

term, vacant and distressed public housing scattered site units to newly developed projects covered by project-based assistance contracts. As of the end of FY 2026, PHA has closed on ~3,900 units under RAD, with over 6,900 in the active planning stages for FY 2027 and beyond.

- Low Income Housing Tax Credits (LIHTC) through the Pennsylvania Housing Finance Agency (PHFA) and other tax credit programs authorized by the federal or state government which support private investments to finance RAD and/or other development activities conducted by PHA and its development partners.
- Special Grant Programs such as HUD's Choice Neighborhoods Planning and Implementation (CNI) grants which provide funding to support the transformation of public housing developments into newly revitalized mixed-income communities with supportive services and neighborhood amenities. To date, PHA has received three (3) CNI Implementation grants (Sharswood, Norris, Bartram Village) and three (3) CNI Planning grants (Sharswood, Bartram Village, Harrison Plaza).
- PHA's Unit Based Leasing and Development (UBV) Program provides long-term rental assistance for multifamily housing developments and ensures that rents are affordable for low-income families by capping tenants rent at 30% or less of adjusted household income. The UBV program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.
- Tax Exempt Revenue Bonds issued by PHA support long term project financing for development, rehabilitation and acquisition projects.
- Tenant Protection Vouchers provide replacement housing vouchers that can be project-based in connection with HUD Section 18 dispositions of public housing

Summary highlights of PHA's ongoing and planned affordable housing preservation and development initiatives are included below. Note that projections for unit counts, financing sources and development timetables are subject to change based on planning activities, interest rates, funding availability, regulatory agency approvals and other factors.

Sharswood/Blumberg - The $620 million Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is nearing completion. 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 expanded the scope of the project to include a total of 1,216 rental units and 264 homeownership units. As of March 2026, a total of 1,169 units have been completed (1,005 rentals and 164 homeownership). Planning and construction of the remaining units will continue in FY 2027.

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. A Phase 2 environmental review is underway for the planned neighborhood "Peace Park"; design and regulatory approval are underway for the International Market retail hub; and construction is nearing completion on the new PHA Logistics Center located within the Choice target area.

Scattered Sites - PHA's preservation strategy includes the conversion of all scattered site public housing units to the PBV program along with performing unit repairs and upgrades to improve conditions and ensure long-term viability. Following HUD approval of PHA's Section 18 disposition applications, rehab and conversion of the first phase involving approximately 1,042 units in AMPS 901, 902 and 903 was substantially completed in FY 2026. Planning is underway for rehab and conversion of approximately 1,200 units in AMPS 905, 906 and 907, which is slated to occur in FY 2027.

Westpark Apartments - PHA and development partners are undertaking the complete redevelopment of the 11+ acre, 327-unit West Park Apartments public housing development into a mixed-income, mixed use neighborhood of choice. The overall $500 million plan is 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.

Following PHFA's award of a 9% and two 4% LIHTC volume cap allocations, Phase I consisting of 327 units closed in December 2025. PHFA's direct allocation of a tax credits volume cap allowed PHA to issue the bonds for the project and represents the first time PHFA made such an allocation directly to the agency. Phase I construction has begun and will continue throughout FY 2027. Phase II is currently under design. PHFA also made a 9% LIHTC award for Phase II, and PHA plans to submit for a 4% LIHTC allocation.

Fairhill Apartments - The redevelopment of Fairhill Apartments, a distressed 264-unit public housing development located in North Philadelphia, will continue in FY 2027. Phase I and II of PHA's ~$232 million master plan for the site involve 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 Hartranft Community Center. Phase III includes an off-site phase for which PHA has acquired vacant parcels on the surrounding blocks to build 84 additional new construction town homes, including 10 affordable homeownership units.

PHFA awarded 4% LIHTC for Phases I and II, and the financial closings for both phases occurred in December 2025, with construction scheduled to begin in FY 2027. Design work has commenced for the rental and homeownership components. With $3M in City funding, the Hartranft Community Center rehab was completed and a grand opening held in March 2025.

Harrison Plaza - HUD awarded PHA a $500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development of a comprehensive Transformation Plan for Harrison Plaza Low-Rise and the surrounding Yorktown neighborhood. PHA has selected a development partner and, in FY 2026, submitted a draft Transformation Plan that was subsequently accepted by HUD. The overall plan has an estimated ~$263 million budget and will build on and complement the successful redevelopment of the existing Harrison Plaza Senior Tower which was converted to PBV under the RAD program and has been fully reoccupied. In

March 2026, PHA submitted an application to HUD for a competitive Choice Neighborhoods Implementation Grant, which is currently under review. In FY 2027, PHA will continue to advance the redevelopment efforts envisioned under the Transformation Plan.

Bartram Village - PHA continues to work with the community and development partners to implement a $336 million Choice Neighborhoods Transformation Plan for Bartram Village and the Kingsessing neighborhood that will replace the existing 500 distressed units with approximately 688 mixed-income rental and affordable homeownership units on and off-site. Replacement housing is planned for all rental phases including approximately 80 scattered site PHA-owned units. A series of targeted neighborhood improvements, economic development and resident supportive services will be implemented in tandem with the housing development program.

As previously reported, HUD awarded a $50 million Choice Neighborhoods Implementation grant and PHFA made a 9% LIHTC for Phase I to support the redevelopment effort. As of March 2026, Phase I off-site construction is underway and will continue through FY 2027. Rehab work was completed for the scattered site replacement units and are currently awaiting HUD approval. Phases II-V on-site contracts have been awarded and are currently in design.

Acquisition of Multifamily Properties for Affordable Housing – PHA plans to continue to acquire existing multifamily developments in FY 2027 as part of its efforts to expand its affordable housing portfolio. Acquisition of existing multifamily properties allows PHA to increase the supply of affordable housing expeditiously and at a significantly lower cost per unit than new development. Over the course of FY 2025 and 2026, PHA acquired a total of 1,715 housing units at eighteen (18) existing multifamily developments. Additional acquisitions are planned for FY 2027.

Citywide Development - PHA continues to be a catalyst and major funder for the expansion and preservation of affordable housing throughout the City. As a significant component of these efforts, PHA currently provides or has committed to providing long-term operating subsidies to approximately 5,800 housing units at multifamily developments throughout the City utilizing the Unit Based Voucher (UBV) Program. Subject to development schedules and other factors, PHA plans to enter into commitments for UBV assistance to over 5,000 additional units in FY 2027.

PHA also continues to administer a large Housing Choice Voucher Program serving over 22,000 households including households occupying UBV units referenced above. In tandem, PHA operates the Housing Opportunity Program (HOP), which assists voucher participants with securing housing in higher opportunity areas. The overall goal of HOP is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City. Vouchers may be utilized for rental or homeownership housing, based on participant eligibility. Participants are provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas. PHA's adoption of payment standards based on HUD's Small Area Fair Market Rents supports voucher holder housing search efforts by providing higher subsidy levels in opportunity areas.

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

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

Examples of initiatives in which residents play a significant role within the planning process include:

- As a matter of agency policy, PHA involves residents extensively in all development and asset repositioning initiatives including planned conversions under the RAD program for conventional, scattered sites and PAPMC public housing; redevelopment planning for Westpark, Sharswood/Blumberg, North Central/Norris and other sites; and development of the Bartram Village/Kingsessing, Westpark/West Philadelphia and Harrison Plaza/Yorktown Transformation Plans. As an example, in early 2025, PHA and the Resident Advisory Board conducted a two-day symposium for resident leaders focusing on asset repositioning, RAD conversions and related topics. In FY 2027, PHA will continue to meet with both citywide resident leaders and site-based resident councils to educate and inform residents about planned RAD conversions and other matters of interest.
- On an ongoing basis, PHA works with the citywide Resident Advisory Board to link residents to job training, employment and business development opportunities. PHA's Section 3 Job Bank initiative helps ensure that contractors have continuous access to a pool of interested residents who are ready and able to take advantage of job opportunities. The Section 3 Job Bank is a popular and productive source of economic opportunity for residents. The Section 3 Resource Center and Section 3 Entrepreneurship Fellowship are two of PHA's most impactful initiatives to better-connect residents with employment/business opportunities with PHA and contractors. Since 2021, the Section 3 Resource Center has operated a PHA Entrepreneurship Fellowship, providing individualized support to twenty residents during a six-month entrepreneurship pathway to starting, creating, building, or sustaining their business model/plan. To date, over $276K in business start-up funds have been distributed to program graduates. In addition, the Entrepreneur in Residence initiative offers an advanced opportunity for residents who have completed the Entrepreneurial Fellowship program and are eligible to participate in a twelve-month intensive program focused on business growth and scaling. Since its inception, this advanced program has distributed over $200K to program participants.
- From 2020 to 2023, PHA worked with the citywide Resident Advisory Board to develop strategies to respond to the pandemic including expanding access to testing and vaccines; developing new policies and procedures for contactless transaction processing

(recertifications, occupancy changes, etc.); modifications and enhancements to building maintenance and community area protocols; and initiatives to expand internet access and virtual programming to facilitate at home learning for youth and other supportive services.

Initiatives that provide residents with affordable homeownership opportunities include:

- PHA continues to implement affordable homeownership initiatives to expand housing choice and increase the number of first time, low-income homebuyers. The Opening Doors to Affordable Homeownership initiative consolidates PHA's existing HUD-approved Section 5h Homeownership Program, Housing Choice Voucher (HCV) Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling support under the management of PHA's Homeownership Unit. This initiative expands PHA's existing programs to incorporate new types of assistance including lease-purchase and down payment assistance options.
- Under the existing Section 5h program, PHA assists current public housing residents of scattered site units to purchase their own units. The program, which phased out in FY 2026, helped over 280 PHA residents to purchase their homes. As scattered sites are converted to the Project-Based Voucher (PBV) program, residents are eligible to participate in PHA's existing HCV Homeownership program, which allows current voucher participants to utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a fifteen (15) or thirty (30) year period. To date, over 800 HCV participants purchased a home through this program.
- PHA and partners have also developed affordable homeownership units as part of major redevelopment projects at Sharswood/Blumberg, North Central/Norris, Greater Grays Ferry and other neighborhoods. Homeownership units are also planned as part of the Bartram Village redevelopment initiative.
- PHA also continues to participate in the "Turn the Key" program, which is part of the City's Neighborhood Preservation Initiative to build more than 1,000 new, energy-efficient, three-bedroom homes on publicly owned land. Residents that are part of PHA's homeownership pipeline are encouraged to enroll in the program so that they can compete for Turn the Key units. PHA residents receive first preference for any homeownership units that are built on land which PHA transferred to the City Land Bank and will be eligible for PHA grants up to $50,000 and City grants up to $25,000.

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

N/A

Table 12: PHA FY 2026 Planned Activities

Site/Program	Description	PHA FY 2026 Planned Activity
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 Plan calls for development of 1,500 units of mixed-income housing, including affordable rentals and homeownership units, of which 576 rental units and 29 Homeownership units have been completed. An additional 659 rental units and 236 homeownership units are currently under construction or about to start construction. 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.	PHA projects that all planned housing and homeownership units will be completed or substantially completed in FY 2025. PHA will also continue to support after school and supportive service programming for low-income youth attending the Big Picture Philadelphia High School located in the Vaux Community Building.
Fairhill Apartments	Fairhill Apartments is a distressed 264-unit public housing development from which all residents have been successfully relocated. PHA's master plan for the site involves demolishing and replacing all of the 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. Phase III includes an off-site phase for which PHA is in the process of acquiring vacant parcels on the surrounding blocks to build 85 additional new construction townhomes, including 10 affordable homeownership units.	PHA projects that financing plans will be finalized for Phases 1 and 2, demolition will be substantially completed and construction activity will commence.

Site/Program	Description	PHA FY 2026 Planned Activity
Westpark Apartments	Following an intensive community engagement and planning process, PHA is undertaking the complete redevelopment of the 11+ acre, 327-unit Westpark Apartments public housing development into a mixed-income, mixed use neighborhood of choice. In FY 2024, PHA's Board approved the selection of development partners LMXD and MSquared and overall plan to develop a total of 1,000 mixed-income units, including renovation of three existing tower buildings and development of ground floor commercial spaces. Extensive site reconfiguration and infrastructure improvements will be done. PHA also applied for a competitive CNI Implementation grant for Westpark in FY 2024 which is awaiting HUD action.	PHA will continue to plan for the redevelopment financing and design and anticipates that the first phase of construction may commence in late FY 2025.
Bartram Village	PHA is working with the community and development partner, Pennrose Properties, to implement a Choice Neighborhoods Transformation Plan for Bartram Village, which will replace the existing 500 distressed units with over 600 mixed-income rental and affordable homeownership units on-site and at a nearby off-site parcel. 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 the Pennsylvania Housing Finance Agency awarded a 9% LIHTC for offsite Phase 1.	PHA anticipates that the first phase of construction at Bartram will commence in FY 2025 and that Phase 2 financing will be finalized.
Harrison Plaza	PHA completed the redevelopment of the existing Harrison Plaza tower into a senior preference building in FY 2024. The building was converted to PBV under the RAD program and has been fully reoccupied. This milestone represents the first phase of a redevelopment plan for the entire Harrison Plaza site. HUD awarded PHA a $500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development a comprehensive Transformation Plan for Harrison Plaza and the surrounding Yorktown neighborhood.	In FY 2025, PHA will continue the planning process for redevelopment of Harrison Plaza and the surrounding Yorktown neighborhood and identify a development partner. PHA also plans to apply for financing for the first phase of redevelopment.

Site/Program	Description	PHA FY 2026 Planned Activity
Rental Assistance Demonstration	Through RAD, PHA is able to convert public housing assistance to project-based assistance and to expand assistance through Faircloth to RAD. Overall, PHA projects that 2,162 units at existing public housing sites, new transfer of assistance and Faircloth to RAD sites will have closed under the RAD program by the end of FY 2024.	PHA plans to undertake RAD conversion of at least an additional 4,474 public housing units in FY 2025 and future years.
Public Housing Development	Working with partners, PHA continues to support the development of new public housing units. Most or all of these newly developed units will convert to project-based assistance through Faircloth to RAD at the time of completion or later.	PHA will continue to collaborate with partners to develop 12 new public housing developments with a total of 555 units.
Unit Based Vouchers (UBV)	The UBV program provides long-term, project-based rental assistance for low-income households. UBV developments include both new and existing buildings, and many serve special needs populations and provide supportive services.	PHA plans to enter into UBV contracts for an additional 1,380 units, which includes planned RAD conversions and other development initiatives. On an ongoing basis, PHA plans to provide UBV subsidies to approximately 5,243 affordable housing units.
Scattered Sites	PHA's preservation strategy includes the conversion of approximately 3,700 scattered site public housing units to the PBV program in tandem with performing unit repairs and upgrades to improve conditions and ensure long-term viability. The first phase involves approximately 1,200 units in AMPS 901, 902 and 903 for which PHA plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend. Following HUD approval, PHA will transfer ownership to a PHA affiliate; apply for HUD Tenant Protection Vouchers (TPV) as applicable; and, convert to one or more long-term Section 8 Housing Assistance Payments contracts.	PHA plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend for the first phase of scattered sites units in FY 2025, subject to Board approval. Second phase approval(s) will proceed in late FY 2025.

AP-65 Homeless and Other Special Needs Activities

Introduction

The activities described in this section respond to the Year 52 objective of preventing homelessness by keeping people housed.

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

The Office Homeless Services (OHS) collaborates with nonprofit housing and service providers and municipal, state, and federal government entities to create the City's homelessness response system. Currently, based on the 2024 Housing Inventory Count and data from eSNAPS, the Philadelphia Continuum of Care includes an inventory of: 88 emergency housing facilities for singles and families with a total capacity of 3,971 beds; 21 transitional housing programs with 536 beds; and 140 Permanent Supportive Housing programs that account for 6,411 beds. The Mayor of Philadelphia signed an executive order to end street homelessness in Philadelphia and set a goal of creating 1,000 new shelter beds.

OHS provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-recurring in the city. In Year 52, OHS will continue to provide homelessness prevention and diversion, emergency housing, transitional and rapid rehousing, permanent supportive housing, case management, supportive services, emergency response, service days, food and commodity distribution to contracted emergency housing facilities and soup kitchens.

OHS will continue to utilize a 24-hour per day, 365 days per year centralized housing crisis triage and assessment approach to provide diversion, prevention, and intake to short-term (emergency and transitional) housing to resolve immediate housing crises.

OHS will continue to expand its services for youth-focused access point Valley Youth House has been operating since 2018. In addition, in 2023 new Mobile Assessment Teams were added to provide young adult participant access to the CEA-BHRS process. It was created with the purpose of expanding capacity of street outreach teams to provide participant access to permanent housing options.

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

intervention that combines non-time-limited affordable housing for people with disabilities with wrap-around supportive services.

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

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

The Office of Homeless Services works in collaboration with the City's housing entities, primarily DHCD and the Philadelphia Housing Authority (PHA), and the other members of the Mayor's Health and Human Services Cabinet, which includes the Department of Behavioral Health and Intellectual DisAbility Services (DBHIDS), the Department of Human Services (DHS), the Department of Public Health (DPH), and the Mayor's Office of Community Empowerment and Opportunity (CEO).

In January 2026, OHS conducted the Point-in-Time Count (PIT). We did a full count, which included street canvassing, conducting a survey with willing participants and tally sheets. We distributed care products to ensure the health and safety of all participants based on CDC, HUD, and local guidelines. The results from the 2026 PIT Count was submitted on April 30, 2026.

The City also maintains goals and undertakes activities to serve the housing and supportive service needs of non-homeless populations who require supportive housing. One of the 13 goals identified in the Strategic Plan (SP-45) is to reduce homelessness and expand special needs housing opportunities. Strategies for doing so are found in this section and more specific activities are found in the Projects (AP-35) portion of the Plan.

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

Year 52 Goal:

- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located and provide 1,150 Service Actions.

Philadelphia coordinates street outreach to individuals experiencing homelessness through the Outreach Coordination Center, in collaboration with providers such as Project HOME, Horizon House, Pathways to Housing PA Inc., and other local nonprofit organizations. DBHIDS funds and oversees Philadelphia's Street Outreach activities. Quarterly, a collaborative outreach committee brings together all outreach teams, including those for youth, with key stakeholders such as the Center City District and the Philadelphia Police Department to coordinate efforts.

In addition to quarterly street counts, citywide street outreach efforts include 24-hour, 365-day hotline and dispatch to ensure outreach presence on the streets and walk-in services. Street outreach teams locate and engage individuals, encouraging them to accept services, treatment, and housing.

Outreach teams regularly coordinate with and link individuals to shelter, mental health crisis systems, the courts, medical care, and the U.S. Department of Veterans Affairs (VA), as needed. In collaboration with DBHIDS, the Department of Public Health, and law enforcement, the Office of Homeless Services is streamlining the City's approach to outreach and engagement. The goal of this approach is to increase uniformity in response across agencies, focus on housing placements and increase visibility in "hot spots," areas with large populations of people experiencing homelessness. OHS also increased outreach in the geographic area hardest hit by the opioid crisis.

Outreach has access to a van that accommodates wheelchairs and access to the City's "language line" translation system for those who are not English Language proficient. Additionally, the outreach van is used to provide emergency services and connect people experiencing homelessness to shelters during extreme low-temperature weather conditions as part of Philadelphia's "Code Blue" protocol.

In early 2026, Mayor Cherelle Parker, the Mayor of Philadelphia, signed an executive order to end street homelessness in Philadelphia and set a goal of creating 1,000 new shelter beds.

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

Year 52 Goals:

- 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%.

In 2026-27, the City of Philadelphia will provide short-term housing (emergency and transitional) for vulnerable people to resolve an immediate housing crisis. Case management assistance will assist the household with obtaining appropriate permanent housing. The City will utilize funds from the Emergency Solutions Grant, City General Funds, and the state Homeless Assistance Program to support emergency shelter activities. The State Homeless Assistance Program and Continuum of Care (CoC) Program funds will support transitional housing activities.

The Philadelphia CoC's emergency and transitional housing system is structured to accept all subpopulations of people that are experiencing homelessness, in addition, there are facilities specifically designated for survivors of domestic violence, individuals and families in recovery from substance use disorder, young adults ages 18-24, and Veteran households. Emergency housing provides short-term accommodation for individuals and families to resolve an immediate housing crisis, assess level of need, and provide case management assistance in obtaining appropriate housing. Transitional housing helps households move toward self-sufficiency by providing supported semi-independent living for a period of up to 24 months.

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Year 52 Goals:

- Move 150 households experiencing homelessness into permanent housing.

In 2026-27, funding sources including CoC Program, ESG, Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (HUD-VASH), RHY, PATH, and others will assist individuals and families experiencing homelessness in transitioning to permanent housing and independent living.

Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Based on the 2025 Housing Inventory Count, Philadelphia had 6,411 permanent housing beds, with 1,192 dedicated to chronically homeless individuals. This includes both permanent supportive and rapid re-housing beds. All households receiving rapid re-housing assistance are encouraged to pay up to 30% of their income towards their rent and utilities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Year 52 Goal:

- Prevent 250 very low-income households from experiencing homelessness.

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

1) working with the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Philadelphia Department of Corrections' Office of Reentry, DHS, and the

Philadelphia Department of Public Health (PDPH) to improve coordination between systems and assist in the identification of need and creation of housing models for target populations;

2) administering employment programs such as day wage and temporary employment programs in partnership with the City's Office of Children and Families and the Office of Workforce Development; and
3) partnering with non-profits specializing in youth, education, and employment needs to help participants achieve housing stability.

In Year 52, Philadelphia will continue to work with extremely low-income individuals and families to help them avoid homelessness. This includes those exiting public institutions, corrections, and systems of care, as well as those receiving assistance from public or private agencies. The Office of Homeless Service's Emergency Assistance and Response Unit (EARU) prevents eviction through rental or security deposit assistance, funded through the Community Services Block Grant. OHS has also expanded funding and programming to provide diversion and prevention services to Philadelphia households and will use General Funds, Emergency Solutions Grant (ESG), HOME, and local Housing Trust Fund dollars to remove financial barriers to sustaining housing thereby preventing shelter entry.

In Year 52, the City of Philadelphia, in conjunction with DBHIDS, will continue its implementation of policies affecting those exiting mental health facilities. Currently, all discharges from the Targeted Case Management Unit (TCM) must seek approval contingent upon documentation of a stable housing plan. For discharges from DBHIDS residential programs, the City requires a written request explaining why supports are no longer necessary and that the person secured alternative living arrangements.

The Federal Fostering Connections to Success Act requires that young people exiting the foster care system have a transition plan at least 90 days before they discharge from care—whether that is when they are 18 or older. In Pennsylvania, youth can remain in foster care until they are 21 if they meet certain eligibility requirements. In addition, Pennsylvania law allows youth to petition to re-enter care up to age 21 if they exited foster care after their 18th birthday. The Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 14 years old, at a minimum of six months prior to discharge. Multiple state and local government agencies and nonprofit organizations collaborate to ensure that people exiting a system of care are not routinely exiting into homelessness.

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

As the Collaborative Applicant for the Philadelphia Continuum of Care, OHS was awarded funding through the Youth Homelessness Demonstration Program (YHDP) to develop and implement a coordinated, community-wide approach to preventing and ending homelessness among youth and young adults. This

funding is eligible for renewal. In FFY24, YHDP funded 30 permanent housing units, 97 rapid rehousing units (including 37 units through transitional housing/rapid rehousing joint projects), and 8 transitional units. In addition, YHDP funding established two youth and young adult access points, which are safe spaces for young people to complete housing assessments and be connected to appropriate housing resources. The access points also employ mobile housing assessors to meet young adults where they are and still allow for a housing assessment to be completed.

AP-70 HOPWA Goals

One Year Goals for the Number of Households to be Provided Housing Through the Use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	26
Tenant-based rental assistance	720
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	28
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	**774**

AP-75 Barriers to Affordable Housing

Introduction

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

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

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

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

AP-85 Other Actions

Introduction

Philadelphia's housing and community economic development needs do not exist in a vacuum. In a city with a poverty rate of nearly 20%, underserved communities, and an aging housing stock (much of it still containing lead paint), and with an array of public, nonprofit, and private actors seeking to improve these conditions – strategic, coordinated actions are a must.

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

Actions planned to address obstacles to meeting underserved needs

The City faces several obstacles to meeting the needs of underserved populations. Obstacles are listed below, along with a description of the actions planned to address them:

High rates of eviction destabilize communities, overburden homelessness prevention programs and hinder residents' ability to find stable housing: To address these impacts, the City will continue to implement and improve eviction prevention programs, including the Eviction Diversion Program and the Philadelphia Eviction Prevention Project. Through local ordinance, landlords are required to participate in the Eviction Diversion Program for 30 days prior to filing against their tenant in court. Diverting these cases into this program offers an alternative resolution to landlord and tenant disputes, utilizing tools like housing counseling for tenants, mediation, and Targeted Financial Assistance payments to clear a tenant's rent arrears. All aspects of the Eviction Diversion Program contribute to lower eviction filing rates and the promotion of housing stability. In 2025 the filing rate for Landlord-Tenant cases was down almost 40% from pre-pandemic levels, with Targeted Financial Assistance stabilizing over 5,000 landlord and tenant pairs with an average payment of about $4,950.

Right to Counsel (RTC) legislation was passed in 2019, guaranteeing a right to legal representation in matters of eviction and housing risk for eligible tenants. Since February 2022, the City and it's partners have expanded this right to eight zip codes, three of which were added in FY25. These zip codes include 19121, 19124, 19132, 19134, 19139, 19141, 19144, and 19154. Right to Counsel has demonstrated positive impacts, including higher rates of case outcomes where tenants stay in their homes longer and negotiate mutually agreeable resolutions.

The high burden of proof for residents establishing income eligibility to qualify for programs: The City is seeking approval from HUD and exploring ways to use proxies for income verification. Currently, households eligible for multiple services delivered by different publicly funded organizations are required to complete income certification for each program. This is a time-consuming process for the household as well as the program administrators. Using one source record for certifying income to establish eligibility across multiple programs should reduce the number of households denied and reduce the time from application to service delivery. Further, this will allow the City to allocate more funding to programs rather than to the administration of those programs.

The need for more investment in small businesses and neighborhood amenities: Commercial activity and neighborhood amenities like libraries, parks and recreation centers help to strengthen communities. However, they can be negatively affected by factors such as rising costs, deferred maintenance, and extreme weather events. The City will continue to invest in small businesses and neighborhood amenities to help them become resilient and thriving. Commerce Department programs like the Taking Care of Business Program, the Storefront Improvement Program, the Targeted Corridor Revitalization Program, and Neighborhood Economic Development Grants help retail corridors combat blight and provide needed employment opportunities. Rebuild Philadelphia will continue to make investments in neighborhood parks, libraries, and recreation centers.

Actions planned to foster and maintain affordable housing

The City implements a series of programs and strategies to foster and maintain affordable housing. To maintain the existing stock of housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs, including the Basic Systems Repair Program; Heater Hotline; Restore, Repair Renew; and the Rental Improvement Fund. Launched in FY 23, the Rental Improvement Fund 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 supports other programs to help low-income households maintain housing stability, including programs to resolve tangled title issues, and Neighborhood Energy Centers to help households reduce energy costs. Finally, DHCD has long supported housing counseling to prevent foreclosure, to prepare potential low- and moderate-income homeowners for homeownership, and to address the specialized affordable housing needs of tenants, people with disabilities, and senior citizens.

To foster affordable housing opportunities for people with disabilities the City supports the Adaptive Modifications Program, which makes existing homes more accessible for its occupants. DHCD's project selection criteria also include requirements for accessible and visitable units.

The City takes actions to foster new affordable rental and homeownership housing opportunities. DHCD issues an RFP annually for new rental and special needs housing. It supports housing counseling, a necessary

step to receive closing cost assistance to help residents purchase a home. The City leverages private sector investment through density bonuses to create affordable housing in high-opportunity neighborhoods. Turn The Key utilizes publicly-owned land to build new affordable housing units for first-time homebuyers with income up to 100% AMI.

In FY 2026, DHCD issued an RFP soliciting proposals to finance the production or preservation of affordable housing using funding from HOME (federal), HOME-ARP (federal), HTF (city), H.O.M.E. Bond (city), and other sources as designated by DHCD and Philadelphia Housing Development Corporation (PHDC). The RFP was open to projects that were not also seeking Low-Income Housing Tax Credits (LIHTC), and for projects seeking HOME-ARP funding. In FY 2027, DHCD plans to continue awarding funding for this purpose through the RFP process.

In addition, DHCD conducted a building quality and funding gap analysis for publicly assisted, privately owned, multifamily rental properties in FY 2026. The project will inform a strategy for the preservation of approximately 38,000 subsidized housing units across 7,600 buildings in Philadelphia. A key consideration of the study is estimating costs and developing recommendations to incorporate weatherization and hazard mitigation measures into project scopes. The findings of the project will inform programmatic and funding decisions, including the use of CDBG-DR Rental Program funding as outlined in the CDBG-DR Action Plan.

Actions planned to develop institutional structure:

In 2017, the City of Philadelphia reorganized its planning, zoning, and housing institutional structure. This was initiated by a change in Philadelphia's City Charter approved by voters in November 2015. The charter change, effective July 1, 2017, created the Department of Planning and Development (DPD). DPD includes the Division of Housing and Community Development, the Art Commission, the City Planning Commission, the Division of Development Services, and the Historical Commission. It also closely coordinated work with partner agencies the Philadelphia Land Bank, Philadelphia Housing Development Corporation (PHDC), and the Philadelphia Redevelopment Authority (PRA). In 2019, the staff and vision for PHDC, PRA, and the Philadelphia Land Bank were consolidated under the PHDC umbrella. Although the agencies still have individual boards and powers to execute specific functions, this consolidation enabled increased transparency and efficiency. The Mayor also created the Health and Human Services Cabinet to better coordinate anti-poverty, health, and social services efforts. Lastly, city departments addressing housing issues meet on a monthly basis to ensure the City's housing strategies are well coordinated. These changes have been successful in City-wide efforts to increase access to housing and community resources.

To that end, in 2018, the City completed an intensive strategic planning process to create a comprehensive 10-year housing action plan, Housing for Equity: An Action Plan for Philadelphia. This process brought together several plans that had been developed in the City such as the Assessment of Fair Housing; the Philadelphia 2035 Comprehensive Plan and the District Plans created by the City Planning Commission; and the Homelessness Housing Plan. Integrating these plans into one living, actionable, and accountable

strategy enables the City to better prioritize activities, allocate resources, and deliver and facilitate enough housing to house all Philadelphians.

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

Late in FY 2023, the management and operations of the Philadelphia Eviction Prevention Project (PEPP) were transferred from the Managing Director's Office to the Division of Housing and Community Development. This institutional change consolidated eviction prevention programs under one umbrella and ensured 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 caused a development in institutional structure. A new unit was created within the City's Budget Office to help manage the planning and implementation of the grant. The CDBG-DR unit is uniquely positioned to convene stakeholders to discuss recovery efforts in housing, economic revitalization, and infrastructure improvements while working closely with DHCD on administering the grant.

In February of 2025, Mayor Cherelle L. Parker signed the Housing Opportunities Made Easy "H.O.M.E." Initiative Executive Order (No. 3-25) during a press conference. The executive order and new initiative are the second phase of the Parker Administration's plan to create and preserve 30,000 units of new and existing housing. The H.O.M.E. Initiative is overseen by a newly created administrative appointment – the Chief Housing and Urban Development Officer.

Although the City did not identify any gaps in the institutional structure in its *2022-2026 Consolidated Plan*, the City will continue to adapt its institutional structure and service delivery systems as circumstances and resources change. The City will continue to evaluate the changing composition of its population and expand existing affordable housing resources and develop new ones to meet the needs of its residents where funding allows. A long history of collaboration between city agencies means that will continue delivering services and addressing priority needs.

Actions planned to reduce lead-based paint hazards

Lead poisoning is the number one environmental health problem among young children. Lead poisoning can impair the way a child develops, pays attention, and learns; and can cause severe brain damage, seizures and, in rare cases, even death. The successful prevention of this disease depends upon: the elimination of the sources of lead, the education of the population on how to protect children, the screening of children

up to age 6 for lead, the inspection of homes for lead hazards, and the elimination of the lead hazards in homes. The Lead and Healthy Homes Program combines all of these strategies to work towards the elimination of childhood lead poisoning in Philadelphia.

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

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

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

Actions planned to reduce the number of poverty-level families

In 2024, Philadelphia's poverty rate decreased to 19.7%, six percentage points lower than the rate in 2014 and the first time since 1979 that the poverty rate has dropped below 20%. Mayor Cherelle Parker's administration will continue to support the investments in education, workforce development, family supports, and economic inclusion that have shown recent success, while also prioritizing collaborative, cross-departmental approaches to fostering greater economic mobility. The Parker administration is also committed to ensuring that all Philadelphians are able to enjoy clean, safe streets, and to addressing the disparities in quality-of-life measures that can accelerate decline and despair in under-resourced neighborhoods. A summary of the actions that are being taken to reduce the number of households living in conditions of poverty are outlined below.

Education

To ensure future prosperity for all of its residents, the City of Philadelphia will strive to a world-class education for students of all ages and socio-economic backgrounds. To accomplish this goal, the Parker Administration will rely on innovation, strategic investments, and new approaches to address long-standing challenges, such as the chronic underfunding of public schools, the deteriorated state of many of the city's K-12 school facilities, and the need for more year-round enrichment and career supports.

- New sustainable funding for Philadelphia Public Schools: The City of Philadelphia provides more than 40% of the budget for the School District of Philadelphia which supports operations of both District-led and Charter-led public schools. The Parker Administration has provided new recurring revenue for the School District in the FY25-27 and FY26-30 Five Year plans.
- Full-Day/Year-Round School Initiative: The City, in partnership with the School District of Philadelphia operates the Extended Day, Extended Year program, which brings new enrichment activities and academic programs to students and families in 30 District-led and 10 Charter-led schools. The program is designed to support parents' workforce needs with programming throughout the year at no cost to families. In FY26, the EDEY offers more than 12,000 new opportunities for Philadelphia students.
- Strengthening Partnerships with Community College of Philadelphia (CCP): The Octavius Catto Scholarship, which is open to income-eligible CCP students, is Philadelphia's free college program, combininges last-dollar tuition with a financial aid award of up to $1,500 per semester, per student for basic needs supports such as food, books, and transportation. The Catto Scholarship serves over 1500 students annually and is a cornerstone of economic opportunity. The Parker Administration made a multi-year, $10M commitment to support the creation of the City College for Municipal Employment which will create training and a pipeline into quality City careers across 5 career pathways, including: Business/Administration; STEM; Skilled Trades; Health; and Public Safety. This initiative is informed by the skills and capacities needed for high-priority roles in City government, and will enable CCP students to gain real-world experience while preparing them for future employment in the public sector.
- Strengthening Workforce Partnerships: An investment in FY26 included $10M in workforce training to third party workforce trainers across a number of pathways including Building Trades; Skilled Trades; Emerging Industries including Advanced Manufacturing, Technology and Life Sciences/ Healthcare. FY27 includes an additional investment of $10M to support ongoing training in these areas for Philadelphia's residents to gain access to economic opportunity.

Affordable Housing

Philadelphia's investment in affordable housing development and in initiatives to improve housing stability provide the foundation for building the kind of safe and healthy living environment needed for families and individuals to successfully begin their journey out of poverty. The City offers several programs designed to stabilize households and support upward mobility out of poverty. The Shallow Rent program, operated in partnership with PHDC, provides additional rental subsidies to households living in affordable housing who remain cost-burdened. Since mid-2025, the program has expanded to provide rental assistance to more than 500 households every month. PHDC has also been operating the pilot program PHLHousing+ since 2022. This guaranteed income initiative supports 300 renter households by offering monthly cash assistance

that covers the gap between their actual housing costs and the amount they can reasonably afford to pay based on 30 percent of their income.

Through the Philadelphia Eviction Prevention Project (PEPP), the City invests in legal counsel and other supports to keep low-income tenants in their homes. PEPP partners provided legal services to 4,641 tenants in FY25 through several programs. The Citywide Tenant Representation program connects tenants with legal services ahead of their court hearing, Lawyer of the Day program offers same-day legal services to tenants, and Right to Counsel provides guaranteed legal representation to income eligible tenants living in designated zip codes who are facing housing risk. In addition to these direct legal services, PEPP supports a Tenant Hotline, fielding over 13,000 calls annually. Eligible tenants also receive financial counseling and have access to trainings and community educational opportunities.

In 2025, several city departments including CEO, the Office of Public Safety, DHCD, OHS, and others, as well as our community partner Impact Services Corporation, collaborated on the Just Home project, which aims to create affordable housing for people with a history of incarceration in order to break the cycle between criminal justice involvement and housing insecurity. Phase one of the project focused on a planning process that included 12 individuals with incarceration history to serve on a Community Advisory Board (CAB). The CAB recommended a target population and housing investment strategy to deploy up to $5 million in loan funds from MacArthur Foundation. The strategy recommends acquiring and rehabilitating a projected 20 homes, which will house an estimated 40 individuals once completed. The loan underwriting process and housing production will begin in spring 2026.

Benefits Access and Financial Counseling

Philadelphia's BenePhilly program, operated in partnership with 6 community organizations including Clarifi, Nueva Esperanza, Catholic Charities, Impact Services Corporation, and Philadelphia FIGHT, with funding support from the Office of Community Empowerment and Opportunity (CEO), helps families to bolster and stabilize their household resources by providing streamlined eligibility screening and application assistance for more than 24 public benefits programs, including Medical Assistance, Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), and the Low Income Home Energy Assistance Program (LIHEAP) and more. In CY25 the BenePhilly Centers and CEO's Benefits Access Unit helped individuals complete more than 4,528 applications for public benefits. CEO also partners with Clarifi to operate six Financial Empowerment Centers, which offer free one-on-one financial counseling. In 2025, the FECs have completed 2,970 sessions for 1,718 unique individuals, and helped participants reduce their debt by $678,018 and increase their savings by $415,777.

The Earned Income Tax Credit (EITC) and Child Tax Credit (CTC) are two of the most effective anti-poverty programs in the nation. CEO is working with partners such as Campaign for Working Families and Ceiba to help more eligible Philadelphians claim both the EITC and the Child Tax Credit (CTC). In CY 2025, these and other partners filed 13,214 tax returns supported by CEO's funding, generating more than $19 million in tax refunds and/or credits for Philadelphia residents.

Adult Education and Workforce Development:

The City's approach to workforce development recognizes that young people and adults need access to not just a job, but rather a family-sustaining career. The task of connecting career seekers to job opportunities is carried out across several programs that address the specific needs of different segments of the labor force;

- Low-Barrier Employment: CEO's Same Day Work and Pay (SDWP) program provides a community of practice for several programs that offer similar low-barrier employment opportunities. participating agencies in 2024 include the Mural Arts Program, the Philadelphia Horticultural Society, Uplift Solutions, Riverfront North Partnership, Impact Services Corporation, and the City's Community Life Improvement Program (CLIP). SDWP participants, many of whom are homeless, formerly incarcerated, or lacking a high school education, are offered support services and an on-ramp to potential employment opportunities. They work a daily shift of about 3.5 hours and get paid between $50 and $100. In 2023, SDWP engaged 1,162 unique participants who completed 3,994 daily jobs and received $483,000 in wages..
- Fair Chance Hiring Initiative: The Fair Chance Hiring Initiative (FCHI), administered by the City's Commerce Department, supports local businesses and justice-involved Philadelphia residents by providing financial incentives through wage reimbursements and employment retention grants. FCHI disbursed over $171,500 in FY23 and placed 40 individuals into employment. The Commerce Department has also seen a reduction in turnover at FCHI participating businesses: between FY21 and FY23, the employee retention rate increased by 19 percentage points — from 48% to 67%.
- Through Commerce's Workforce Solutions Grants program, the City invests in organizations that pursue evidence-informed approaches to workforce development. In 2022, three organizations were awarded program funding, resulting in 81 Philadelphians completing training, and 73 being offered employment at an average wage of $17.70 per hour. Three new organizations were selected for the program in January 2023, representing growing industries such as information technology, human resources, and the life sciences.

CEO's 2016 and 2024 Community Needs Assessments identified transportation as a major barrier to employment, particularly for residents below the poverty line, and individuals who have been on TANF for five years or more. To address this barrier and advance transportation equity, Philadelphia launched the Zero Fare program, a two-year pilot that provides free SEPTA passes for to up to 25,000 Philadelphia residents living near or below the poverty-line. Ninety percent of eligible participants are selected by lottery and auto enrolled, so that no application is needed. They received text messages and phone calls to increase awareness of their enrollment and use of the cards. To enroll the other 10% of participants, the City partnered with community-based organizations to distribute the SEPTA passes.

Actions planned to enhance coordination between public and private housing and social service agencies

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

Within the City, the Division of Housing and Community Development, Office of Homeless Services, and the Commerce Department lead the City's efforts, in consultation with and with support from the Mayor's Office of Community Empowerment and Opportunity, the Philadelphia City Planning Commission, the Philadelphia Historical Commission, and the Philadelphia Land Bank. Many of the procedural steps necessary to complete a development require coordination between City agencies related to planning and development, so having these agencies located under one institutional structure will improve that coordination.

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

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

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

AP-90 Program Specific Requirements

Introduction

Projects planned with all funds expected to be available during the year are identified in the Projects Table (AP-35) and Projects Summary Table (AP-38).

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table (AP-35). The following identifies program income that is available for use that is included in projects to be carried out as of the release of this *Plan*. Note that CFY 2027 program income will not be known until after the fiscal year ends (June 30th, 2027).

Table 13: Program Income Available Included in Projects

Source	Amount
Program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$6,419,000
Proceeds from Section 108 Loan Guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
Surplus funds from urban renewal settlements	$0
Grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$0
Income from float-funded activities	$0
Total Program Income	**$6,419,000**
Other CDBG Requirements	
Amount of urgent need activities	$0
Estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit: A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income.	95%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

HOME Investment Partnership Program (HOME)

CHDO set aside

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

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

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

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

If the property is offered for resale during the period of affordability, DHCD will impose one of several options to assure compliance with the HOME requirements.

- Option 1

The Resale Option will apply when the HOME assistance is used to provide a subsidy to a developer to cover the difference between the cost to develop the housing and the market price of the housing ("Development Subsidy"). This Option ensures that the house remains affordable throughout the affordability period. The requirements of the Resale Options are as follows:

a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50% to 80% of the median income for the Philadelphia area as determined by the Department of Housing and Urban Development or as otherwise approved.

b) The purchase price of the property by the buyer cannot exceed an "affordable price." An affordable price is the lower of:

1) The purchase price paid by the buyer to acquire the property, which price may be increased annually by an amount equal to 10% (10%) of the buyer's original purchase price; or
2) The amount of $180,000 increased annually at a rate of 2%.

c) The seller of the property will be entitled to receive a "fair return" on his/her investment, which will consist of the seller's equity (down payment paid by seller at the time of his/her purchase, principal payments made on any loan used to acquire the property, the cost of any capital improvements) and a share of the net proceeds from the sale (sale price less seller's equity) to be determined by the City on a project-by-project basis. The above conditions and restrictions will be incorporated in a mortgage securing repayment of the Development Subsidy. The mortgage will remain in full force and effect for the period of affordability from the date of its execution.

- Option 2.

Under the Resale Option, based upon a market analysis of the neighborhood, the City may elect to presume that certain housing projects meet the resale restrictions during the period of affordability without the imposition of any enforcement mechanism against the subsidized housing. In accordance with HOME program regulations, the City will document the affordability of the neighborhood to satisfy the HOME resale requirements.

- Option 3

The Recapture Option will apply when the HOME assistance is used to provide a subsidy to a low-income homebuyer ("Direct Subsidy") to reduce the purchase price of the property from fair-market value to an affordable price. This option allows the City to recapture all or part of the Direct Subsidy if the HOME recipient sells the property to any buyer within the affordability period. The amount of Direct Subsidy that is recaptured will be reduced on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the required affordability period. The recapture amount will not exceed the net proceeds available to the homebuyer from the sale.

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

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

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

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

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

In FY 2027 the City will continue to utilize a preference for its HOME TBRA program in serving homeless and special needs populations.

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City may provide HOME-funded TBRA to very low- and low-income persons with behavioral health disabilities receiving supportive services through the City of Philadelphia's Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) Supportive Independent Living (SIL) Program. Responding to the opioid epidemic and its aftereffects, several Philadelphia leadership tables are working to ensure that persons managing substance abuse disorders can access the housing and services they need to thrive. Inpatient detoxification and rehabilitation, outpatient treatment and long-term residential treatment are available through the DBHIDS. Depending on client need and funding availability, these programs are coupled with rental subsidies to provide permanent supportive housing that can buttress system users' efforts to maintain their sobriety. Philadelphia has ranked first nationally among large cities as both the poorest and having the highest percentage of disabled residents. The correlation between disability and poverty is well documented. These factors, coupled with Philadelphia's extreme shortage of affordable housing, warrant a need to aid these disadvantaged populations.

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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

Emergency Solutions Grant (ESG)) – Reference 91.220(l)(4)

Written standards for providing ESG

Emergency Shelter

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

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

Emergency housing programs provide:

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

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

Intake interviews at facility entry must include reviewing of client rights, assessment information in HMIS, and program expectations. Within five to ten days, case managers must begin collaborative and interactive service planning that includes client input about goals, accounts for client strengths and capabilities, and address challenges to obtaining and sustaining housing, including income sources. Clients must have biweekly case management meetings and regularly scheduled progress reviews by teams including case management, behavioral health, and emergency housing staff. In turn, case managers must prepare clients for planned termination from the program and complete exit interviews and HUD exit assessments in HMIS. When behavior threatens safety, the provider may restrict or end program participation. Clients have a right to appeal these decisions. Both electronic (HMIS) and hard copy records are required for all households in emergency housing.

Rapid Re-housing and Prevention

Sharing the goal of providing resources and services to secure stable, permanent housing and prevent a return to housing crisis, rapid re-housing services focus on people currently in emergency housing

programs. This population meets the HUD definition of "literally homeless." Conversely, prevention services focus on people "at risk" of homelessness. HUD's definition of "at risk" includes annual household income below 30% of area median and a lack of sufficient resources or support networks to prevent literal homelessness.

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

After a household contributes 30% of its monthly income to rent, rapid re-housing may provide rental assistance for up to 12 months for the remaining balance. Providers may also cover back rent to six months or offer financial assistance with security deposits, utilities, or moving costs, making all payments to third parties. Households receive assistance with locating, securing, and stabilizing in affordable housing. Staff must track intake and service information in HMIS. Each household may receive rapid re-housing assistance for up to 24 months over any three-year period. Homeless prevention assistance will only be provided once within a 12-month period.

Continuum of Care Coordinated Assessment System

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

There are multiple physical locations where households who are at risk of or are currently experiencing homelessness can present for assistance. In addition, Mobile Assessors connect those living in an unsheltered location who typically don't, or won't, access the system to ensure access to CEA-BHRS using the same standardized process as those who access CEA-BHRS through site-based access points. CEA-BHRS utilizes standardized assessment tools and applies a consistent assessment process. Philadelphia uses a phased assessment approach and each phase only includes questions needed to refer a household at that point. This allows for stabilization in emergency housing or safe haven before a more intensive assessment of housing needs and eligibility is conducted. The Phase I Screening and Triage assessment occurs at Access Points and collects basic demographic information to create an HMIS record, a safety screening, a prevention/diversion screening, and if a household cannot be prevented/diverted, a crisis services intake assessment collects the information necessary to place a household in an emergency shelter. The Phase II assessment occurs once a household is stabilized in a safe haven or emergency shelter and includes the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), a project eligibility screening, and information on housing needs and preferences.

Prioritization factors for transitional housing, rapid re-housing, and permanent supportive housing include the following: severity of service needs (VI-SPDAT score), verified chronic homeless status, length of time homeless, and if the household is currently living in an unsheltered situation. The prioritization order is managed using a Prioritized By-Name-List, which is generated by HMIS during the prioritization process and serves as the basis of the CEA-BHRS referral process. The Office of Homeless Services' Supportive Housing Clearinghouse serves as the CEA-BHRS Centralized Referral Entity and manages the process of referring households to available transitional Housing, rapid re-housing, and permanent supportive housing programs. All projects receiving funding from the CoC Program, ESG Program, or the City of Philadelphia Office of Homeless Services are required to participate in CEA-BHRS and use the CEA-BHRS referral process as the only source from which to fill vacancies.

Eligible households are not limited in the number of referrals they can refuse; but receiving programs may only deny a referral made by the Clearinghouse for limited reasons. Those reasons consist of the following: being unable to contact the household; household being ineligible for the program; the household being a no-show for two interview appointments; or if the household cannot be safely accommodated or cannot met participant requirements with the supports provided. In the rare instances of referral denial, the Receiving Program must document the reason for the decision and communicate to the household the reason for the denial, along with instructions for appealing the decision. All projects participating in CEA-BHRS are required to have project-level appeal procedures in place.

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

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

In 2026-2027 DHCD will continue to assign the administration of ESG funds to the City's Office of Homeless Services under a Memorandum of Understanding. Homeless Services in turn awards all of these funds to private nonprofit subrecipient organizations through contracts for the provision of services. To identify ESG funding sub-recipients, Homeless Services issues competitive requests for proposals (RFPs) to nonprofit housing assistance providers.

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

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

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

Performance Standards for Evaluating ESG

Homeless Services will continue to use the six HUD System Performance Measures to evaluate the progress of the Philadelphia Continuum of Care in its efforts to make homelessness rare, brief, and non-recurring.

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

Emergency Shelter

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

- Average length of stay (Benchmark = 120 days)
- Percentage of persons who exit to permanent housing (Benchmark = 48%)

Rapid Re-housing

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

- Percent of persons who exit to permanent housing (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)

HOPWA

HOPWA funding is used to support rental assistance in the form of rent subsidies to those who can live independently, as well as emergency grants to prevent homelessness, and for supportive services associated with housing and housing operating costs. DHCD housing sponsors remain the same as in the previous year. DHCD considers that as long as housing sponsors are performing satisfactorily, it would be detrimental to participants receiving rental assistance and other housing/supportive services to have service disrupted. If new HOPWA funds are made available to the region, the City would ensure that a fair sponsor selection process would be put into place. In the Bensalem Township area, the following Family Service organizations provide HOPWA rental assistance, supportive services, and permanent housing placement to residents with HIV/AIDS as funding allows: Family Services of Chester County; Family Service Association of Bucks County; Family Services (of Montgomery County). The following details HOPWA spending for HUD Year 52:

Table 14: HOPWA Budget Detail: CDBG Year 52 (CFY2027)

HOPWA Eligibility Category	TBRA/Perm Housing Placement	Perm. Housing Facilities/ Leasing	STRMU Costs	Supportive Services	Sub-Total Program Costs	Admin Costs	FY 27 Contract
Action Wellness	$1,970,415			$313,000	$2,283,415	$159,839	$2,443,254
Catholic Social Services				$490,421	$490,421	$34,329	$524,750
Congreso de Latinos Unidos	$1,536,635			$135,000	$1,671,635	$117,014	$1,788,649
Delaware County	$560,000			$70,000	$630,000	$44,100	$674,100
Gaudenzia, Inc.		$125,000			$125,000	$8,750	$133,750
Tenants Union Representative Network	$3,095,000			$350,000	$3,445,000	$241,150	$3,686,150
Public Health Management Corporation			$180,000		$180,000	$12,600	$192,600
Family Services, Montgomery County	$232,000	$5,000		$10,000	$247,000	$17,290	$264,290
Family Services Association Bucks County	$320,000	$12,885		$22,000	$354,885	$24,842	$379,727
Family Services, Chester County	$462,000			$44,000	$506,000	$35,420	$541,420
Grantee Administration (3% Philadelphia/DHCD						$245,000	$245,000
Total	**$8,176,050**	**$142,885**	**$180,000**	**$1,434,421**	**$9,933,356**	$940,334	$10,873,690

TBRA = Tenant-Based Rental Assistance
STRMU = Short Term Rent, Mortgage and Utility Assistance

HOPWA Year 52 Philadelphia Allocation FY-27	$9,867,406
TOTAL Year 52 Philadelphia EMA Allocation FY-27	$10,873,690
Prior Year HOPWA Underspending	$1,006,284

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Appendix

2026 Income Limits

Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	100%	115%	Middle 120%
1	$21,500	$25,800	$42,950	$51,540	$68,750	$85,900	$98,800	$103,100
2	$24,550	$29,450	$49,100	$58,920	$78,550	$98,200	$112,900	$117,800
3	$27,650	$33,150	$55,250	$66,300	$88,350	$110,500	$127,000	$132,550
4	$30,700	$36,800	$61,350	$73,620	$98,150	$122,700	$141,150	$147,250
5	$33,150	$39,750	$66,300	$79,560	$106,050	$132,600	$152,400	$159,050
6	$35,600	$44,360	$71,200	$85,440	$113,900	$142,400	$163,700	$170,800
7	$38,050	$50,040	$76,100	$91,320	$121,750	$152,200	$175,000	$182,600
8	$40,500	$55,720	$81,000	$97,200	$129,600	$162,000	$186,300	$194,400
For families/households with more than 8 persons, add for each additional person:								
	$2,450	$5,680	$4,900	$5,900	$7,850	$9,800	$11,250	$11,750

These figures are based on the Section 8 annual income limits for low- and moderate-income households set by the U.S. Department of Housing and Urban Development (HUD), effective May 1, 2026. HUD defines 50% of area median income as "very-low income" and 80% as "low income." The definition of very low-, low- and moderate-income in this table are based on City Ordinance 1029AA which defines 50% of Area Median Income as "low income" and 80% as "moderate income."

Poverty Guidelines

Emergency Heater Hotline and Emergency Repair Hotline (150%), and Weatherization (200%)

Household Size	150% of Poverty	200% of Poverty
1	$23,940	$31,920
2	$32,460	$43,280
3	$40,980	$54,640
4	$49,500	$66,000
5	$58,020	$77,360
6	$66,540	$88,720
7	$75,060	$100,080
8	$83,580	$111,440
For families/households with more than 8 persons, add for each additional person:		
	$8,520	$11,360

These figures are based on the annual Poverty Guidelines set by the U.S. Department of Health and Human Services, effective January 15, 2026

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

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

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Homestart Lower Tioga	PHDC	H	4	3636 N. Percy St.
Homestart Susquehanna	PHDC	H	7	2225 Carlisle St.
Cecil B. Moore HoZo Phase 1A	PHDC	H	30	1514 N. 18th St.
Francisville IV-B	Community Ventures	H	11	813 Cameron St.
Devon Manor	Regis Group	H	14	1415 Clearview St.
Vineyard Place	Regis Group	H	14	1717 Ridge Ave.
Doctor's Row II	Gary Reuben	H	10	1613 Christian St.
210 Clapier St.	RHD	H	1	210 Clapier St.
Lillia Crippen II	WCRP	R	20	1800 N. 6th St.
Francisville Elderly	Community Ventures/Francisville CDC	R	42	1731 Edwin St.
Holmes School	Neighborhood Restorations, Inc.	R	42	5429 Chestnut St.
Belmont Gardens (Sarah Allen V)	Friends Rehab	R	27	750 N. 41st St.
Commons at Point Breeze	UCH	R	53	1620 Federal St.
16th and Reed Elderly	Presbyterian Homes	R	85	1401 S. 16th St.
Ralston/Mercy Douglass House 202	Ralston-Mercy Douglas	R	55	3817 Market St.
4200 Mitchell St. 202	Friends Rehab	R	65	4200 Mitchell St.
Dignity Enhanced Service Project	Dignity Housing	SN	2	1941 S. Ithan St.
Dignity Enhanced Service Project	Dignity Housing	SN	7	1646 W. Nedro St.
Potter's House	Potter's House Mission	SN	14	524 S. 52nd St.
Families First	PEC CDC	SN	0	3939 Warren St.
Horizon House II	Horizon House	SN	18	6015 Limekiln Pike
Rowan Homes I	Project HOME	SN	8	2721 W. Diamond St.
Project Hope	Raise of Hope/Hope Partners	SN	1	5122 N. Carlisle St.
Project Hope	Raise of Hope/Hope Partners	SN	1	6818 N. 17th St.
Veteran Shared Housing	Impact Services	SN	7	124 E. Indiana Ave.
Sheila Brown Women's Center	Sheila Brown/UCH	SN	9	2004 Ellsworth St.
Rudolphy-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd
		Subtotal	***658***	
Projects Completed FY ending 6/30/2003				
Pradera Homes	APM	H	50	701 W. Berks St.
Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
Partnership Homeownership (incl 1 duplex)	The Partnership CDC	H	8	5031 Irving St.
Park Ave.	PHDC	H	4	2242 N. Park Ave.
Sears St. II	PHDC	H	1	2731 Sears St.

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Homeownership Rehabilitation Program	Various	H	30	Various
Homestart WPEZ	PHDC	H	3	1463 N. 53rd St.
Homestart Southwest Center City	PHDC	H	3	1914 Carpenter St.
Spring Garden Rental	Spring Garden CDC	R	97	1902 Mount Vernon St.
Belmont III	Harold Thomas	R	46	1023 Belmont Ave.
Elkins Residence	Einstein	SN	73	5501 N. 11th St.
Melville Way	Traveler's Aid	SN	8	4520 Walnut St.
Imani Homes II	PEC	SN	7	4009 Green St.
Veteran's Shared Housing	Impact Services	SN	10	124 E. Indiana St.
Interim House West	PHMC	SN	20	4108 Parkside Ave.
Avondale Housing (3rd district portion)	PCAH	SN	9	6212 Locust St.
Avondale Housing (4th district portion)	PCAH	SN	9	5637 Appletree St.
		Subtotal	***434***	
Projects Completed FY ending 6/30/2004				
Greenwich-Whitman II	Community Ventures	H	13	2413 S. American St.
Jefferson Square Rehabs	Jefferson Square CDC	H	6	1211 S. 4th St.
31st and Berks	Friends Rehab	H	10	3104 W. Berks St.
LaTorre	Norris Square Civic Association	H	10	104 W. Norris St.
Chinatown North	Phila. Chinatown Dev. Corp.	H	10	318 N. 9th St.
CBM Homeownership Zone Ph II-B	PHDC	H	43	1717 N. Bouvier St.
CBM Homeownership Zone Historic	PHDC	H	6	1739 N. 18th St.
Homeownership Rehabilitation Program	Various	H	24	Various
Homestart	PHDC	H	4	2618 Seybert St.
Center in the Park	Pennrose	R	70	25 W. Rittenhouse St.
Elders Place 202	GGHDC	R	40	80 Collum St.
Belmont Affordable IV	Harold Thomas	R	11	922 Belmont Ave.
St. Ignatius Seniors	St. Ignatius Nursing Home	R	67	4402 Fairmount Ave.
FOP Seniors	FOP	R	106	730 Byberry Road
Mend II	Various	R	8	Various
Inglis Accessible	1260 Housing Development Corp.	SN	11	11901 Academy Road
Imani III	PEC CDC	SN	5	4036 Green St.
Calcutta III	Calcutta House	SN	9	12211 N. 19th St.
Dignity III	Dignity Housing	SN	8	5141 Pulaski St.
Ruby Housing	ACHIEVEability (PCAH)	SN	11	5936 Summer St.
Visitation Transitional	Catholic Charities	SN	18	2640 Kensington Ave.
Project Advantage	RHD	SN	12	4702 Roosevelt Blvd
		Subtotal	***502***	

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Iris Nydia Brown Townhouses	WCRP	SN	12	2742 Mascher St.
Respite II	CATCH, Inc.	SN	16	1208 S. 15th St.
		Subtotal	***546***	
Projects Completed FY ending 6/30/2007				
Montana St.	Mt. Airy USA	H	11	251 E. Montana St.
Reinhard St.	RHD	H	15	4702 Reinhard St.
Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
New Kensington Homeownership	NKCDC	H	8	2045 Dauphin St.
Homeownership Rehabilitation Program	Various	H	53	Various
Pradera II	APM	H	53	1726 N. 7th St.
Commons at Point Breeze	UCH	R	55	1621 Ellsworth St.
Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna
Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
Inglis Gardens 811	Inglis House	SN	15	1200 E.Washington Lane
Mantua 811	1260 Housing Development Corp.	SN	10	3613 Fairmount Ave.
Keystone House repairs	Keystone Hospice	SN	repairs	
Cecil Housing	ACHIEVEability	SN	11	5936 Summer St.
Powelton Heights	1260 Housing Development Corp.	SN	48	4113 Warrant St.
		Subtotal	***639***	
Projects Completed FY ending 6/30/2008				
Cross-Greenwich Homeownership	UCH	H	9	2312 Cross St.
Dewey Housing	ACHIEVEability	H	10	217 N. Peach St.
Homeownership Rehabilitation Program	Various	H	14	Various
Brewerytown Homestart	PHDC	H	5	3018 Redner St.
St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
Ludlow VI	PHA	H	54	1504 N. 8th St.
St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
Casa Farnese Repairs	Casa Farnase	R	288	1300 Lombard St.
Angela Court II	St. Ignatius	R	54	4,400 Fairmount Ave.
Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
Fresh Start	Methodist Services	SN	11	4200 Monument Road

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2011				
Cecil B. Moore Homeownership Zone III-3	HERB	H	33	1920 W. Jefferson Ave.
Homeownership Rehabilitation Program	Various	H	8	Various
HELP Philadelphia	HELP	R	63	6100 Eastwick Ave.
Osun Village	UCH/Odunde	R	16	2308 Grays Ferry Ave.
Diamond Street Preservation	Pennrose Properties	R	44	3125 W. Diamond St.
Hancock Manor preservation	Impact Services	R	45	164 W. Allegheny Ave.
Evelyn Sanders II	WCRP	R	31	3000 N. Percy St.
Presser Sr. Apartments	Philadelphia Preservation Group	R	45	101 W. Johnson St.
Pensdale II	Intercommunity Action Inc.	Rent subsidy	existing	4200 Mitchell St.
Connelly House	Project HOME	SN	79	1211 Clover St.
My Place Germantown	Community Ventures	SN	11	209 E. Price St.
32nd and Cecil B. Moore Homeownership	Community Ventures	H	11	3123 Cecil B. Moore Ave.
Lawrence Court	HACE	H	50	3301 N. Lawrence St.
Francisville East	Community Ventures	R	44	1525 W. Poplar St.
Casa Farnese Preservation Project	PRD Management Inc	R-Pres	288	1300 Lombard St.
Rights of Passage	Covenant House	SN	18	2613 Kensington Ave.
		Subtotal	***786***	
Projects Completed FY ending 6/30/2012				
Sheridan Street Green Building	APM	H	13	1801 Sheridan St.
Strawberry Mansion Phase I	Friends Rehab	H	26	1919 N. 31st St.
17th and Federal	Community Ventures	H	11	1700 blk Federal St.
Point Breeze Homeownership	Cashel	H	5	1200 blk S. 27th St.
4200 Stiles Street	Habitat for Humanity	H	2	4200 blk Stiles St.
Latona Street Project	Habitat for Humanity	H	4	2200 blk Latona St.
Homeownership Rehabilitation Program	Various	H	9	Various
WPRE II	WPRE	R	40	611 N. 39th St.
Apartments at Cliveden	New Courtland	R	62	319 W. Johnson St.
Nicetown Court	Nicetown Court Associates	R	37	4330 Germantown Ave.
Burholme Senior Residences	Pilgrim Gardens Senior	R	62	7023 Rising Sun Ave.
Lehigh Park II Repairs	Lehigh Park	R	28	2622-46 N. Lawrence St.
Jannie's Place	PEC CDC	SN	26	640 N. 40th St.
Ogden Gardens	Autism Living and Working	SN	4	4033 Ogden St.
419 Chandler Supported Independent Living	1260 Housing Development Corp.	SN	6	419 Chandler St.
James Widener Ray - 2101 Venango	Project HOME	SN	53	2101 W. Venango St.
Patriot House	CATCH, Inc.	SN	15	1221-25 S. 15th St.
Shelton Court	Gaudenzia	SN	20	6433 N. Broad St.
Belfield Avenue Townhomes	Raise of Hope	SN	3	1700 blk Belfield Ave.
		Subtotal	***426***	

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2015				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action, Inc.	R	40	6761-63 Ridge Ave.
HELP Philadelphia IV	HELP USA	R	60	7200 Grovers Ave.
Wynnefield Place	Presby Inspired Life	R	48	1717-25 N. 54th St.
Bigham Leatherberry Wise Place	PEC CDC	SN	11	4226-30 Powelton Ave.
		Subtotal	***175***	
Projects Completed FY ending 6/30/2016				
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Wingohocking Street Development	Nicetown CDC	H	2	2006-2008 Wingohocking St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	R	3	6513, 6514-24 Germantown Ave.
NewCourtland Apartments at Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed Residences	Arab American CDC	R	45	252-266 W. Oxford St.
St. Raymond's House	Depaul USA, Philadelphia	SN	27	7901 Forrest Ave.
		Subtotal	***208***	
Projects Completed FY ending 6/30/2017				
Blumberg Phase 1	Philadelphia Housing Authority	R	57	2400 Jefferson St.
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
Mt. Vernon Manor Phase II	Mt. Vernon Manor II, LP	R	50	3202 Mantua Ave., 620 N. 34th St.
NewCourtland Apartments at Allegheny Phase 2	NewCourtland Elder Services	R	45	1900 W. Allegheny Ave.
Orinoka Civic House	New Kensington CDC	R	51	2771-77 Ruth St.
Wynne Senior Residences	Pennrose Development, LLC	R	50	2001-11 N. 54th St.
		Subtotal	***301***	
Projects Completed FY ending 6/30/2018				
The Lofts at 2601	Volunteers of America Delaware Valley, Inc.	SN	56	2601 N. Broad St.
Ruth Williams House	Project HOME	SN	88	2415 N. Broad St.
Anthony Wayne III	Elon Group	R	45	1701 S. 28th St.
APM Preservation	APM	P	80	2008-28/2032-44 N. 6th St.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave,
		Subtotal	***321***	
Projects Completed FY ending 6/30/2019				
Gloria Casarez Residences	Project HOME	SN	30	1315 N. 8th St.
Ann Thomas Presbyterian	Presby Inspired Life	R	75	2000 S. 58th St.
Cantrell Place	Presby Inspired Life	R	61	400 & 500 Blk Cantrell St.
Roberto Clemente Homes	Nueva Esperanza, Inc.	MU	38	3921-3961 N. 5th St.
		Subtotal	204	

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

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2020				
Center City Affordability Initiative	Mission First Housing Group	SN	29	1237 Belmont Ave.
Henry Ave Senior Campus I	NewCourtland Elder Services	R	49	3232 Henry Ave.
Hogar de Esperanza Phase II	APM	R	20	2203 Germantown Ave.
North Central Neighborhood II	Philadelphia Housing Authority	R	89	Berks to Diamond, Marshall to 9th Streets
North Central Neighborhood III	Philadelphia Housing Authority	R	50	Norris to Diamond, Marvine to 11th Streets
Northeast Affordability Initiative	Mission First Housing Group	R	38	7900 Castor Ave., 6727-37 Bustleton Ave., 1327-37 Crease St., 1647 Dyre St., 419 Chandler St.
Villas del Caribe	HACE	SN	81	161-171 W. Allegheny Ave., 3231-65 N. Hancock St.
		Subtotal	***356***	
Projects Completed FY ending 6/30/2021				
Casa Indiana	HACE	R	50	2935-65 N. 2nd St.
Francis House	Francis House on Fairmount	R	60	46th and Fairmount
GALA-Golden Age Living Accommodations	Conifer Realty	R	50	2022-34 Haines St., 6845-49 Limekiln Pike
Liberty 52: Stephen F. Gold Residences	Liberty Housing Development Corp	SN	24	5208-28 Poplar St., 616-36 N. 52nd St.
Maguire-Willard	Project HOME	SN	42	1920 E. Orleans St.
Susquehanna Square	Community Ventures	R	37	1601 Diamond St., 2137-61 N. 15th St., 2116-24 N. 16th St.
		Subtotal	***263***	
Projects completed FY ending 6/30/2022				
Apartments at New Market West	Mission First Housing Group	R	41	13-27 N Salford St.
Fitzwater Homes	Holy Trinity Baptist Church	R	22	1827 Fitzwater St.
HELP Philadelphia VI	HELP Development Corp	SN	55	2300-52 Jefferson St.
Inglis Apartments at Elmwood	Inglis Housing Corporation	SN	40	6200 Eastwick Ave.
Lillia Crippen Townhomes Preservation	WCRP	SN	46	1826-1846 N 6th St.
Nicole Hines Townhouses	WCRP	R	35	417-31 E. Wister St.
Norris Homes Phase V	Jonathan Rose Companies	R	133	Various addresses in North Central
Parkside Neighborhood Preservation	Mission First Housing Group	SN	82	4104 Parkside Ave., 1237-43 Belmont Ave., 4201 Girard Ave.
Peg's Place	Project HOME	SN	40	1301 N. 8th St.
Rowan Judson Diamond	Project HOME	SN	39	1901-27 Judson St.
St. Rita Place	Catholic Housing and Community Services	R	46	1148-54 S. Broad St.

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Susquehanna Housing	Susquehanna Net Zero Housing, LP	R	80	2201 N. 27th St.
Hogar de Esperanza Phase III	APM	R/SN	20	2203 Germantown Ave.
Subtotal			*679*	
Projects Completed FY ending 6/30/2023				
Sharswood Phase I	Hunt Development Group	R	60	2000-2026 Seybert St.
Karen Donnally/Iris Nydia Brown Townhomes Preservation	Women's Community Revitalization Project	R	44	312-321 Diamond St, 2038-2131 N 4th, 2052-2054 & 2108-2138 N Orianna St, 2744-2762 N Mascher St
Camino de Oro (8th and Berks Senior Living)	APM	R	44	1821-61 N. 8th St., 1814-42 N. Franklin
Rafael Porrata-Doria Place	HACE	R	30	2739-2747 N. 5th St., 2746-54 N. Orkney St.
Monument Village	Mission First Housing Group	R + SN	60	4101 Edgely Ave.
School of Nursing	Project HOME	R	50	115 East Huntingdon St.
Carl Mackley Apartments	Winn Development	R	184	1401 E. Bristol St.
Mamie Nichols Townhomes	WCRP	SN	33	1400 Taylor, 2025 Reed, 1300 Capitol Street
The Allegheny West	SAA-EVI	R	45	2221-2231 W. Venango Street
Gaudenzia West Mill Place	Gaudenzia Foundation, Inc.	R + SN	30	916-936 N. 51st Street
		Subtotal	*580*	
Projects completed FY ending 6/30/2024				
Frankford House	Wasserman Properties	R	42	1611-441 Ruan Street
Mill Development @ A & Indiana	Impact Services	R + SN	48	124 East Indiana St.
Sharswood Phase 2	Hunt Development Group, LLC	R	59	2401-55 & 2408 Stewart St., 2409 & 2446 Sharswood, 1431-33 N 25th St., 2401-2435, 2441, 2406-14, 2422-32, 2436-28 Harlan St., 2501 Jefferson St
Parkside Neighborhood Preserv	Mission First Housing Group	SN	82	4104, 4106, 4202, 4208, 4210, 4216, 4218, 4222, 4238, 4240, 4244 Parkside Avenue; 1237-1243 Belmont Avenue; 4201 Girard Avenue
Be A Gem Crossing	North10 Philadelphia	R	41	3226-3258 Germantown Ave
Yorktown Arms	Yorktown CDC	R	56	1400 N 13th St.
Father Augustus Tolton Place Senior Housing	Catholic Housing and Comm Serv	R	45	2604 Island Ave.
Janney Apartments	HumanGood East	R	47	2855 Janney St.
NewCourtland Apts. at St Bartholomew Place 2	NewCourtland Elder Services	R + SN	48	5364 Jackson St.
		Subtotal	468	

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Projects completed FY ending 2025				
801 Residence	Hudson Valley Property Group, LLC	MU	175	801 Locust St.
Dauphin House	Maze Group Development	R	52	1412-26 W. Dauphin & 2258-60 N. Carlisle
HELP Philadelphia I & II Refinancing	HELP PA Development Corp.	R + SN	90	4910 Wyalusing Ave
Inglis Apartments at Belmont I & II	Inglis Housing Corp.	R + SN	80	2560 & 2564 Belmont Ave.
Kate's Place	Project HOME	R + MU	144	1929 Sansom Street
(Formerly know as) Mamie Nichols Townhouses Arlene Thorpe Townhouses Phase 1	WCRP	R + SN	27	1210, 1212 & 1214 S 27th St.
Mary Field Senior Apartments	HumanGood East	R	168	2100 S 58th St., 2050 S 59th St.
Old First House	Community Ventures	R + SN + MU	34	322-40 Race St/145-149 N. 4th St.
Rights of Passage II	Covenant House Pennsylvania	R	12	5603-05 Germantown Ave
Sharswood Phase III	Pennrose PHL, LLC	R + MU	59	2000-22 Ridge Ave, 2008, 2041-49/2240-50 Master St, 2400-48 W Oxford, 1527-31 N 25th St, 2401-39 & 2400-34 Redner St, 1503-25 N 25th St, 2401-39 & 2400-38 Bolton St, 2401-39/2406-52 Nassau St., 2441-49 Jefferson St, 1322-24 & 1330-N 22nd St, 2211-21, 2253-55 & 2227-33 Ingersoll St, 1409-13 N 21st St
Projects Completed FY 2001-FY2025		**Grand Total 13,139**		
Projects under Construction in FY2026				
Abigail Pankey Apartments	Women's Community Revitalization Project	R	32	777-87 N 38th St, 770-74 Dekalb St & 3716-26 Brown St
Compassion Senior Living	Community of Compassion Inc	R	38	6223-27 Catherine St
Good Shepherd Senior	Pennrose PHL, LLC	R	55	6439 Lansdowne Ave
Harlan and Sharswood Pres Dev	Michaels Organization	R	111	2100 blocks of Sharswood, Harlan, Master, Stewart
MidCity Y Apartments	Mission First Housing Development Corp.	R + SN	53	2025-29 Chestnut St
Susquehanna Village Preserv	Community Ventures	R + MU	53	1421 W Susquehanna &2201-15, 2204, 2210-14, 2201--19, 2220-22, 2201-19, 2223-33, 2232-44, 2237, 2239, 2245-51, 2258 N 15t St
17th St. Community C Phase I	Pathways Housing Wellness Corp.	R + SN	40	1412-18 N 17TH ST
2201 E Tioga Apts (Sepviva Lofts)	Sepviva Lofts LLC	R	51	2201 E Tioga ST
2640 East Lehigh Ave	Timber LLC & Volker Development Inc.	R	36	2640 East Lehigh Ave
4800 Disston Street	Liberty Housing Development	R	5	4800 Disston St
Bartram Village I	Pennrose PHL, LLC	R	52	2639 S 58TH ST
Caribe Towers	HACE	R	57	3231-65 North 2nd Street
CATCH-Anna's House	CATCH/Stone Sherick	R	12	1208 S 15th St
Cloisters III	Pennrose PHL, LLC	R	50	3900 Haverford Ave
Coral Street Art House	New Kensington Community Development Corporation	R	27	2446-68 Coral Street
Evangelical Senior Housing d/b/a Manor Glen Apts	NewCourtland	R	50	8401 E ROOSEVELT BLVD
FOP Senior	Pennrose PHL, LLC	R	106	730 Byberry Rd
Gaudenzia Tioga Arms	Gaudenzia Foundation, Inc/Stone Sherick	R	22	1828-1830 W Tioga St
Gaudenzia WINNER	Gaudenzia Foundation, Inc	SN	13	1832 W TIOGA ST

Appendix Table 3: DHCD Affordable Housing Production, July 1, 2000-Present

Project Name	Developer(s)	Type	Units	Location
Hancock Manor	HACE	SN	45	164-74 W Allegheny Ave, 175-77 Wishart St
Hedgerow Apartments	BlueRise Group LLC	R	80	3125-47 N 16TH ST
Imani Homes Preservation	HopePhl	R	55	3857 WARREN ST
Liberty 53: Estelle B Richman Place Development Co.R	Liberty Housing	SN	31	607, 325, 633, 635-37 N 53rd
Linda Lockman King Apts	WCRP	R + SN	33	5500 HAVERFORD AVE
Loney Rhawn	Mission First Housing Group	R	16	1710 RHAWN ST
Maple Village	Human Good	R	70	22 W Rittenhouse St
Meadow House - Frankford Sr	NewCourtland	R	50	4649 PAUL ST
Neumann North Preservation	Pennrose PHL, LLC	R + SN+ MU	67	1741 Frankford Avenue
North Park Avenue	Project HOME	SN	45	4225-27 N PARK AVE
Opportunities Towers III	Opportunities for Again/Stone Sherrick	R	59	5524-60 Haverford Avenue
Philadelphia Preservation - Mission First	Mission First Housing Development Corporation	R	83	4113-43 Warren Street
Project HOME CDC Preservation	Project HOME	R	112	1523 FAIRMOUNT AVENUE
Project HOME St. Elizabeth's Recovery Residence	Project HOME	R	24	1850 N CROSKEY ST
Regent Terrace	Pennrose PHL, LLC	R	80	5117 Regent St
Ruth Street Civic House	New Kensington CDC	R	44	2721-69 Ruth St
St. Katharine Drexel Place	Catholic Housing & Community Services	R	48	11051 Academy Road
The Queen Senior Apartments	OTH Communities LLC	R + SN	49	328 W QUEEN LN
Vernon House	Pennrose PHL, LLC	R	68	3226 CLIFFORD ST
Westpark Redevelopment Townhomes Phase 1	Westpark Community Partners LLC	R	41	4401 HOLDEN ST
Total Under Construction			**1,963**	

Appendix Table 4: Targeted Neighborhood Commercial Areas (TNCAs)

Corridor	Designated Blocks
22nd Street & Allegheny Avenue	2700-3100 N. 22nd, 1900-2300 Allegheny
29th Street	2300 N. 29th
34th Street	N. 34th, Powelton to Mantua
40th Street & Girard Avenue	3800-4100 Girard, 1100 N. 40th & 41st
40th Street & Market Street	100 N.-200 S. 40th, 4000 Market
45th Street & Walnut Street	4400-4600 Walnut, 100-300 S. 45th
48th & Spruce Street	4700-4800 Spruce, 300 S. 48th
52nd & Market Street	100 N.-300 S. 52nd
52nd Street	600-1700 N. 52nd
54th Street	1800-2000 N. 54th
5th Street	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th, 400-500 W. Lehigh
5th Street	5300-5700 N. 5th
5th Street	4800-5200 N. 5th
60th Street	100 N.-300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Streets	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th, 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore, 1400-1600 N. Broad
Broad Street & Germantown Avenue	3400-4000 Germantown, 3600-3800 N. Broad
Broad Street, Olney Avenue & Old York Road	5500-5900 N. Broad, 1300 Olney, 5700-5900 Old York Road
Broad Street, Ridge Avenue & Fairmount Avenue	700-800 N. Broad, 1400-1800 Ridge, 1400-1900 Fairmount
Broad Street, Snyder Avenue & W. Passyunk Avenue	1900-2100 S. Broad, 600-1700 Snyder, 1200-1700 W. Passyunk
Broad Street & Susquehanna Avenue	2200 N. Broad, 1400-1500 Susquehanna
Castor Avenue	5800-8200 Castor
Chester Avenue	5400-5800 Chester
Chew & Chelten Avenues	5600-5700 Chew, 700-800 East Chelten
Chew Avenue	6300-6800 Chew
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue	1200-3100 Frankford
Frankford Avenue	4000-5300 Frankford

Corridor	Designated Blocks
Frankford Avenue	6200-7200 Frankford
Frankford Avenue	7300-8500 Frankford
Front Street & Kensington Avenue	1700-2300 N. Front, 2400-2600 Kensington
Germantown Avenue	2500-2900 Germantown
Germantown & Chelten Avenues	5400-6200 Germantown, Maplewood Mall, 100-300 E. Chelten, 100-300 W. Chelten
Germantown Avenue	4100-4400 Germantown
Germantown Avenue	4900-5300 Germantown
Germantown Avenue	6300 Germantown
Girard Avenue & Broad Street	1000-1800 W. Girard, 900-1300 N. Broad
Girard Avenue	000-800 E. Girard
Girard Avenue	2500-2900 W. Girard
Girard Avenue & Marshall Street	000-900 W. Girard, 900-1100 N. Marshall
Kensington & Allegheny Avenues	2800-3600 Kensington, 800-1800 E. Allegheny
Lancaster Avenue	5300-5800 Lancaster
Lancaster Avenue	4400-5200 Lancaster
Lancaster Avenue	5900-6200 Lancaster
Lancaster Avenue	3800-4300 Lancaster
Lancaster Avenue	3400-3700 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 N. Broad, 4700-5100 Old York Road, 4700-4900 N. 11th, 1200-1600 Louden
Market Street,	4600-6300 Market
Ogontz Avenue, Cheltenham Avenue & Washington Lane	6800-8000 Ogontz, 1800-1900 Cheltenham, 1900 Washington
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
East Passyunk Avenue	1200-1900 E. Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	2300-2700 E. Allegheny, 3100 Richmond
Ridge & Cecil B. Moore Avenues	1900-2400 Ridge 1900-2300 Cecil B. Moore
Rising Sun Avenue	5700-7700 Rising Sun
Stenton Avenue,	6100-6400 Stenton
Torresdale Avenue	5200-7200 Torresdale
Wayne Avenue	4700-5000 Wayne
Woodland Avenue	4600-4800 Woodland
Woodland Avenue	5800-6600 Woodland

Appendix Table 5: Active Interim Construction Assistance Loans

Fiscal Year Loan made	Project	FY 21 Remaining Loan Balance
2009-10	Sheridan Street	$26,321

Selection Criteria for Rental and Special Needs Projects

Rental and special needs projects are intended to address the housing affordability crisis by increasing the supply of affordable housing through both rehabilitation/preservation and new construction. The Division of Housing and Community Development ("DHCD") recognizes that building and sustaining viable residential neighborhoods requires a balanced mix of homeownership, rental, and special needs units.

DHCD's investment in affordable rental and special needs housing is intended to foster strong, sustainable communities by promoting a mix of housing at varying price points to meet the needs of various households. The criteria in this section are designed to leverage private financing, support neighborhood strategic planning efforts, and minimize public subsidies.

DHCD reserves the right to determine the funding source for each project and to alter these criteria including, without limitation, to ensure consistency with national objectives and with the laws, guidelines, regulations, policies, and funding levels established by the U.S. Department of Housing and Urban Development ("HUD"), Commonwealth of Pennsylvania Department of Community and Economic Development ("DCED"), and the Pennsylvania Housing Finance Agency ("PHFA"). At a minimum, DHCD will review and, if needed, revise these criteria annually.

A. Threshold Criteria

1. Rental and special needs projects are expected to, without limitation:

- Preserve or create affordable housing options including, without limitation, in areas considered high priority and/or based on Requests for Proposals (RFPs) published by DHCD and/or PHDC;
- Provide affordable, accessible housing to low-income, elderly, and special needs residents;and
- Support private or public investment in the community

2. The subsidy limits below represent the caps, not guaranteed amounts. Actual subsidy awards will be determined based on project need and available funding. Maximum allowable subsidy for rental and special needs projects is as follows:

- 1-30 Units: Up to $100,000 per unit
- 31-60 Units: Up to $3 million plus $50,000 for each unit over 30, not to exceed $4.5 million
- 60+ Units: Up to $4.5 million Non-LIHTC projects are eligible for an additional $20,000 per 2+ bedroom unit, capped at 20 units, for a maximum additional subsidy of $400,000

3. Proposals exceeding the total subsidy limits will generally not be considered. Exceptions are rare and subject to DHCD's sole discretion based on compelling circumstances. DHCD reserves the right to revise the subsidy limits at any time. Developers are expected to seek competitive pricing, contain costs,

maximize supportable debt, and pursue additional financing sources. Developers should not assume that the maximum subsidy will be awarded. DHDC reserves the right to reduce an award amount, if it is determined during PHDC underwriting that the project does not require the full amount of the original DHCD award.

4. Priority will be given to rental and special needs projects that request less than the maximum subsidy limit by leveraging other financing sources.

5. PHDC maintains a Cost Containment Policy that establishes a Construction Cost Threshold. Projects that exceed the Construction Cost Threshold are subject to the Competitive Bidding Requirement and must procure a General Contractor through a competitive bidding process in accordance with the Cost Containment Policy.

Exceptions, if any, are rare and subject to DHCD's and PHDC's discretion based on compelling circumstances and are further subject to all applicable laws, rules and regulations. Developers who meet the Passive House Requirements for energy efficiency can exceed the Cost Containment Policy by 10% unless it results in non-compliance with any laws, rules or regulations.

PHDC reserves the right to revise the PHDC Cost Containment Policy at any time. Updates are reviewed and approved by the PHDC Board of Directors.

6. Developers must comply with local, state, and federal laws, rules, and regulations, as applicable, including, without limitation, wage rates, equal opportunity, antidiscrimination, HUD Section 3 requirements, Philadelphia Neighborhood Benefit Strategy requirements, as well as energy and construction specifications mandated by DHCD and/or PHDC.

7. While environmental abatement costs related to site clean-up will be reviewed separately, developers must submit a Phase 1 Environmental Site Assessment with all financing requests involving (i) new construction or (ii) the rehabilitation of properties that were previously used for commercial or industrial purposes.

8. All rental and special needs projects must comply with the following set-aside requirements:

- Physical disability 10% of all units
- Hearing and Vision Disability 4% of all units
- Homeless and special needs 10% of all units

Projects exceeding these requirements will be given priority.

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

Developers requesting exceptions to any of the set-aside requirements must submit a written justification to PHDC. PHDC will review the request and forward its recommendation to DHCD, which will make the final determination to approve or deny the waiver.

The City of Philadelphia ("City") supports the concept of "visitability" in accessible housing design and strongly encourages all developers to incorporate visitability design features. All new construction rental and special needs projects must include visitability design features. At a minimum, this includes (i) one no-step entrance located at either the front, side, back or via the garage; (ii) doorways (including, without limitation, powder rooms and bathrooms) that are at least 32 inches wide; and (iii) hallways and other room entrances that are at least 36 inches wide.

9. All rental and special needs projects developed with City funding must comply with the City's Model Affirmative Marketing Plan (MAMP). The MAMP requires developers to list accessible housing units on the Home Finder website (www.newsontap.org) for a 30-day period before marketing any accessible or non-accessible housing units to the general public. This ensures priority outreach to the disabled community.

10. Some projects receive LIHTCs from PHFA without a commitment of financial support from the City. These projects are not eligible for funding awarded through City-issued Requests for Proposals (RFPs).

B. Conserving City Subsidy

Rental and special needs projects that leverage a larger percentage of private and non-City funding will be given priority during the evaluation process. Preference will also be given to those projects that can be designed and constructed at a lower total costs, and particularly those projects requiring City funding below the total subsidy limits.

C. Criteria for Special Needs Projects Only

Special needs projects are intended to provide permanent supportive housing for individuals and families who meet HUD's definition of homeless (see Appendix page 195). Depending on the availability and requirements of HUD funding, priority may be given to those projects that serve a high-need subpopulations – typically households that meet HUD's definition of chronically homeless. Developers are encouraged to implement a "Housing First" approach (see Appendix page 191) and to provide or arrange supportive services necessary to help residents maintain stable housing and live independently.

D. Neighborhood and Community Impact

1. The project should contribute to the supply of safe, decent, and affordable rental housing for low-income households and special needs populations.

2. The project must either address and eliminate a blighting condition in the community or provide affordable housing opportunities within appreciating or strong market areas.

3. The developer must demonstrate efforts to promote community involvement and/or, for rehabilitation/preservation projects, representation of existing residents. DHCD/PHDC will consider the level of community support as part of the evaluation process.

4. Projects must align with approved Neighborhood Strategic Plans or Philadelphia City Planning Commission District Plans, where applicable.

5. The developer must submit an Affirmative Marketing Plan to PHDC for review and approval prior to closing. The plan must ensure that all units are marketed in compliance with all applicable local, state and federal laws, rules, and regulations including, without limitation, fair housing.

E. Underwriting Criteria

Preliminary underwriting is based on proposals/applications submitted before DHCD provides an award letter to a project. Once a project receives an award letter from DHCD, additional underwriting is done by PHDC. DHCD reserves the right to rescind funding to any project that materially changes after receiving an award letter from DHCD.

1. Operating Proforma

a. Developers must provide evidence of commitment for any rental subsidies that will be supporting the project.

b. Developers are expected to serve the income levels proposed in any RFP response or Application submission. If the income levels proposed change after the project receives an award from DHCD, an explanation must be provided in writing, and DHCD reserves the right to rescind the Award.

c. Projects must demonstrate sufficient cash flow to cover projected operating expenses, reserve contributions, debt service, and necessary supportive service expenses. LIHTC projects must have a Debt Service Coverage Ratio (DSCR) of at least 1.15 in the initial stabilized operating period and maintain a ratio not less than 1.00 in years one through and including fifteen. Non-LIHTC projects must comply with DSCR standards detailed in the RFP and/or PHDC's current underwriting criteria, whichever is more conservative.

2.Development Budget

a. All financing sources must be fully committed and equate to total development costs before a project is taken to the PHDC Board of Directors for approval.

b. Final construction costs must be reviewed and approved by PHDC Housing Construction and supported by a construction contract.

c. In general, PHDC funds are restricted to funding construction costs unless otherwise specified in an RFP or loan document. PHDC and DHCD reserve the right to reduce an award and/or loan if final construction costs do not justify the award and/or loan amount.

d. The developer fee is intended to compensate the developer for the time, effort, and work involved in the development of the project, and for developer's expenses, overhead, and profit. All consultant fees and organizational costs must be paid from the developer fee and may not appear as separate line items in the development budget.

i. For non-LIHTC projects, the developer fee is limited to 10% of replacement costs (excluding acquisition costs). Developers may apply for and receive a developer fee of up to 15%; however, any amount exceeding the 10% limit must be reinvested into project reserves, such as operating deficit, rent subsidies, or supportive services.

ii For LIHTC projects, DHCD will accept a developer fee consistent with the limits approved by PHFA.

iii DHCD will not consider any request for additional funding unless at least 50% of the developer fee is reinvested into the project.

iv DHCD reserves the right to require that more than 50% of the developer fee be reinvested into the project when additional City funds are requested for projects that are already under construction or substantially complete.

e Architect, engineering, and legal fees must comply with the cost limits established in the most recent PHFA Underwriting Application Cost Limits.

f. Rent-up costs should be limited to pre-operational expenses incurred within 120 days prior to initial occupancy. These costs shall not exceed $1,200 per unit for new construction project, or $600 per unit for preservation projects.

g. Furniture and equipment costs are limited to $2,000 per unit unless the project includes substantial community space.

h. A construction contingency of 5% is required for new construction projects, and up to 10% is permitted for rehabilitation/preservation projects. The final contingency amount will be evaluated based on project size and property condition. For projects using a Guaranteed Maximum Price (GMP) construction contract, PHDC may waive the contingency requirement. When no general contractor is engaged, construction management fees may not exceed 5% of total construction costs. If a general contractor and architectural construction supervision are engaged, no separate construction management fee is permitted.

i DHCD will determine funding sources for all eligible projects at its discretion. Funding sources may be specified in individual RFPs or determined by DHCD based on project eligibility. Regardless of the funding

source selected for the project, subsidy amounts may not exceed the maximum limits established in the RFP and/or PHDC's current underwriting criteria, whichever is more conservative.

3 Developer Due Diligence

a. Developers must submit a written summary of both complete and current developments. DHCD/PHDC will evaluate the developer's past performance, including, without limitation, prior City-funded projects, overall capability and capacity, and financial standing. Particular consideration will be given to the developer's past compliance with wage requirements.

b. Funding will not be awarded to any project being proposed by a develope who:

i. Has outstanding taxes or other amounts due to the City including, without limitation, municipal liens, judgments, or unresolved code violations:

ii. Has not demonstrated sufficient technical or financial capacity to complete the proposed project.

c. Prior to making any funding commitment, DHCD/PHDC will require the developer to provide satisfactory references and demonstrate that they have performed community engagement regarding the proposed project.

d. Developers must not have any outstanding taxes or other amounts due to the City, or unresolved code violations prior to project closing.

Projects and/or developers requesting exceptions to any of the underwriting criteria must submit a written justification to PHDC. PHDC will review the request and forward its recommendation to DHCD, which will make the final determination to approve or deny the waiver.

Development Process

Rental and special needs projects are administered by PHDC in accordance with DHCD policies. PHDC reserves the right to require additional documentation and information necessary to assess project feasibility, among other things. All projects are subject to review by PHDC's staff and approval by PHDC and/or the Philadelphia Redevelopment Authority ("PRA") Board of Directors.

1. DHCD will issue Requests for Proposals for projects seeking gap financing for affordable rental and special needs projects. Proposals will be reviewed by an interagency group that may include representatives from DHCD, PHDC, the City's Commerce Department, the Philadelphia Housing Authority ("PHA"), the City's Office of Homeless Services, and the Philadelphia City Planning Commission. Developers selected for funding will receive an award letter from DHCD. The letter will outline the terms of the award and remind developers that they must meet all underwriting requirements and secure all additional funding commitments. For LIHTC projects, DHCD's funding commitment is contingent

upon the successful award of LIHTCs. Failure to secure LIHTCs or other required financing will void the DHCD award.

2. After a DHCD Award letter has been issued, PHDC will schedule a project kickoff meeting with the development team. PHDC may require items required for underwriting to be submitted prior to the kickoff meeting.

3. After the project kickoff meeting, PHDC will submit a request to the Philadelphia City Planning Commission to begin the Environmental Review process, if applicable.

4. PHDC will evaluate project costs and make a determination as to whether the project is subject to the Competitive Bidding Requirement under the PHDC Cost Containment Policy. Developers may be required to submit additional documentation and information detailing the measures they have taken – or plan to take - to ensure the project's cost-effectiveness. PHDC may recommend changes to the design, financing structure, or budget to improve overall efficiency and cost-control.

5. Projects anticipating PHDC/PRA Board approval and settlement must submit all required documentation according to the project schedule established during the initial development team meeting with PHDC. :

A. Required for Underwriting as Applicable

The following documents must be submitted for underwriting consideration prior to PHDC/PRA Board approval :

- Bylaws or Partnership/Operating Agreement for all applicable legal entities;
- Site ALTA survey;
- Title Commitment;
- Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc.
- Organizational Documents for Developer/Sponsor, General Partner/Managing Member, and/or Limited Partnership/Limited Liability Company;
- Organization chart of the project's ownership structure;
- Utility Allowance Schedule;
- Developer Profile that includes previous affordable-housing projects developed by the sponsor/developer, location of developments, number and type of units built and owned, etc.;
- PHFA Development Budget;
- 90% complete plans and specifications approved by PHDC;
- If a Competitive Bidding Process is required under the PHDC Cost Containment Policy:

- Sample bid package approved by PHDC including 90% complete plans and specifications (before Bid Solicitation project bid);
- Bid Solicitation Minutes & Bids;
- A signed PHDC Cost Containment Policy Affidavit and evidence that all contractors on PHDC's Approved List of General Contractors/Construction Managers whose bonding capacity equals or exceeds the PHDC-approved construction cost estimate were notified of the opportunity to bid on the project;
- General Contractor selection, including justification, approved by PHDC. Unless otherwise approved by PHDC, the lowest responsible bidder must be selected.

- The two most recent years of Sponsor/Developer Financial Statements prepared by a CPA/IPA . Signed federal tax returns may be substituted when CPA/IPA audits are not available;
- Owner Financial Statements (required only if the owner owns other real estate);
- Tax Credit Subscription Agreement (LIHTC only);
- Management Plan and Agreement, Tenant Selection Plan, and Sample Lease;
- List of Project Development Team, including names, addresses, telephone numbers and experience;
- Relocation Plan (preservation only);
- Commitment Letters from all financing sources;
- Tax Status Certification Form, which must be submitted for the owner, sponsor/developer, and general contractor;
- Evidence demonstrating legal control of the development site;
- Appraisal (required only if acquisition cost is included in development budget);
- Photograph of Development Site (front & rear);
- Architect's Agreement and PRA/PHDC Addendum (executed and dated);
- General Contractor's Contract (Draft);
- Capital Needs Aassessment (if required by the RFP or other funding sources);
- Construction Cost Breakdown (per PHDC form);
- Contract and/or Agreement for Legal Services (development and tax counsel);
- Special Needs Plan;
- Equal Opportunity Plan Policy (EOP) and EOP Acknowledgement Form;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
- Letter from accounting firm for cost certification;

- PHDC Development Budget and Development Budget Narrative, including all sources and uses, not just those on PHFA Form 1;
- PHDC Operating Proforma projected for a minimum of 20 years and and Operating Proforma Narrative;
- Evidence of project rental subsidies and/or operating subsidy commitment in the form of a letter from the subsidy provider
- Draft recording order of all legal documents expected at settlement, ncluding the lender rate, term, and lien position of all project financing;
- Board of Directors List;
- Environmental Review Approval (must submit all environmental reports and contracts);
- Campaign Contribution Disclosure Forms;
- Conflict of Interest Form Developer;
- Any other documents or information which DHCD or PHDC may request.

B. Required for Settlement as Applicable

- Affirmative Fair Housing Marketing Plan;
- Management Plan, Tenant Selection Plan, and Sample Lease;
- Bylaws or Partnership/Operating Agreement for all applicable legal entities
- Resolution Authorizing Transaction.
- Site ALTA survey;
- Title Report;
- Disbursement Agreement;
- General Contractors Contract and PRA/PHDC Addendum (executed and dated);
- Architect Contract and PRA/PHDC Addendum (executed and dated);
- Tax Clearance Certification for the owner, sponsor/developer, and general contractor;
- Closing documents for all funding necessary to complete construction of project;
- Building Permits;
- Evidence that the owner and any entity receiving federal funds from DHCD is not debarred or suspended;
- Approved insurance for owner, general contractor, architect and any other development team member required by PHDC;
- L & I approved plans and specifications; and
- Any other documents or information which DHCD or PHDC may request.

- In addition to all the previous documentation, nonprofit sponsors/developers are required to submit the following documentation, if applicable:
- Current IRS Tax Exempt Ruling Letter, and
- CHDO/CBDO Designation Letter from DHCD

Special-Needs Definitions

Homeless (24 CFR 91.5)

1. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

2. An individual or family who will imminently lose their primary nighttime residence, provided that:

i. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

ii. No subsequent residence has been identified; and

iii. The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

3. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

i. Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

4. Any individual or family who:

i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

ii. Has no other residence; and

iii. Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Disabled Persons

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

1. A disability as defined in Section 223 of the Social Security Act;

2. Having a physical, mental, or emotional impairment that (a) is expected to be of long-continuing and indefinite duration, (b) substantially impedes an individual's ability to live independently, and (c) is of such a nature that such ability could be improved by more suitable housing conditions;

3. A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; or,

4. The disease of acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiological agent for AIDS or

5. A diagnosable substance abuse disorder.

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

Chronically Homeless Individuals/Families (24 CFR 91.5)–

Chronically homeless means:

1. A "homeless individual with a disability," as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)),the Act*, who:

i. Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and

ii. Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

2. An individual who has been residing in an institutional care facility , including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or

3. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraphs (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Housing First

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

Permanent Supportive Housing

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

Written Standards for Providing ESG Assistance

Emergency Shelter

Homeless Services requires all contracted emergency housing providers, including those receiving ESG funds, to comply with its Emergency Housing Standards. The Emergency Housing Standards were created to provide City contracted agencies with a clear set of guidelines and requirements for the operation of emergency housing facilities in Philadelphia. Homeless Services is currently in the process of revising these standards, but the guiding principles will remain ensuring individuals and families living in emergency housing

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

The Office of Homeless Services and its contracted emergency housing agencies provide the following services to facilitate self-sufficiency and independence:

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

Homeless Services intake provides a centralized access point for households experiencing homelessness and in need of emergency housing services. Short-term accommodation is based on an assessment of needs for vulnerable individuals and families to resolve an immediate housing crisis. When possible, households are diverted to other suitable resources, either within Homeless Services or within the community, for the purpose of exploring housing options other than shelter placement. A Homeless Services social worker will explore housing options and alternatives with the client such as the feasibility of staying with relatives or friends. After assessing the client's situation, a determination is made to refer to either a contracted emergency housing program or other appropriate resources that meet the household's needs. Households must meet HUD's definition of homelessness for placement into emergency housing. By 2018, intake staff a Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment will enable appropriate referrals through the City's coordinated entry system (details above).

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

in HMIS. Clients admitted during the weekend must receive an intake interview the next business day. Emergency housing staff must provide all clients with an orientation to the program that includes a review of emergency housing participation requirements and expectations.

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

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

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

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

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

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

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

Both an electronic record in the Homeless Management Information System (HMIS) and a hard copy record are required for all households in emergency housing.

Rapid Re-housing and Prevention

Rapid rehousing services target families and individuals who are currently residents of emergency housing programs. Prevention services target families and individuals at risk of homelessness. The goal of both is to allow households to secure stable permanent housing, either market rate or subsidized, by identifying housing options or working with existing subsidized housing providers and providing the household with the rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

Households may receive short- or medium-term rental assistance for up to 12 months and financial assistance with security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. All intake and service information must be tracked in HMIS.

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

- **Eligible Rapid Re-housing Participants/Heads of Households:**
  1. Must be 18 years of age or older. or provide documentation of legal emancipation.
  2. Referred from Emergency Housing, households meet the HUD definition of "literally homeless."

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

  An individual or family who:

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

  AND

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

  AND

  (iii) Meets ONE of the following conditions:

  (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance;

  (B) Is living in the home of another because of economic hardship;

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals;

(E) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room;

(F) Is exiting a publicly funded institution or system of care;

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in this *Consolidated Plan*.

OR

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

OR

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

➢ **ESG Funds for Rapid Re-Housing and Prevention can be used for the following activities:**

1. Rental Assistance, including:
   a. Rental arrearages up to 6 months
   b. Short-term (1 to 3 months)
   c. Medium-term (4 to 24 months)
2. Financial Assistance, including
   a. Security Deposits
   b. Utility Assistance
      i. Arrearages up to 6 months only if the utility bill is a barrier to the household moving into permanent housing
      ii. Utility deposits (only after all other utility programs for low-income residents have been exhausted)
      iii. Utility payments (only after all other utility programs for low-income residents have been exhausted)
   c. Moving Costs
3. Services Costs, including:
   a. Housing search and placement assistance
   b. Housing stability case management

➢ Additional guidelines regarding Rapid Re-Housing rental and financial assistance:

1. Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) for the same month would be considered one month of assistance.
2. Rental assistance covers the portion of the rent remaining after the household contributes 30% of its monthly income.
3. All payments must be made to third parties, such as landlords or utility companies.
4. All packages of assistance must be approved by a Provider Agency supervisor or program manager.
5. ESG funds cannot be used for the following activities:
    a. Mortgage assistance
    b. Food
    c. Transportation
    d. Furniture
    e. Other consumer debt

Citizen Participation Plan

Citizen Comment on Citizen Participation Plan

The Division of Housing and Community Development (DHCD) believes that citizen participation and planning are central to the success of neighborhood revitalization efforts. Because of limited resources, government's direct impact on a neighborhood will always fall short of its needs. A neighborhood revives when its residents are confident that it can improve. Residents then contribute their time, energy and finances to the process. Such confidence will grow from direct involvement in revitalization programs sponsored by government and the private sector. Accordingly, DHCD adopts the following Citizen Participation Plan as part of its *Consolidated Plan* and *Annual Action Plan* and sets forth the City's policies and procedures for citizen participation.

Encouragement of Citizen Participation

DHCD encourages citizen participation in its housing and community development program – including the development of the *Consolidated Plan* and Annual Action Plan, substantial amendments to the *Consolidated Plan* and *Annual Action Plan*, and the *Consolidated Annual Performance and Evaluation Report* – in a variety of ways. (In the context of this plan, "citizen" refers to any member of the public wishing to provide input to DHCD.) As required, DHCD takes appropriate actions to encourage the participation of all residents, including low- and moderate-income persons, particularly those living in revitalization areas, slums and blighted areas and in areas where CDBG funds are proposed to be used, minorities, non- English speaking persons, persons with disabilities and residents in general of predominantly low- and moderate- income neighborhoods.

DHCD also encourages the participation of local and regional institutions, Continuums of Care, and other organizations, including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the *Consolidated Plan* and the *Annual Action Plan*.

DHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages the participation of residents of public and assisted-housing developments, including any resident advisory boards, resident councils and resident management corporations in the process of developing and implementing the *Consolidated Plan* and the Annual Action Plan, along with other low-income residents of targeted revitalization areas in which the developments are located. DHCD provides information to PHA about the *Consolidated Plan* and *Annual Action Plan* activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required for the PHA Plan.

To encourage citizen participation, DHCD funds a network of Neighborhood Advisory Committees (NACs) to serve residents of low- and moderate- income areas by coordinating City services, conducting block surveys, promoting CDBG-funded programs, preparing neighborhood plans, and commenting on proposed housing and community development projects. NAC service areas by and large track those areas with minority concentration and low- and moderate-income concentration. Similarly, the Commerce Department funds neighborhood-based business associations located in key target areas for investment.

DHCD further promotes citizen involvement in its program by producing press releases, blog posts and social media posts, as well as encouraging citizens to sign up for a mailing list that as of April 2021 had approximately 2,000 persons on it. In addition, public hearings are held as described below and a Proposed *Consolidated Plan* and/or Proposed *Annual Action Plan* is published in order to elicit public input and comment. Those hearings and those Plans are publicized through ads in a newspaper of general circulation, e-mails to the mailing list, the DHCD website and social media.

Language Access Needs

In 2015 the citizens of Philadelphia voted to approve an amendment to the Philadelphia Home Rule Charter requiring City agencies to develop and implement a Language Access Plan. In May 2016 Mayor Jim Kenney issued an executive order launching Language Access Philly, a city-wide program designed to bridge the access gap by making it easier for residents with Limited English Proficiency (LEP) to obtain essential public information and services. The executive order also identified the Office of Immigrant Affairs, formerly known as the Mayor's Office of Immigrant and Multicultural Affairs, as the lead agency for the development and implementation of Language Access Plans. Under the guidance and direction of the Office of Immigrant Affairs, and by analyzing Limited English Proficiency data provided by HUD, DHCD assessed the language needs of non-English-speaking residents in Philadelphia, developed its Language Access Plan, and has identified and is implementing reasonable steps to provide language assistance, including translation of notices and other vital documents, to ensure meaningful access and participation.

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

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

Needs Assessment

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

the availability of the *Consolidated Annual Performance and Evaluation Report*, or *CAPER*, which outlines the previous year's performance.

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

DHCD makes available every five years a *Consolidated Plan* and each year a Proposed *Annual Action Plan* for review and comment by residents, public agencies and other interested parties. The *Annual Action Plan* includes the amount of assistance that the City expects to receive (including grant funds and other income), the range of activities that the City proposes to undertake, including the estimated amount that will benefit persons of low and moderate income. The City's Relocation Plan, which sets forth the City's plan to minimize the displacement of persons and to assist any persons displaced, even if the City expects no displacement to occur, is also included. This information is made available prior to a public hearing (see below) on the DHCD website and in other locations (see below).

The contents of the Proposed *Consolidated Plan* and/or Proposed *Annual Action Plan* are briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies are made available to citizens on the DHCD website. In addition to the newspaper ad, the availability of the Proposed *Consolidated Plan* and/or Proposed *Annual Action Plan* is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media.

DHCD provides a period for public comment of not less than 30 calendar days for the Annual Action Planfollowing the publication of the Proposed Plan(s). During this period Philadelphia City Council holds a public hearing to obtain citizen input into the Consolidated Planning process and as part of the process to pass the ordinance – to which the *Consolidated Plan* or *Annual Action Plan* is an attachment – authorizing the City to apply to HUD for CDBG, HOME and other funding.

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

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

Prior to preparing a Final *Consolidated Plan* or Final Annual Action Plan, DHCD will consider any comments or views of residents of the community received in writing or orally at the public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why will be included in the Final *Consolidated Plan* or Final Annual Action Plan.

Amendment Policy

Under federal regulations, the Citizen Participation Plan must specify the criteria the City will use for determining what changes in the City's planned or actual activities constitute a substantial amendment to the *Annual Action Plan*. The City realizes these requirements ensure that the public is informed of decisions that would affect them and give citizens adequate opportunities for review and comment.

Annual Action Plan Substantial Amendment Guidelines

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

- the City decides not to carry out an activity[1] originally described in the *Annual Action Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Annual Action Plan*;
- there is a substantial change in the purpose of an activity, that is, a change in the type of activity or its ultimate objective. For example, an amendment would be required if a construction project originally designed to be residential is ultimately proposed to be commercial;
- there is a substantial change in proposed beneficiaries, such as a change in income, area benefit or limited clientele;
- there is a change in the use of CDBG funds from one eligible activity to another;
- there is a reduction of greater than 25% of total activity category funding.

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

Whenever an amendment to the *Annual Action Plan* or the Citizen Participation Plan is proposed, the City will provide notice of the proposed amendment to the individuals and organizations on DHCD's electronic mailing list, publish notice of the proposed amendment in a newspaper of general circulation, guidance as to where it may be reviewed, and a means of submitting written comments. A minimum of five calendar days will be provided for the public to comment in writing for an amendment to *Annual Action Plans* 2019-2020 and 2020-2021 and a minimum of 30 calendar days for subsequent *Annual Action Plans* and the Citizen Participation Plan. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice will also state that the public may receive a copy of the finalized amendment upon request.

[1] For purposes of local regulations, "activity" is defined here as a program, such as Basic Systems Repair Program, or a budget category, such as Interim Construction Assistance, if there is no program identified under the budget category.

If comments or views are received, they will be considered before adopting the amendment. If the City deems appropriate, it will modify the proposed amendment. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the substantial amendment.

The City will submit a description of the adopted amendments to HUD. If comments have been received, the City will publish notification of the availability of the finalized amendment in a newspaper of general circulation. This notification will state that the public may receive a copy of the adopted amendment upon request.

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

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

If the amendment is approved by City Council as submitted, it will be adopted after the hearing. If the hearing results in a revision that is ultimately adopted by City Council, the City will publish notification of the availability of the revised amendment in a newspaper of general circulation. This notification will state that the public may receive a copy of the finalized amendment upon request.

The City will submit a description of the adopted changes to HUD.

Cancellation of a Proposed Amendment

If the City decides not to finalize a proposed amendment, it will advertise its intention to cancel the proposed amendment in a newspaper of general circulation.

Consolidated Annual Performance and Evaluation Report

DHCD publishes annually a *Consolidated Annual Performance and Evaluation Report* (*CAPER*), and makes a draft of the report available for citizen review and comment. The contents of the draft *CAPER* are briefly summarized and its availability advertised in a newspaper of general circulation, as required by regulation. Copies of the *CAPER* are made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the *CAPER* is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. DHCD provides a period of public comment of not less than 15 calendar days following the publication of the draft *CAPER*. DHCD considers any comments received in writing, or orally at public hearings, in preparing the *CAPER*. A summary of comments received or views is attached to the *CAPER*.

Public Hearings

DHCD and/or City Council holds at least two public hearings a year, each at a different stage of the program year, to obtain residents' views and to respond to proposals and questions. At least one hearing is held prior to publishing the Proposed *Consolidated Plan* or Proposed *Annual Action Plan* to obtain the views of residents on housing and community development needs and to review past program performance. At least one hearing to consider the development of proposed activities and proposed strategies is held in City Council after the publishing of the Proposed *Consolidated Plan* or Proposed *Annual Action Plan* and the submission of the Plan(s) to City Council. This hearing is held as part of City Council's adoption of the ordinance that authorizes the City to apply for funding.

Each hearing is advertised in a newspaper of general circulation, as required by regulation. In addition to the newspaper ad, notice of the hearing is publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. Hearings are held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, DHCD provides translators for its public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

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

Access to Local Meetings

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

Availability to the Public and Access to Information

DHCD is committed to providing citizens, community organizations, public agencies and other interested parties with the opportunity to review information and records relating to the *Consolidated Plan* and *Annual Action Plan* and DHCD's use of assistance under the programs. Copies of the *Consolidated Plan* and *Annual Action Plan* as adopted, and the Consolidated Annual Performance and Evaluation Report are placed in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia and are available online at www.phila.gov/dhcd. Copies of revisions to the *Annual Action Plan* substantial amendments are available from DHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

Access to Records

DHCD provides residents of the community, public agencies and other interested parties with reasonable and timely access to information and records relating to the *Consolidated Plan* and the *Annual Action Plan* and to the use of assistance under the programs covered by the Plan for the preceding five years.

Technical Assistance

DHCD participates in a structured program of technical assistance to help neighborhood-based organizations and other groups representative of persons of low- and moderate-income participate in housing and community development programs. This program of technical assistance may include information about commenting on and in developing proposals for funding assistance under any of the programs covered by the *Annual Action Plan*. In addition, DHCD funds citizen participation in income-eligible areas of the City through the NACs and similar community-based nonprofit organizations.

Citizen Complaints

DHCD considers all resident complaints on the *Consolidated Plan, Annual Action Plan*, any amendment,any revisions and the annual performance report. Where practicable, DHCD will provide a written answer to written complaints within 15 working days. If not practicable, DHCD and its delegate agencies will respond within 15 working days, stating the reasons for the delay.

Emergency Citizen Participation Plan

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

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

Index

Index

Symbols

8th and Berks Senior Living - Appendix Appendix 184
17th and Federal - Appendix 180
32nd and Cecil B. Moore Homeownership - Appendix 180
419 Chandler Supported Independent Living - Appendix 180
801 Residence - 185
1260 Housing Development Corp. - 20, 174, Appendix Appendix 176-Appendix 180
2415 N. Broad St. - Appendix Appendix 182
3909 Haverford Ave. - Appendix Appendix 181
4200 Stiles Street - Appendix 180

A

Accessible Housing Program - 58
ACHIEVEability - 20, Appendix Appendix 176, Appendix Appendix 178
ActionAIDS - 29, 93, 94, 172, Appendix Appendix 177
Adaptive Modifications Program (AMP) - 4, 53, 60, 64, 79, 156
affordable housing - 44
Affordable Housing Centers of Pennsylvania - 20
affordable rental housing - 62
AIDS Activities Coordinating Office - 20
Allegheny West Foundation - Appendix Appendix 179, Appendix Appendix 181
American Rescue Plan - 40
Ann Thomas Presbyterian - Appendix 182
Anthony Wayne III - Appendix 182
Anthony Wayne Senior Housing II - Appendix Appendix 181
Apartments at Cliveden -Appendix 180
Apartments at New Market West - Appendix 183
Arab American CDC - Appendix 182
ARRA - 59
Asociación Puertorriqueños en Marcha (APM) - 29, Appendix 175-Appendix 180
- APM Preservation - Appendix 182
- APM Townhouses - Appendix 175

Assessment of Fair Housing (AFH) - 40
Autism Living and Working - Appendix 180

B

Bartram/Kingsessing - 111
Bartram Village - 145

Basic Systems Repair Program - 3, 53, 59, 77, 156, Appendix 208
Belfield Avenue Townhomes - Appendix 180
BenePhilly - 161
Bernice Elza Homes - Appendix Appendix 179
Bethesda Project - 21
Bigham Leatherberry Wise Place - Appendix Appendix 182
Burholme Senior Residences - Appendix 180
Business Attraction & Expansion - 50
Business Loan Program - 83
Business Technical Assistance Program - 106

C

Calcutta House - 29, Appendix Appendix 176
Camino de Oro - Appendix Appendix 184
Cantrell Place - Appendix 182
Capacity-Building Assistance - 50, 52, 53. 55, 60, 61, 91, 92
CAPER - 9, 11
Carl Mackley Apartments - Appendix Appendix 184
Carol Ann Campbell Residences - Appendix Appendix 181
Casa Farnese - Appendix Appendix 178, Appendix 180
Casa Indiana - Appendix 183
Cashel - Appendix 180
CATCH, Inc. - 30, Appendix Appendix 178, Appendix 180
Catholic Social Services - 30, 70, 94, 172, Appendix Appendix 178, Appendix 182
CDC Tax Credit Program - 50, 52
CDC Tax Credits - 58, 60
Cecil B. Moore Homeownership Zone - Appendix 175-80
Cedars Village - Appendix Appendix 181
CEIBA, Inc - 21
Centennial Village - Appendix 182
Center City Affordability Initiative - Appendix 183
Center For H.O.P.E. - 30
Center in the Park - 21, Appendix Appendix 176
Choice Implementation Grant - 111
Choice Neighborhoods - 111
Choice Planning Grant - 111
chronically homeless - 17
City Bond Financing - 46
City General Fund - 43, 46
Clean and Green Cabinet - 6
Clearfield Place at Venango - Appendix Appendix 179

Commerce - 50, 54, 61, 86, 99, 100
commercial corridors - 91
Commercial Oriented Real Estate Grants - 50, 52, 55, 60
Community Capacity Building Fund (CCBF) - 9, 12
Community College of Philadelphia - 6, 160
Community Design Collaborative - 5, 21, 61, 81, 163
Community Development Block Grant (CDBG) - 1, 15, 42, 44, 50, 54, 55, 56, 58, 59, 74, 75, 76, 77, 78, 80, 81, 82, 83, 84, 85, 87, 88, 89, 90, 91, 92, 164
Community Development Block Grant (CDBG-DR) - 158
Community Economic Development - 51, 52, 53, 55, 60
Community Housing Development Organizations (CHDO) - 165
Community Legal Services (CLS) - 21, 75
Community Ventures - 174, 175, Appendix 176, Appendix 177, Appendix 178, Appendix 180, Appendix 181, Appendix 182, Appendix 183, 185
Congreso - 95
Congreso de Latinos Unidos - 70, 95, 106, 172
Connelly House - Appendix 180
consultation - 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
Continuum of Care (CoC) - 17, 25, 31, 40, 46, 169, 171
Coordinated Entry and Assessment-Based Housing Referral System - 169
Covenant House - Appendix 180
Covenant House, PA - 38
Cross/Greenwich - Appendix 182

D

Dauphin House - Appendix 185
DCED - 51, 58
Delaware County Department of Human Services - 95
Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) - 167
Department of Planning and Development (DPD) - 157
Depaul USA, Philadelphia - 30, Appendix Appendix 182
Diamond Street Preservation - Appendix 180
Dignity Housing - 24, Appendix 175, Appendix Appendix 176
Direct Assistance - 59, 67
Disaster Recovery (CDBG-DR) - 46
Disaster Recovery & Resilience Program (DRRP) - 71
Diversified Community Services - 25
Division of Housing and Community Development (DHCD) - 1, 15, 16, 39, 40, 43, 53, 54, 58, 61, 100, 101
Drueding Center - 32
Dual Diagnosis Program - Appendix Appendix 179

E

Earned Income Tax Credit (EITC) - 6, 56, 59, 70, 82, 161
Eli Apartments - Appendix Appendix 181
Elon Group - Appendix Appendix 182
Emergency Assistance and Response Unit (EARU) - 151
Emergency Shelter - 57, 168, 171, Appendix 200
Emergency Solutions Grant (ESG) - 1, 4, 15, 42, 45, 46, 52, 58, 60, 70, 78, 149, 151, 168, 171, 200, Appendix 202, 203
Energy Coordinating Agency (ECA) - 25, 56, 59, 80
Episcopal Community Services - 32
Esperanza - 24
Evelyn Sanders - Appendix 179, Appendix 180
eviction - 2, 3, 40, 64, 67, 69, 110, 158
Eviction Diversion - 59
Eviction Diversion Program - 155
Eviction Prevention - 52, 56, 59, 75

F

Fair Chance Hiring Initiative (FCHI) - 162
Fairhill Apartments - 144
Fairthorne - Appendix 182
Families Forward Philadelphia - 33
Family Services Association of Bucks County - 98
Family Services of Chester County - 98
Family Services of Montgomery County - 99
Fattah Homes - Appendix Appendix 179
Fitzwater Homes - Appendix 183
Foreclosure/Eviction Prevention - 52, 56, 74
Foreclosure Prevention - 21, 26, 27, 28, 29, 42, 48, 56, 74
Forgotten Blocks - Appendix 179, Appendix Appendix 181
Francis House - Appendix 183
Francisville East - Appendix 180
Francisville VI - 174
Frankford CDC - 174, Appendix 179
Frankford House - Appendix 184
Friends Rehabilitation Program, Inc. - 25, 174, 175, Appendix 176, Appendix 177, Appendix 180

G

GALA-Golden Age Living Accommodations - Appendix 183
Gaudenzia - 33, 96, Appendix 177, Appendix Appendix 179, Appendix 180-Appendix 181

Gaudenzia Foundation - Appendix 179, Appendix 181
Gaudenzia, Inc. - 33, 71, 96, 172
Gaudenzia West Mill Place - Appendix 184
Gloria Casarez Residences - Appendix 182

H

Habitat for Humanity - 23, Appendix 180, Appendix 182
HACE - 24, Appendix 177, Appendix 180, Appendix 181
Hancock Manor - Appendix 180, Appendix 186
Harrison Plaza - 145
Haven Peniel - Appendix Appendix 179
Haverford Avenue - Appendix Appendix 179
Heater Hotline - 3, 53, 59, 126, 156, 173
Hedgerow Apartments - Appendix 186
HELP Philadelphia - 33
HELP Philadelphia IV - Appendix 182
HELP Philadelphia VI - Appendix 183
Henry Ave Senior Campus I - Appendix 183
HERB - Appendix 178, Appendix Appendix 179, Appendix 180
HIV/AIDS - 4, 20, 25, 26, 29, 31, 33, 34, 35, 36, 39, 40, 41, 42, 45, 64, 167, 172
HIV Housing Advisory Committee - 40
Hogar de Esperanza Phase II - Appendix 183
Hogar de Esperanza Phase III - Appendix 184
H.O.M.E. Initiative - 2, 10, 41, 42, 49, 58, 59, 61, 64, 65, 68, 71, 72, 73, 74, 76, 77, 79, 93, 100, 101, 103, 104, 105, 137, 157, 158
HOME Investment Partnership Program (HOME) - 1, 15, 36, 42, 43, 44, 58, 59, 77, 78, 101, 165, 166, 168
H.O.M.E Bond - 63, 67
Home Appraisal Bias - 6, 53, 59, 67, 74
Home Appraisal Equity - 6
HOME-ARP - 40, 44
homeless - 17, 21, 43, 44, 78, Appendix 202, 203
Homeless Advocacy Project - 31
Homeless and Special-Needs Housing - 78, 79
Homeless Assistance Fund, Inc. - 31
Homeless Management Information System (HMIS) - 45, 46, 201
Homelessness Prevention Program - 60,79
Homeless Services - 20, 31, 40, 79, 171, 200
Homeowner Settlement Assistance - 73
Homeownership Rehabilitation Program - 174, Appendix 176, Appendix 177, Appendix 178, Appendix Appendix 179, Appendix 180, Appendix 181
Hope Haven Preservation - Appendix 181

Horizon House - 34, 175
Housing Choice Voucher Program - 48
Housing Counseling - 3, 5, 24, 25, 26, 27, 28, 29, 42, 52, 53, 56, 59, 65, 74, 106, 156, 163
Housing Counseling Agencies - 5, 106, 123
Housing for Equity: An Action Plan for Philadelphia - 2, 157
Housing Opportunities for Persons With AIDS (HOPWA) - 1, 4, 15, 20, 35, 40, 42, 45, 58, 59, 60, 153, 172
Housing Opportunities Made Easy (H.O.M.E.) - 49, 68, 71, 104, 137
Housing Trust Fund (HTF) - 1, 4, 42, 47, 53, 58, 62, 63, 64, 66, 67, 68, 72, 73, 74, 76, 77, 79, 81, 82, 100, 102
HTF-New - 59
HUD - 44
Human Relations Commission (PHRC) - 6
Hurricane Ida - 40, 46, 71, 158

I

Imani Homes Preservation - Appendix 186
Impact - 26
Impact Services - 26, 175, Appendix 176, Appendix 178, Appendix Appendix 179, Appendix 180
Ingerman - 174, Appendix 181
Ingersoll Commons - Appendix 182
Inglis Apartments at Elmwood - Appendix Appendix 179, Appendix 183
Innova - Appendix 182
Intercommunity Action - Appendix 180
Interim Construction Assistance - Appendix 187
Iron Stone Strategic Partners - Appendix 181
Ivy Residence - Appendix Appendix 179

J

James Widener Ray - Appendix 180
Jannie's Place - Appendix 180
JBJ Soul Homes - Appendix 181
Jefferson Square - Appendix 176, Appendix 177
John C. Anderson Apartments - Appendix 181

K

Kairos House Preservation - Appendix 181
Karen Donnally/Iris Nydia Brown Townhomes - Appendix 184
Kate's Place - Appendix 177, 185
Keystone Communities Program - 1, 58, 60, 61

L

(Philadelphia) Land Bank - 6, 7, 10, 12, 43, 59, 143, 157, 158
LandCare - 106
language access - 5
Latona Green - Appendix 182
Latona Street Project - Appendix 180
Lawrence Court - Appendix 180
Lead and Healthy Homes Program - 159
lead-based paint - 158
Lehigh Park - Appendix 180
Lehigh Park II Repairs - Appendix 180
Liberty 52: Stephen F. Gold Residences - Appendix 183
Liberty at Disston - Appendix 181
Liberty at Welsh Road - Appendix 181
Liberty Community Integration - Appendix Appendix 179
Liberty Housing - Appendix 181
Liberty Housing Development Corp. - 23, Appendix 181
Liberty Resources - 23, Appendix Appendix 179
Licenses and Inspections (L&I) - 27, 103
Lillia Crippen Townhomes Preservation - Appendix 183
Limited English Proficient (LEP) - 13
Linda Lockman King Apartments - Appendix 186
Lindley Court Apartments - Appendix 182
Local Housing Trust Fund - 62, 63, 64, 66, 67, 68, 72, 73, 74, 76, 77, 79, 81, 82, 93, 100, 102, 103, 104
Local Initiatives Support Corporation - 163
Lofts at 2601 - Appendix 182
Loney Rhawn - Appendix 186
Low Income Home Energy Assistance Program - 161
Low Income Housing Tax Credit (LIHTC) - 3, 43, 72, 137
Lutheran Settlement House - 34

M

Maguire-Willard - Appendix 183
Main Street - 60
Mantua - 174, Appendix 178, Appendix Appendix 179
Mantua Promise Zone - 112
Maple Village - Appendix 186
Mayor Cherelle Parker - 2, 137, 149, 159
Mazzoni Center - 96
McKinney Continuum of Care Grant - 46

Mental Health Association of Delaware Valley - 22
Merrick Hall - Appendix 181
Mill Development @ A & Indiana - Appendix 184
Monument Village - Appendix 184
Mortgage Affordability Program - 63, 73
Moving to Work (MTW) - 48
Mt. Airy Corridor Mixed Use - Appendix 181, Appendix 182
Mt. Airy USA - Appendix 178, Appendix 182
Mt. Vernon Manor - Appendix 181
Mt. Vernon Manor Phase II - Appendix 182
My Place Germantown - 32, Appendix 180

N

Nativity BVM - Appendix 182
Neighborhood Advisory Committees - 5, 53, 61, 69, 81, 110, 125, Appendix 296
Neighborhood-Based Rental Housing Preservation - 77
Neighborhood-Based Rental Preservation - 53, 59
Neighborhood-Based Rental Production - 53, 72
Neighborhood Development Fund - 50, 55, 60, 88
Neighborhood Development Grants - 60, 89
Neighborhood Economic Development Grants - 156
Neighborhood Energy Centers - 5, 80, 124, 156
Neighborhood Gardens Trust - 92
Neighborhood Preservation Initiative - 4, 42, 48, 58, 101
NewCourtland - Appendix 177, Appendix 178, Appendix 180, Appendix 182
NewCourtland Apartments at Allegheny - Appendix 182
NewCourtland Elder Services - Appendix 182
New Kensington CDC - 23, Appendix 182
Nicetown CDC - Appendix 181, Appendix 182
Nicetown Court - Appendix 180, Appendix 181
Nicetown Court II - Appendix 181
Nicole Hines Townhouses - Appendix 183
Nolen Properties - Appendix 181
Norris Homes Phase V - Appendix 183
Norris Square Civic Association - 174, Appendix 176, Appendix Appendix 179
Norris Street Development - Appendix 179
North Central - 111, 142, 143
North Central Neighborhood II - Appendix 183
North Central Neighborhood III - Appendix 183
Northeast Affordability Initiative - Appendix 183
Northern Home for Children - Appendix 179

North Philly Complete Blocks - Gratz - Appendix 181
North Philly Complete Blocks - Wilt - Appendix 181
North Star - Appendix 181
Northwest Counseling Services - 26
NPI - 48, 50, 58, 59, 64
Nueva Esperanza - 24, 174
Nugent Senior Apartments - Appendix 181

O

Octavia Hill - Appendix 181
Octavius Catto Scholarship - 160
Odunde - Appendix 180
Office Homeless Services (OHS - 147
Office of Homeless Services (OSH) - 17, 18, 19, 31, 40, 44, 45, 148, 149, 163, 169, 170, 171, 200
Ogden Gardens - Appendix 180
One Front Door - 5
Orinoka Civic House - Appendix 182
Osun Village - Appendix 180
Outreach Coordination Center - 148

P

Parkside Neighborhood Preservation - Appendix 183
Partnership Homes II - 174
Paseo Verde - Appendix 181
PathWays PA - 34
Pathways to Housing PA - 26
Patriot House - Appendix 180
PCCA - 27
PCRC/TURN - 97, 99, 101, 102
PEC CDC - 174, 175, Appendix 176, Appendix 177, Appendix 178, Appendix Appendix 179, Appendix 180
Peg's Place - Appendix 183
Pennrose - Appendix 176, Appendix 177, Appendix 180
Pennrose Development - Appendix 182
Pennsylvania Community Real Estate Corporation - 35
Pennsylvania Horticultural Society (PHS) - 6, 92, 93, 127
Pennsylvania Housing Finance Agency - 43, 139, 145, 163
Pensdale - Appendix 179, Appendix 180
People's Emergency Center - Appendix 181

- PEC CDC - 174, 175, Appendix 176, Appendix 177, Appendix 178, Appendix Appendix 179, Appendix 180

People's Emergency Center CDC - 23, Appendix 181
PHA - Appendix 178
PHDC - 53, 54, 58, 59, 61, 62, 69, 101, 102, 157, 158, 163, 174, 175, Appendix 176, Appendix 177, Appendix 178, Appendix Appendix 179
Philadelphia Association of CDCs - 5, 23, 53, 61, 82
Philadelphia Corporation for Aging - 26
Philadelphia Council for Community Advancement (PCCA) - 27
Philadelphia Department of Corrections' Office of Reentry - 150
Philadelphia Eviction Prevention Project (PEPP) - 158, 161
Philadelphia Housing Authority (PHA) - 2, 27, 40, 48, Appendix 182
Philadelphia Housing Development Corp. - 27, 53, 54, 58, 59, 61, 62, 101, 102
Philadelphia Industrial Development Corporation - 46, 50, 52, 55, 58, 60, 61, 83, 84, 88, 100
PIDC Business Loan Programs - 50, 60
PIDC Neighborhood Development Fund - 50, 55, 60, 88
Philadelphia Interfaith Hospitality Network - 35
Philadelphia Land Bank - 6, 7, 43, 157, 158, 163
Philadelphia Legal Assistance - 22
Philadelphia Preservation Group - Appendix 180
Philadelphia Redevelopment Authority (PRA) - 28, 58, 157, 158
Philadelphia VIP - 22, 76
Philly First Home - 9, 73
Pilgrim Gardens Senior - Appendix 180
Place-Based Strategy Areas - 111
Planning Districts - 113
Point Breeze - 175, Appendix 177, Appendix 178, Appendix 180, Appendix 181
Point-in-Time Count. - 4, 163
Poplar Nehemiah - 174
Potter's House Mission - 35
PRD Management Inc - Appendix 180
Presby Inspired Life - Appendix 182
Presser Sr. Apartments - Appendix 180
Project HOME - 36, 174, 175, Appendix 177, Appendix 178- Appendix 182
Public Health Management Corp. - 36, 97, Appendix 176

R

Racially or Ethnically Concentrated Areas of Poverty - 119
Rafael Porrata-Doria Place - Appendix 184
Raise of Hope - 175, Appendix 180
Rapid Re-housing - 4, 42, 45, 60, 64, 168, 171, Appendix 202
Recapture Option - 166
Recoverable Grants - 61

Rental Assistance - 42, 60, 78, 93, 136
Rental Assistance Demonstration (RAD) - 3, 137, 138, 146
Rental Improvement Fund - 156
Resale Option - 165, 166
Restore, Repair Renew - 156
RHD - 175, Appendix 176, Appendix 178
Right to Counsel - 155, 161
Rites of Passage - Appendix 180
Roberto Clemente Homes - Appendix 182
Rowan Judson Diamond - Appendix 183
Roxborough Redevelopment - Appendix 181
Ruth Williams House - Appendix 182

S

Salvation Army - 36, Appendix Appendix 179
Same Day Work and Pay (SDWP) - 162
Sartain Apartments - Appendix 181
School of Nursing - Appendix 184
Section 3 - 44
Section 108 - 42, 43, 47, 48, 50, 52, 58, 60, 70, 84, 164
security deposit assistance - 78
SeniorLAW - 22
Shallow Rent program - 160
Shared Housing Program - 79
Sharswood-Blumberg - 111-114
Shelton Court - Appendix 180
Sheridan Street Green Building - Appendix 180
Short-Term Rental, Mortgage and Utility Assistance (STRMU) - 45
Small Business Loan Guarantee Pool (PIDC) - 58
Sojourner House - Appendix 181
SOSNA - 174
Spring Garden CDC - Appendix 176, Appendix 179
Spring Garden Community Revitalization - Appendix 179
Storefront Improvement Program - 12, 48, 50, 51, 52, 60, 86, 156
Strawberry Mansion Phase I - Appendix 180
St. Raymond's House - Appendix 182
Street Outreach - 57
St. Rita Place - Appendix 183
Sunday Breakfast Mission - 36
Supplemental Nutrition Assistance Program - 161
Susquehanna Housing - Appendix 184

Susquehanna Square - Appendix 183
Susquehanna Village - Appendix 178, Appendix 185

T

Tajdeed - Appendix 182
tangled title - 3, 42, 53, 59, 156
Targeted Block Façades - 50, 51, 52, 60, 86
Targeted Corridor Management Program - 12
Targeted Corridor Revitalization Management Program (TCMP) - 50, 55, 90
Targeted Financial Assistance - 67, 155
Targeted Housing Preservation Program - 9, 77
Targeted Neighborhod Business Attraction and Expansion - 87
Targeted Neighborhood Commercial Areas (TNCAs) - Appendix 187
Targeted Preservation - 53, 59
Tax Credit Program - 50, 52, 82
Technical Assistance to Micro Businesses - 50, 60, 85
Temporary Assistance for Needy Families - 161
Tenant-Based Rental Assistance - 42
Tenant Landlord Counseling - 75
Tenants Union Representative Network - 75, 97, 172
The Allegheny West - Appendix 184
The Fairthorne - Appendix 182
The Lofts at 2601 - Appendix 182
The Partnership CDC - 175
Thompson Street Apartments - Appendix 181
Turn The Key - 2, 10, 13, 63, 73, 143, 157
Twins at Powder Mill - Appendix 179

U

UAC-Employer Assisted Housing - 59
UCH - 175, Appendix 177, Appendix 178, Appendix 180
Unemployment Information Center - 28
Union Hill - Appendix 179
United Communities - 175
Uptown Entertainment Development Corporation - 24
Urban Affairs Coalition - 28, 53, 59
Urban League of Philadelphia - 28
U.S. Department of Veterans Affairs - 149
Utility Emergency Services Fund - 22, 70

V

Vacancy Prevention - 53, 56, 59, 76
Vacancy Prevention Activities - 59, 75, 76
Vacant Land Management - 52, 60, 92
vacant lots - 6, 67
Valley Youth House - 37
Vaux Community Building - 144
veterans - 17
Veteran's Multi-Service Center - 37
Village Square on Haverford - Appendix 185
Villa III - 174
Villas del Caribe - Appendix 183
Volunteers of America Delaware Valley - Appendix 182
Vulnerability Index — Service Prioritization Decision Assistance Tool (VI-SPDAT) - 168

W

Walnut Park Plaza - Appendix 181
Weatherization Assistance Program - 59
WES Corporation - Appendix 182
West Philadelphia/Mantua Promise Zone - 112
Whosoever Gospel - 37
Women Against Abuse - 37, Appendix 181
Women of Excellence - 38, 39, Appendix 178
Women's Community Revitalization Project (WCRP) - 29, 175, Appendix 177, Appendix 178, Appendix Appendix 179, Appendix 180
Workforce Solutions Grants - 162
WPRE - Appendix 180, Appendix 181
Wynnefield Place - Appendix 182
Wynne Senior Residences - Appendix 182

Y

Yorktown Arms - Appendix 178
Yorktown/Harrison - 111
youth - 17
YouthBuild - 50, 56, 91, 174, Appendix 177
Youth Emergency Service - 38
Youth Homelessness Demonstration Program (YHDP) - 151