



# Year 38 Proposed Consolidated Plan



Fiscal Year 2013



City of Philadelphia  
**Office of Housing and Community Development**  
Deborah McColloch, Director

# Table of Contents

## Introduction

Introduction . . . . .	1
Consolidated Planning Process . . . . .	2
Contents . . . . .	3
Executive Summary . . . . .	5

## Housing and Homeless Needs Assessment

Housing and Homeless Needs Assessment . . . . .	9
Population Trends . . . . .	9
Employment . . . . .	13
Income and Poverty . . . . .	16
Cost Burden . . . . .	20
Incidence of Housing Problems . . . . .	24
Disproportionate Needs of Racial Groups . . . . .	25
Non-Homeless Populations With Special Needs . . . . .	26
Homeless Needs . . . . .	34
Lead-Based Paint Hazards . . . . .	46

## Housing Market Analysis

Market and Inventory Conditions . . . . .	47
Areas of Racial and Low-Income Concentration . . . . .	50
Inventory of Public and Assisted Housing . . . . .	55
Other Assisted Housing . . . . .	57
Inventory of Facilities and Services for the Homeless and Persons Threatened With Homelessness . . . . .	58
Special-Needs Facilities and Services . . . . .	61
Barriers to Affordable Housing Development . . . . .	68

## Strategic Plan

Housing and Community Development: A Strategic Approach . . . . .	69
The Current Environment . . . . .	72
The Strategy for Year 38 . . . . .	73
Affordable Housing . . . . .	74
Homeless and Special-Needs Housing . . . . .	77
Non-Homeless Special Needs . . . . .	80
Non-Housing Community Development . . . . .	81

Geographic Allocation of Resources . . . . .	85
Strategy for Removing Barriers to Affordable Housing . . . . .	88
Lead-Based Paint Hazard Reduction Strategy . . . . .	88
Anti-Poverty Strategy . . . . .	90
Strategy for Improving the Institutional Structure . . . . .	91
Strategy for Improving Coordination . . . . .	94
Public Housing Resident Initiatives . . . . .	97

## Action Plan

Prevent Homelessness by Keeping People in Their Homes . . . . .	103
Increase Affordable Housing Options . . . . .	123
Strengthen Communities—Eliminate Blight; Support Neighborhood Planning . . . . .	129
Create Jobs – Attract and Retain Businesses . . . . .	135
Neighborhood Planning and Development by Area . . . . .	141
North/River Wards . . . . .	144
Central/South . . . . .	148
Southwest . . . . .	150
West . . . . .	152
North/Northwest . . . . .	154
Northeast . . . . .	156
Section 108 Loan Repayments . . . . .	158

## Anticipated Budgetary Resources

Anticipated Budgetary Resources . . . . .	159
Schedules . . . . .	166
Resource Comparison CDBG Year 37 and CDBG Year 38 . . . . .	172
Budget Detail CDBG Year 37 (FY 2012) and CDBG Year 38 (FY 2013) . . . . .	173

## Appendix

Income Eligibility Tables . . . . .	Appendix 1
OHCD Affordable Housing Production, July 1, 2000 - Present . . . . .	Appendix 2
Analysis of Impediments to Fair Housing Choice . . . . .	Appendix 10
HOME Program Guidelines . . . . .	Appendix 15
CDBG Program Guidelines . . . . .	Appendix 19
Equal Opportunity/Affirmative Action Requirements and OHCD Policies . . . . .	Appendix 20
Selection Criteria for Rental Projects . . . . .	Appendix 23
Selection Criteria for Homeownership Projects . . . . .	Appendix 30
Selection Criteria for Special-Needs Projects . . . . .	Appendix 34
Continuum of Care Program Processes . . . . .	Appendix 41
Citizen Participation Plan . . . . .	Appendix 44
Summary of Beneficiary Policy . . . . .	Appendix 50

Monitoring . . . . .	Appendix 51
Summary of Section 108 Funding Years 21-37 (FY 1996-2012) . . . . .	Appendix 52
Public Notice of Environmental Review for HUD-Funded Projects . . . . .	Appendix 54
CDBG Budget for Year 37 by Eligibility Categories . . . . .	Appendix 60
Geographic Boundaries of CDBG-Funded Activities . . . . .	Appendix 63
Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness. . . . .	Appendix 64
Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia . . . . .	Appendix 67
Philadelphia Continuum of Care 2011 McKinney Housing. . . . .	Appendix 69
Minority Benefit . . . . .	Appendix 96
Lead-Based Paint Hazards. . . . .	Appendix 98
Relocation Plan . . . . .	Appendix 99
Guide to Agencies and Programs . . . . .	Appendix 105

## Index

### HUD Tables

HUD Table 1A Homeless and Special Needs Populations . . . . .	99
HUD Table 2A Priority Housing Needs/Investment Plan Table . . . . .	100
HUD Table 2B Priority Community Development Needs . . . . .	101
HUD Table 3A Objectives, Outcomes and Indicators: Performance Measures. . . . .	179
HUD Table 3B Annual Housing Completion Goals. . . . .	182
HUD Table 3C. . . . .	183

### Charts and Tables

Population Trends in Philadelphia . . . . .	9
Population City and MSA Suburbs . . . . .	10
Philadelphia Population by Race (%) in 2000 vs. 2010 . . . . .	10
Homeownership vs. Rental, Philadelphia 2000-2010 . . . . .	11
Homeownership Rates in Philadelphia Across Racial Ethnic Groups . . . . .	11
Philadelphia Population by Age . . . . .	12
Female-Headed vs. Male-Headed Single Parent Households . . . . .	12
Percent Change in Employment US and 12 Largest Metropolitan Areas, 2011 . . . . .	13
Unemployment in the Philadelphia Region. . . . .	13
Unemployment by Race and Gender 2010 . . . . .	14
Median Earnings by Occupation. . . . .	14
Philadelphia Job Distribution in 2011 . . . . .	15
Distribution of Household Income . . . . .	16
Household Income by Age of Householder. . . . .	17

Low- and Moderate-Income Philadelphia Households by Race, 2010 .....	18
Percentage of Philadelphia’s Population Living in Poverty. ....	19
Individual Poverty Rates by Ethnicity, Philadelphia 2010. ....	19
Housing Cost Burden by Income - Renters .....	22
Housing Cost Burden by Income - Owners .....	23
Overcrowding in Philadelphia Households .....	25
Household of Extremely Low Income, Low Income, Moderate Income and .....	
Middle Income of the Elderly Householder Aged 65 Years and Over.....	26
Southeastern Pennsylvania AIDS Cases by County and Date Reported .....	28
Philadelphia AIDS Cases by Gender .....	29
Disproportionate Relationship Between Race and HIV/AIDS in Philadelphia.....	29
Gender Distribution of Individual Adults in Emergency Housing .....	36
Age Distribution of Individual Adults in Emergency Housing.....	36
Gender Distribution of Adults in Families in Emergency Housing.....	37
Age Distribution of Adults in Families in Emergency Housing .....	37
Age Distribution of Children in Families in Emergency Housing .....	37
Racial Distribution of Individuals and Families in Emergency Housing.....	38
Ethnic Distribution of Individuals and Families in Emergency Housing.....	38
Street Counts – 2011.....	39
Number of Homeless People Living on the Streets of Philadelphia	
(2007 - 2011).....	39
Age of Housing Stock.....	47
Population and Housing Supply in Philadelphia .....	48
Expiring Low-Income Housing Tax Credits.....	57
Impact of Vacant Land Management.....	71
Unemployment in the Philadelphia Region by County.....	72
Average Vacancy Rate by Type of Center and Center Character .....	82
HOPWA Budget Detail CDBG Year 38 (FY 2013) .....	122
Active Interim Construction Assistance Loans .....	Appendix 8
Year 38 Targeted Neighborhood Commercial Areas.....	Appendix 9
Maximum Architect’s and Engineer’s Fees .....	Appendix 29
Housing Inventory Chart: Emergency Shelters .....	Appendix 72
Housing Inventory Chart: Transitional Housing.....	Appendix 76
Housing Inventory Chart: Permanent Supportive Housing .....	Appendix 78
Housing Inventory Chart: Safe Haven Housing .....	Appendix 82
Housing Inventory Chart: Homeless Prevention and	
Rapid Rehousing Program .....	Appendix 82
Housing Inventory Chart: 2010 Unmet Need Totals.....	Appendix 83
Housing Inventory Chart: Grant Per Diem (GPD) Beds .....	Appendix 83
Summary - 2010 Year-Round Beds.....	Appendix 83
Section 8 Projects Adminstered by PHFA.....	Appendix 84

PHFA LIHTC Administered Units . . . . .	Appendix 85
PHA HCV Program Project Based and Unit Based Contracts . . . . .	Appendix 90
PHA HCV Program Moderate Rehab SRO Units . . . . .	Appendix 91
PHA HCV Program Moderate Rehab Contracts . . . . .	Appendix 91
PHA Planned Demolitions/Dispositions in Inventory . . . . .	Appendix 92
PHA Capital Investment Strategy . . . . .	Appendix 93
Inventory of Public and Assisted Housing Sections 202, 811, 221(D)3, 221(D)4, 231, 236, 220, and 542(c) . . . . .	Appendix 94

## Maps

Concentrations of Population by Race and Ethnicity African-Americans . . . . .	51
Concentrations of Population by Race and Ethnicity Hispanicss . . . . .	52
Concentrations of Population by Race and Ethnicity Asian/Pacific Islander. . . . .	53
Concentrations of Low- and Moderate-Income Population. . . . .	54
Home Improvements Made in FY 2011 . . . . .	105
Neighborhood Energy Centers Serving Philadelphia . . . . .	107
Homes Saved from Foreclosure: July 2008 to Present . . . . .	111
Housing Counseling Agencies Serving Philadelphia . . . . .	113
Neighborhood Stabilization Program Developments . . . . .	126
LandCare Parcels Managed by the Pennsylvania Horticultural Society. . . . .	130
Neighborhood Advisory Committees: Service Areas . . . . .	133
Eligible Census Tracts . . . . .	142
Year 38 Housing Production . . . . .	143
North/River Wards Activity . . . . .	147
Central/South Activity . . . . .	149
Southwest Activity. . . . .	151
West Activity . . . . .	153
North/Northwest Activity . . . . .	155
Northeast Activity . . . . .	157

# Introduction



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## Introduction

The *Year 38 Consolidated Plan*, published by the Office of Housing and Community Development (OHCD), 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) and the Emergency Solutions Grant (ESG) formerly "Emergency Shelter Grant." The *Consolidated Plan* follows the format prescribed by HUD. The City also includes in the *Consolidated Plan* other federal, state and local resources – including the Philadelphia Housing Trust Fund (HTF) and federal Neighborhood Stabilization Program 2 (NSP2) funds – that support housing and community and economic development activities.

The *Consolidated Plan* covers 5 years, beginning July 1, 2012. The *Consolidated Plan* is due to HUD prior to July 2, 2012. HUD approval occurs within 45 days, or by August 15, 2012.

OHCD is the lead agency overseeing the development of the *Consolidated Plan*. OHCD is responsible for policy making and planning related to housing and community development activities for the City of Philadelphia. OHCD is also responsible for the organization and administration of the housing budget. OHCD staff administers contracts with public agencies such as the Philadelphia Redevelopment Authority (PRA) and the Philadelphia Housing Development Corp. (PHDC), as well as with subrecipient nonprofit organizations that conduct planning activities and provide services in support of activities funded under the *Consolidated Plan*. In addition, as the largest CDBG entitlement community in the five-county Philadelphia metropolitan region, OHCD is the grantee and administrator of HOPWA funding for the entire region.

OHCD publishes two versions of the *Consolidated Plan* for public review: the *Preliminary Consolidated Plan* and the *Proposed Consolidated Plan*, the latter of which is submitted to City Council for consideration. In accordance with the Citizen Participation Plan, included in the Appendix of this document, public hearings are held following publication of the *Preliminary Consolidated Plan* and publication of the *Proposed Consolidated Plan*. The *Year 38 Consolidated Plan* represents OHCD's plan and corresponding budget for housing and community development activities in Year 38, City Fiscal Year 2013.

The housing and community development activities described in the *Year 38 Consolidated Plan* include:

- Preventing homelessness by keeping people in their homes.
- Increasing affordable housing by producing new units.
- Strengthening communities by eliminating blight and promoting neighborhood planning.
- Creating jobs by attracting and retaining businesses.

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## Consolidated Planning Process

OHCD undertakes a planning process that calls for citizen participation to be obtained through public hearings and input to be solicited from relevant City agencies and other organizations providing housing services. A public hearing was held on the *Year 38 Preliminary Consolidated Plan*, and citizen comments received were considered in developing the *Year 38 Proposed Consolidated Plan*. Public hearings on the *Year 38 Proposed Consolidated Plan* will be held by the Philadelphia City Council. The City Council hearing meets the requirements for public review and comment that are outlined in the Citizen Participation Plan. The final version of the *Year 38 Consolidated Plan* as adopted by City Council will be submitted to HUD for review and approval.

### Consulting Agencies

May include but not limited to following:

- AIDS Activity Coordinating Office (AACO)
- Childhood Lead Poisoning Prevention Program (CLPPP)
- Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP)
- Department of Behavioral Health and Intellectual disAbility Services (DBHIDS)
- Department of Human Services (DHS)
- Diana T. Myers & Associates
- Energy Coordinating Agency (ECA)
- Liberty Resources
- Office of Supportive Housing (OSH)
- Pennsylvania Department of Community and Economic Development (DCED)
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Citizens for Children and Youth (PCCY)
- Philadelphia City Planning Commission (PCPC)
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Department of Licenses and Inspections (L&I)
- Philadelphia Department of Public Health (DPH)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Housing Authority (PHA)
- Philadelphia Housing Development Corp. (PHDC)
- Philadelphia Redevelopment Authority (PRA)

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### Consultation

In accordance with 24 CFR Section 91.100, OHCD consults with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These organizations are asked to provide certain data on current and projected housing needs, inventory, services, and plans to provide housing and services in the future.

Also, copies of the *Year 38 Preliminary Consolidated Plan* are submitted to housing officials in the CDBG direct-recipient jurisdictions in the immediate Philadelphia vicinity. These jurisdictions include: Abington, Bensalem, Bristol, City of Chester, Haverford, Lower Merion, Upper Darby, Bucks County, Chester County, Delaware County and Montgomery County in Pennsylvania; and City of Camden, Cherry Hill, Burlington County, Gloucester County and Salem County in New Jersey.

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### Citizen Participation

In accordance with 24 CFR Section 91.105, OHCD developed a Citizen Participation Plan setting forth the City's policies and procedures for citizen participation. A draft Citizen Participation Plan was printed and made available for public comment on October 11, 2011. The public was provided the opportunity to comment on the proposed Citizen Participation Plan until November 10, 2011. No comments were received, and OHCD adopted a final Citizen Participation Plan. This plan is included in the Appendix of the *Consolidated Plan*.

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## Contents

According to HUD regulations, the *Consolidated Plan* consists of four required sections: three- to five-year comprehensive analyses of needs and housing market conditions (the “Housing and Homeless Needs Assessment” and the “Housing Market Analysis”); a three- to five-year strategy for addressing identified housing, homeless and community development needs (the “Strategic Plan”); and an annual description of the specific activities to be undertaken in the upcoming fiscal year to meet identified housing, homeless and community development needs (the “Action Plan” and its associated Budget). The Housing and Homeless Needs Assessment, the Housing Market Analysis and the Strategic Plan sections were not published in the *Preliminary Consolidated Plan*, but are included in the *Proposed Consolidated Plan*. The information included in each component of the *Year 38 Consolidated Plan* is:

### ■ Housing and Homeless Needs Assessment

A description of the city’s housing conditions, affordability and needs, including those of extremely low-, low- and moderate-income persons; the homeless and persons with special needs, including the needs of persons with disabilities and persons with HIV/AIDS in the metropolitan region; and the extent of lead-based paint hazards.

### ■ Housing Market Analysis

A description of housing market and inventory conditions; areas of racial and/or low-income concentrations; inventories of public and assisted housing; and inventories of housing and services for the homeless and persons with special needs, including persons with disabilities and persons with HIV/AIDS.

### ■ Strategic Plan

A description of the City’s three- to five-year strategy for meeting the needs described above, including its approach, goals, objectives and priorities for increasing affordable housing; addressing the needs of the homeless and special-needs populations; reducing lead-based paint hazards; reducing poverty; addressing non-housing community development needs; and improving the coordination of resources.

### ■ Action Plan

A description of the resources expected to be made available and the specific activities that the City intends to carry out in the coming fiscal year to address the needs identified above, the geographic distribution of these activities, and the populations to be served, including the homeless and those with special needs.

■ **Budget**

The budget to support the Action Plan, including CDBG, HOME, ESG, HOPWA, DCED, HTF, and NSP2 funds, other anticipated resources, administrative cost calculations and other required budgetary information.

■ **Appendix**

Other documentation required by HUD and Philadelphia City Council as well as additional narrative, maps and other materials.

Copies of the *Consolidated Plan* are available on the Internet at [www.phila.gov/ohcd](http://www.phila.gov/ohcd), in selected public libraries, and from OHCD's Communications Department.

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## Executive Summary

The *Year 38 Consolidated Plan* is the City's application for federal funds from the U. S. Department of Housing and Urban Development (HUD) for four entitlement programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solutions Grant (ESG). The City also includes in the *Consolidated Plan* other federal, state and local resources – including the Philadelphia Housing Trust Fund (HTF) and federal Neighborhood Stabilization Program 2 (NSP2) funds – that support housing and community and economic development activities. The *Plan* outlines the expenditure of approximately \$135 million in federal, state and local funds for housing, community and economic development.

The *Plan* identifies four strategic objectives:

- Prevent homelessness by keeping people in their homes.
- Increase affordable housing.
- Strengthen communities, eliminate blight and support neighborhood planning.
- 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.

### ■ Prevent Homelessness by Keeping People in Their Homes

To prevent homelessness by creating suitable living environments and providing decent, affordable housing, the City will focus on keeping the homes of low- and moderate-income habitable, and to prevent foreclosure. The City will also address the needs of those Philadelphians who have become homeless or are in immediate danger of becoming homeless.

To maintain habitability in decent, affordable housing, the City will support four home repair programs – Basic Systems Repair, Adaptive Modifications, Weatherization Assistance, and Heater Hotline. The City will also fund energy efficiency education to reduce the utility bills of Philadelphians. The City will address obstacles that prevent homeowners from financing their own home repairs.

To prevent foreclosure and keep residents in decent, affordable housing, the City will continue to fund its nationally recognized Foreclosure Prevention Program. The Program consists of housing counseling, homeowner outreach, legal assistance and a homeowner hotline, all of which the City will continue to support. The City will continue to support the preventive measure of pre- and post-purchase housing counseling as well as training to ensure that counselors are familiar with new programs and best practices. Utility assistance will also help to prevent foreclosure.

The Office of Supportive Housing (OSH) leads the City's efforts to create suitable living environments by assisting individuals and households that are in immediate danger of becoming homeless or are

experiencing homelessness. Through its Continuum of Care, OSH provides outreach; assessment; services; and emergency, transitional, permanent supportive and safe haven housing. Through these facilities and services, OSH considers and addresses the specific needs of homeless families, veterans, unaccompanied youth, substance abusers, persons with mental illnesses, victims of domestic violence and the chronically homeless.

OHCD administers funds for the HOPWA region that includes Philadelphia, Bucks, Chester, Delaware and Montgomery Counties, enabling people with HIV/AIDS to access decent, affordable housing. In this role OHCD coordinates the development of HIV/AIDS housing policy and programs, as well as contracts with organizations that provide direct services and housing, including rental assistance, to people with HIV/AIDS.

### ■ **Increase Affordable Housing**

To increase the decent, affordable housing available to low- and moderate-income Philadelphians, the City will continue to fund the homeownership, rental and special-needs developments currently in the development pipeline. OHCD will also issue a Request for Proposals for rental and special-needs developments that will seek Low-Income Housing Tax Credits. The City will also support programs that assist first-time homebuyers with downpayment and closing costs. The City's funding of housing programs will, as it has historically done, comprise more than 50 percent of its program funds.

### ■ **Strengthen Communities, Eliminate Blight and Support Neighborhood Planning**

To strengthen communities and create suitable living environments, OHCD will support programs that combat blight and create vibrant neighborhoods. Those programs will improve and maintain vacant land, support community-based organizations, engage and educate residents of low-income neighborhoods, enhance neighborhood services and link residential and commercial corridor improvements.

### ■ **Create Jobs by Attracting and Retaining Businesses**

To create jobs and economic opportunities, the City will not only support small businesses but also create neighborhood environments conducive to economic development. The City will provide financial and technical assistance for new and expanding businesses, support commercial corridor improvement, fund community-based groups that support local businesses, and encourage private sector investment in local nonprofit organizations. To promote an educated and well-trained workforce, the City will support an employment and training program that also produces rehabilitated affordable housing units.

The City is pleased with its past performance in its housing, community and economic development program. The *Consolidated Annual Performance and Evaluation Report (CAPER)* for the year ending June 30, 2011, indicates that the City exceeded its goals in many areas and made substantial progress in others.

Each of the City's strategic objectives is informed by the citizens they seek to serve. The City's "Citizen Participation Plan," detailed in the Appendix, encourages citizen input and review of the *Consolidated Plan* at three stages: in a Needs Hearing held in December in conjunction with the CAPER hearing, after the issuance of the *Preliminary Consolidated Plan*, and before City Council, which must review and approve the *Consolidated Plan* before it is submitted to HUD. In an effort to broaden citizen awareness and participation, each version of the *Plan* is posted on OHCD's website ([www.phila.gov/ohcd/consolplan](http://www.phila.gov/ohcd/consolplan)) and extensive advertising is placed before each public hearing. Citizens may be placed on an extensive mailing list to receive notices of hearings. At the hearing on the *Preliminary Plan* on April 24, 2012, most people who testified noted the difficult decisions OHCD had to make to address a 35 percent cut in funding, with some requesting a restoration of some of those cuts. Most testifiers also raised the concern that the magnitude of the cuts in federal and state funding threatened their ability to meet the needs of Philadelphia's most vulnerable citizens.



# **Housing and Homeless Needs Assessment**

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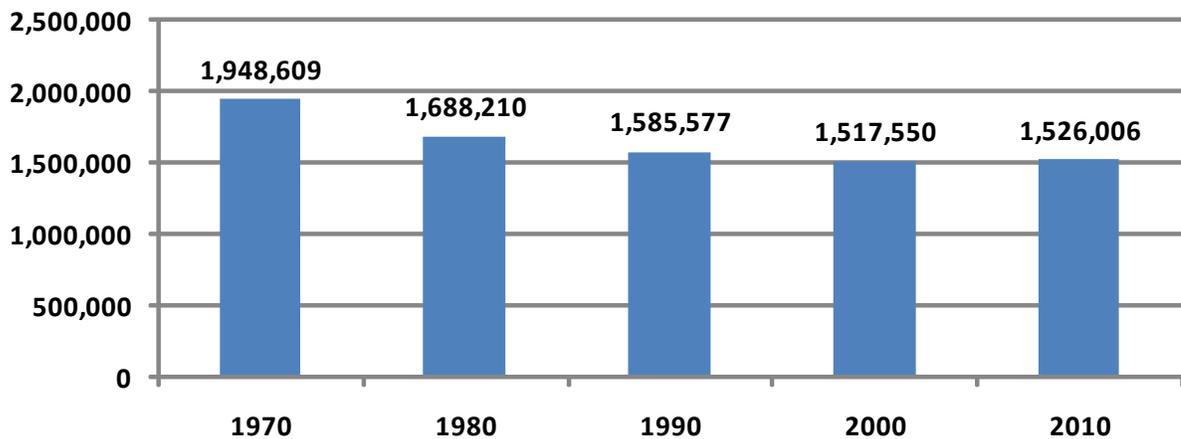
# Housing and Homeless Needs Assessment

Philadelphia housing needs have been influenced strongly by broad economic trends that have affected many other cities in the northeastern United States, as well as by unique factors associated with the city’s own environment and history. Over the past 60 years, Philadelphia, which once was the dominant population and economic core of the region, experienced one of the most severe declines of any major American city. In the first half of the last decade, despite continuing trends in population loss and increase in poverty rates, neighborhoods such as East Falls, Northern Liberties and Mount Airy experienced positive change. More recently, Philadelphia’s long-term redevelopment strategy in neighborhoods like Eastern North Philadelphia, Point Breeze and West Philadelphia has transformed those communities. However, the economic crisis in 2008, which resulted in an unprecedented rise in foreclosures and unemployment, has threatened those gains. The current economic environment and changing demographics has impacted the housing needs of Philadelphia. The following needs assessment examines the types of households, income, employment, cost burden and housing conditions of Philadelphia.

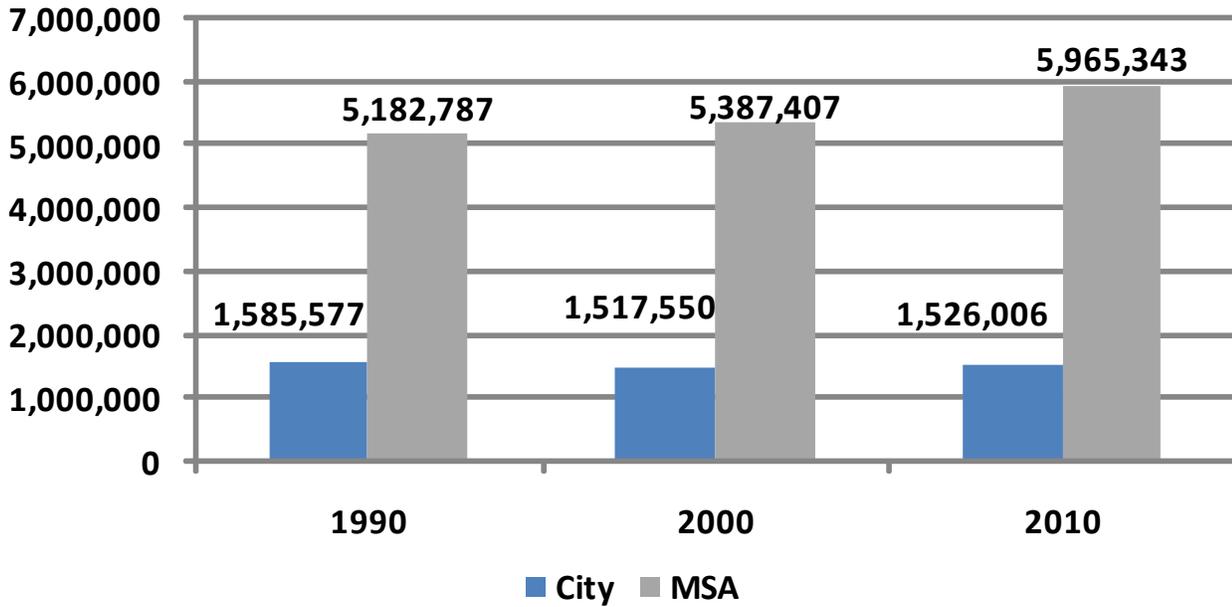
## Population Trends

For the first time in more than 40 years, the population in Philadelphia increased (0.5 percent increase from 2000 to 2010). However, the trend in regional growth continued to outpace that of the city. During the same time period the regional population grew by 10 percent from 5.387 million to 5.965 million. Although the decline in population has stabilized over the last 10 years, the impact of housing abandonment caused by long-term population loss remains a threat to neighborhood stability, and will be discussed in more detail in the Housing Market Analysis.

**Chart 1: Population Trends in Philadelphia**

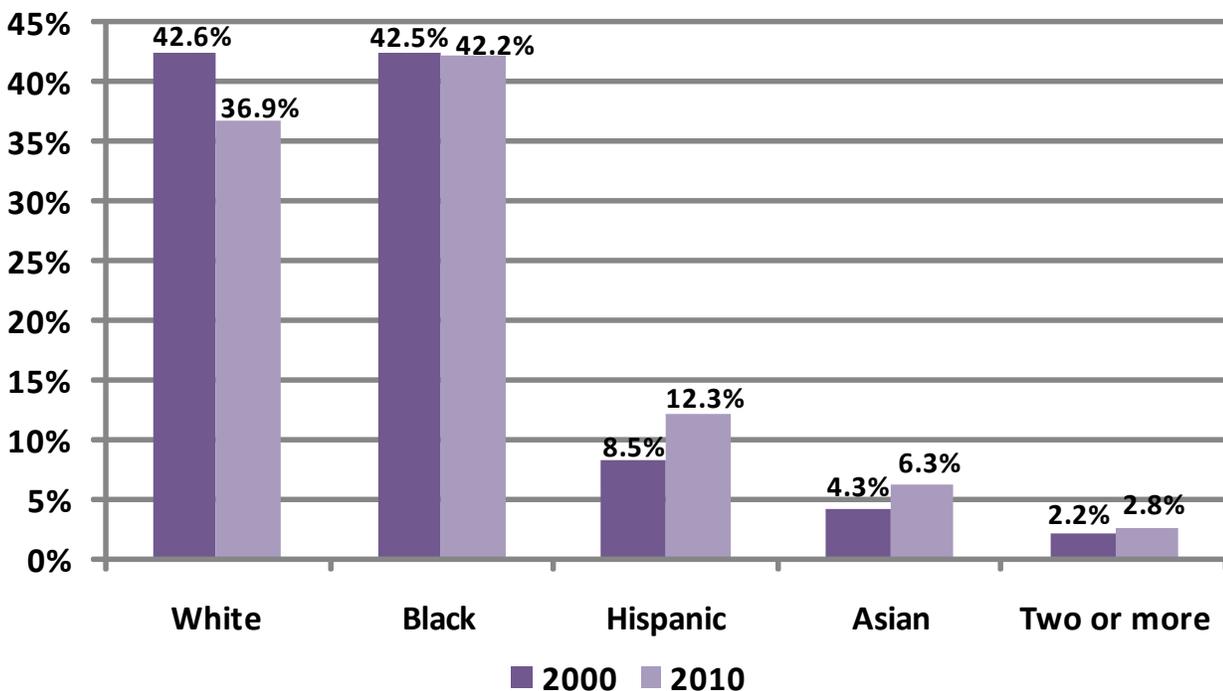


**Chart 2: Population City and MSA Suburbs**



Philadelphia’s proportion of racial and ethnic minorities continued to grow as the population of white persons declined below 37 percent. The Hispanic and Asian population grew while the percentage of African-Americans remained the same as in 2000.

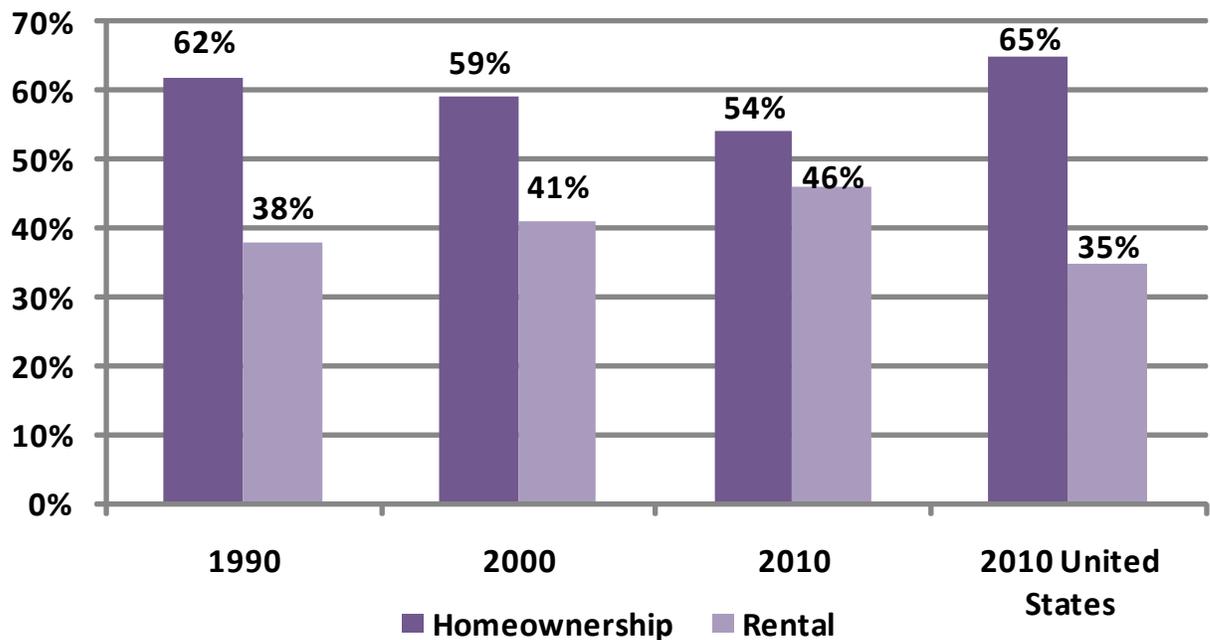
**Chart 3: Philadelphia Population by Race (%) in 2000 vs. 2010**



## Homeowner and Renter Households

The homeownership rate for Philadelphia has gradually decreased over the last twenty years. However that decrease was not consistent across all groups as homeownership rates for Whites, Asians and Native Americans actually increased. The overall decrease in homeownership rates is attributed in part to the dramatic rise in median home values. The median home sales price of a house almost doubled between 2000 and 2010 from \$59,700 to \$113,000. The median monthly rent increased from \$569 in 2000 to \$836 in 2010.

**Chart 4: Homeownership vs. Rental, Philadelphia 2000-2010**



**Table 1: Homeownership Rates in Philadelphia Across Racial Ethnic Groups**

	1990	2000	% Change 1990-2000	2010	% Change 2000-2010
White	67%	65%	-2%	78%	13%
Blacks	57%	55%	-2%	54%	-1%
Hispanics	47%	51%	4%	49%	-2%
Asian	43%	43%	0%	53%	10%
Native American	51%	50%	-1%	57%	7%

## Distribution of Households by Age of Household

The increase in the population of 20-30 year olds by 21 percent over the last ten years indicates that Philadelphia is becoming a more desirable place to live for younger persons. The population of persons 45-60 also grew by nearly 15 percent. Older adults age 60 and above make up 17 percent, a population that will most likely need additional support services to remain in their homes and neighborhoods over time. Those aged 45-60 comprise nearly 19 percent of the population and as they age over the next decade will require housing to meet their needs.

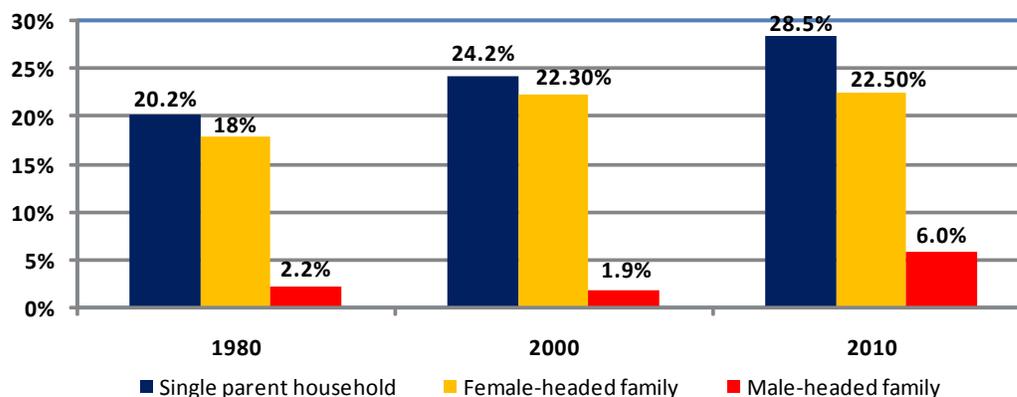
**Table 2: Philadelphia Population by Age**

Age Group	# of Persons		Percent Change	Percent of Population
	2000	2010		
0 - 10 years	210,272	191,880	-8.75%	12.6%
10 - 20 years	223,427	208,937	-6.49%	13.7%
20 - 30 years	231,962	282,327	21.71%	18.5%
30 - 45 years	330,421	298,775	-9.58%	19.6%
45 - 60 years	249,810	285,667	14.35%	18.7%
60 - 75 years	164,984	167,875	1.75%	11.0%
75+ years	106,674	90,545	-15.12%	5.9%

## Household by Type

Economically dependent groups continue to represent a growing share of Philadelphia’s population. Single parent households with related children, the family type most likely to be dependent on public assistance as its primary source of income, increased from 20.2 percent of all family households in 1980 to nearly 30 percent in 2010. The corresponding ratios for female-headed, single-parent households were 18 percent in 1980, and 22.5 percent in 2010, approximately the same as in 2000. Male-headed households continued to grow and now represent 6 percent of households.

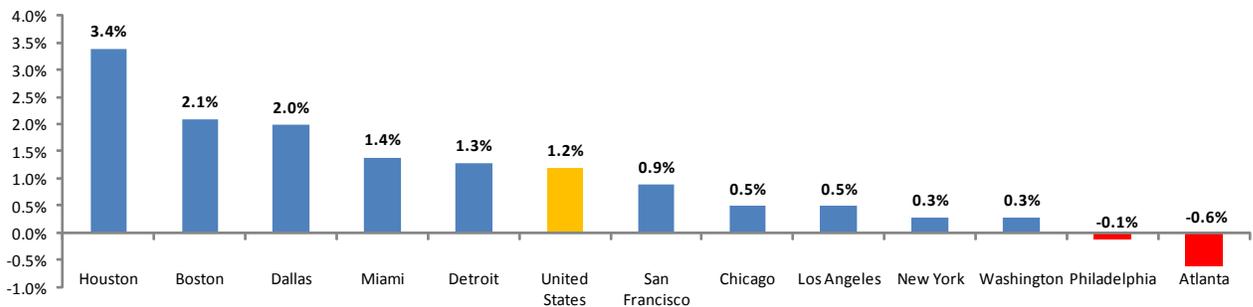
**Chart 5: Female-Headed vs. Male-Headed Single Parent Households**



## Employment

Like many other older industrial cities, Philadelphia’s employment profile has changed dramatically over the last century. Advances in transportation, communications and technology, coupled with the decline of the manufacturing and industrial economy, served to direct growth away from cities. Over the past 50 years, Philadelphia has lost more than a quarter of a million jobs. More recently, while other major metropolitan areas in the United States showed positive trends in employment, the Philadelphia metropolitan area showed a decrease of 0.1 percent.

**Chart 6: Percent Change in Employment  
US and 12 Largest Metropolitan Areas, 2011**



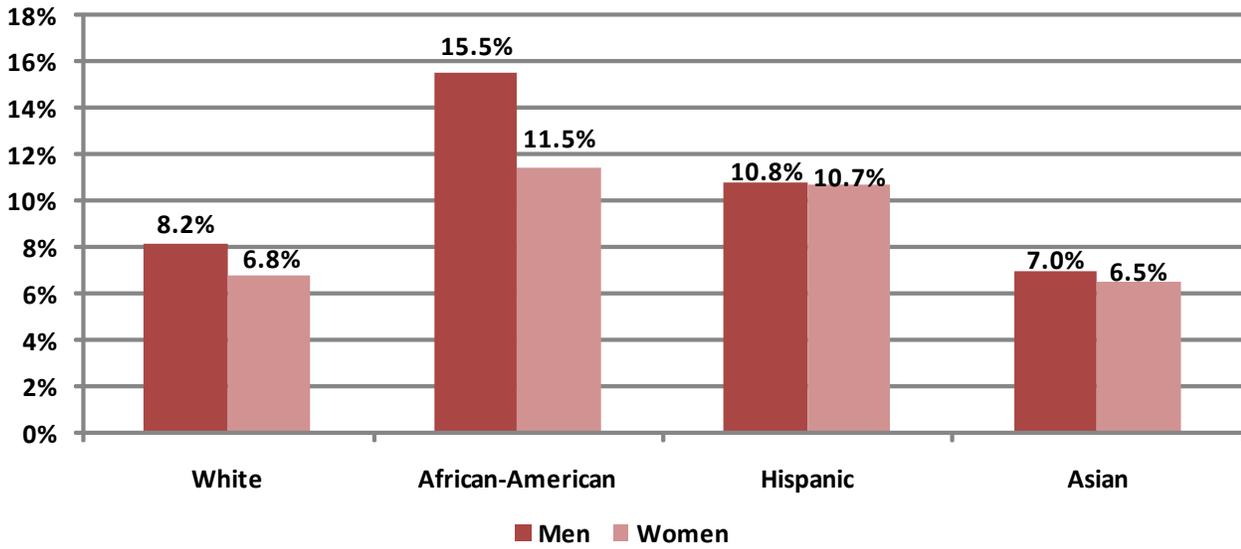
As it has for decades, Philadelphia continues to lag behind the suburbs in employment, and was the only area county with a higher unemployment rate in September 2011 than in September 2009.

**Table 3: Unemployment in the Philadelphia Region**

County	Philadelphia	Bucks	Chester	Delaware	Montgomery
Sept. 2009	10.3	7.2	6.3	8.0	6.9
Sept. 2011	10.9	6.8	5.9	8.0	6.5

In addition, Philadelphian’s minority populations have a higher unemployment rate than the city’s overall rate and in all groups men have a higher unemployment rate than woman. As illustrated in Chart 7, in 2010 the unemployment rates of 15.5 percent for African-American men and nearly 11 percent for Hispanic men were greater than Philadelphia’s rate of 9.6 percent. Philadelphia’s minorities also experience higher poverty rates as illustrated in the next section of this assessment.

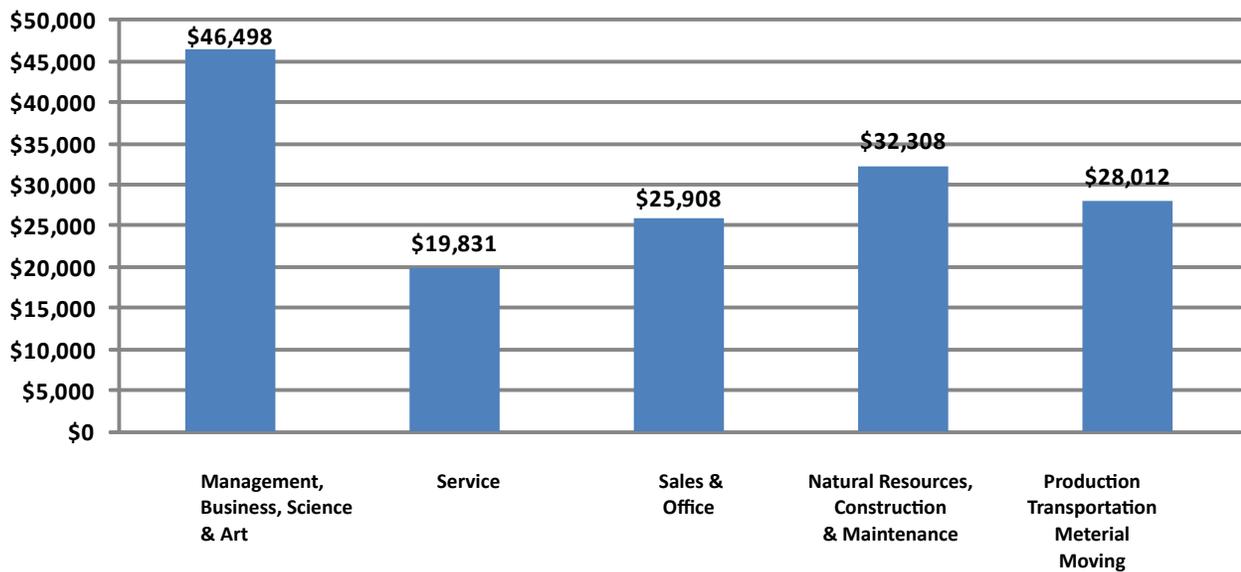
**Chart 7: Unemployment by Race and Gender 2010**



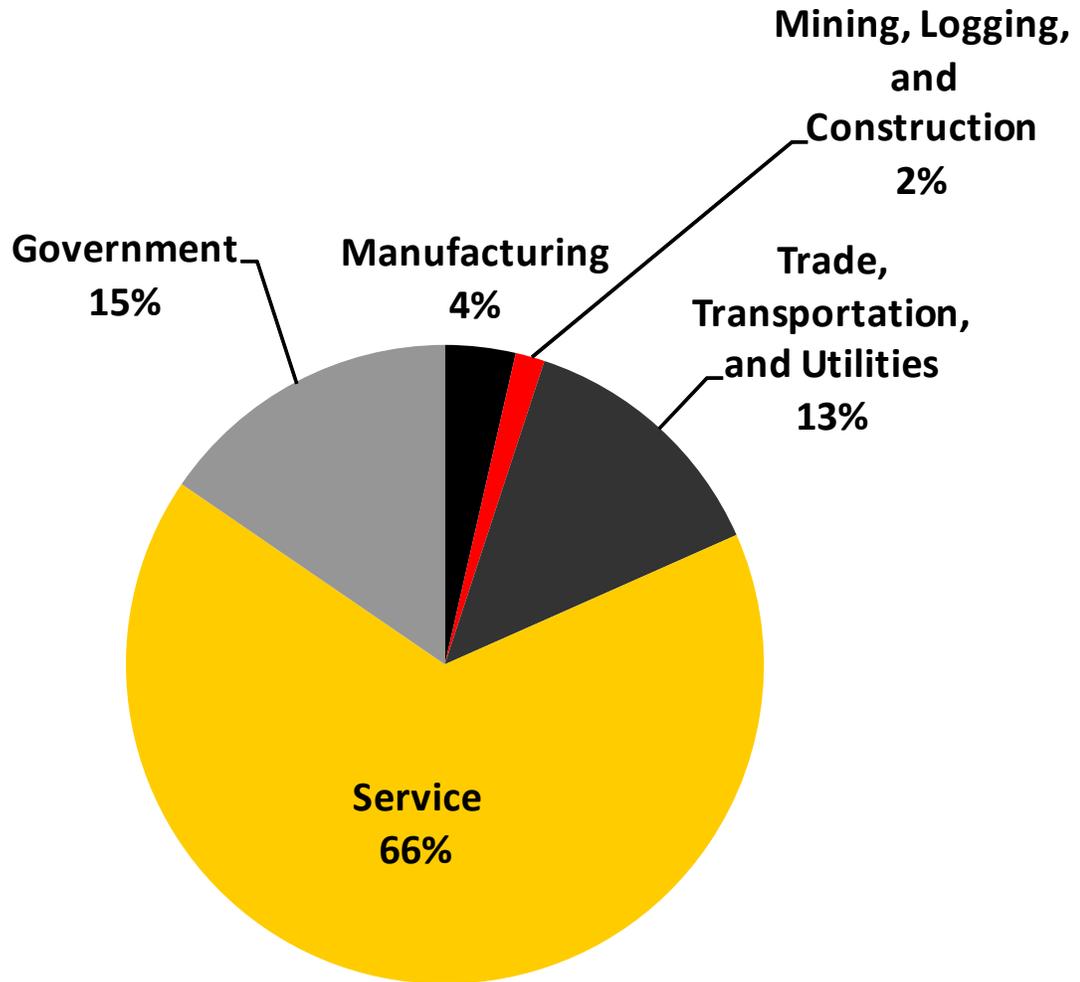
**Employment By Sector and Median Earnings by Occupation**

The majority of Philadelphia working residents, 66 percent, are in the service industry; 15 percent are in government positions and 13 percent are in trade positions. Residents in the service industry are earning the lowest salaries with a median earnings of \$19,831.

**Chart 8: Median Earnings by Occupation**



**Chart 9: Philadelphia Job Distribution in 2011**



## Income and Poverty

### Definitions of Income Categories

#### Categories of Income

The U.S. Department of Housing and Urban Development (HUD) has identified four income classifications as target groups for federal assistance resources: Extremely low-income, Low-income, Moderate-income and Middle-income. These classifications are defined as follows:

- Extremely Low-Income: Household earning less than 30 percent of median family income (MFI)
- Low-Income: Households earning between 31 percent and 50 percent of MFI
- Moderate-Income: Households earning between 51 percent and 80 percent of MFI
- Middle-Income: Households earning between 81 percent and 95 percent of MFI

HUD tabulations from the 2010 Comprehensive Housing Affordability Strategy (CHAS) data set are the only source that provides household data broken out into four income categories identified above.

The 2010 census provides median income data by race and age. The 2010 census also provides data for poverty levels. This data will be used for those analyses.

The median family income for the city of Philadelphia according to the 2010 census is \$43,147, while the household income is \$35,952. The various income categories have been calculated using the median family income.

### Distribution of All Households by Income Group

The distribution of household income in Philadelphia is such that 63 percent of all households may be categorized as at or below moderate-income and therefore eligible for some form of federal, state or local assistance (see Table 4). Forty-four percent of all households in the city are in the lowest income stratum -- the extremely low- and low-income categories. This number is a nearly 20 percent increase from 2000 when 37 percent of all households were in the lowest income stratum. The struggle to serve these low-income residents continues to deepen as Philadelphia experienced cuts in *Consolidated Plan*-related public resources by 35 percent.

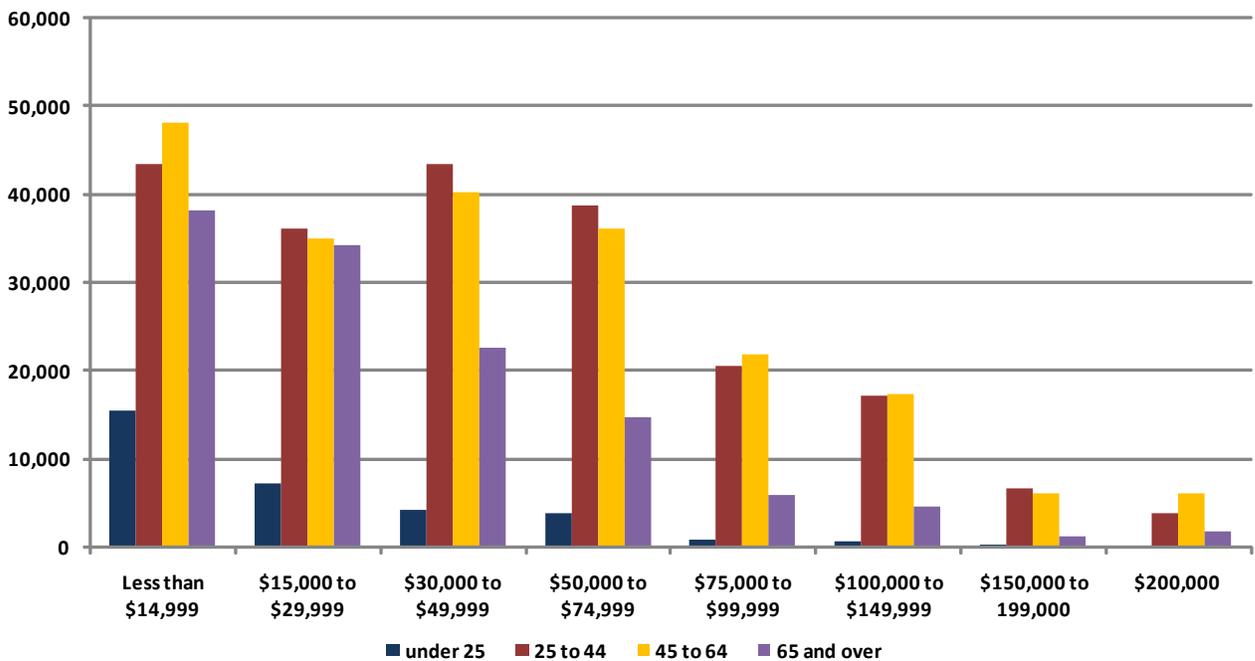
**Table 4: Distribution of Household Income**

Income Group	# of Households	2000	2009
Extremely Low Income (<30% MFI)	160,220	23%	28%
Low Income (31% to 50% MFI)	87,925	14%	16%
Moderate Income (51% to 80%)	108,330	20%	19%
Middle Income (81% to 95% MFI)	56,080	8%	10%

## Household Income by Age

Although Philadelphia is a poor city, with nearly 40 percent of its households earning less than \$30,000 per year, elderly Philadelphians are particularly challenged, with nearly 60 percent of elderly households having incomes of less than \$30,000 per year. (The effect of this lack of income will be particularly evident in the discussion of cost burden.)

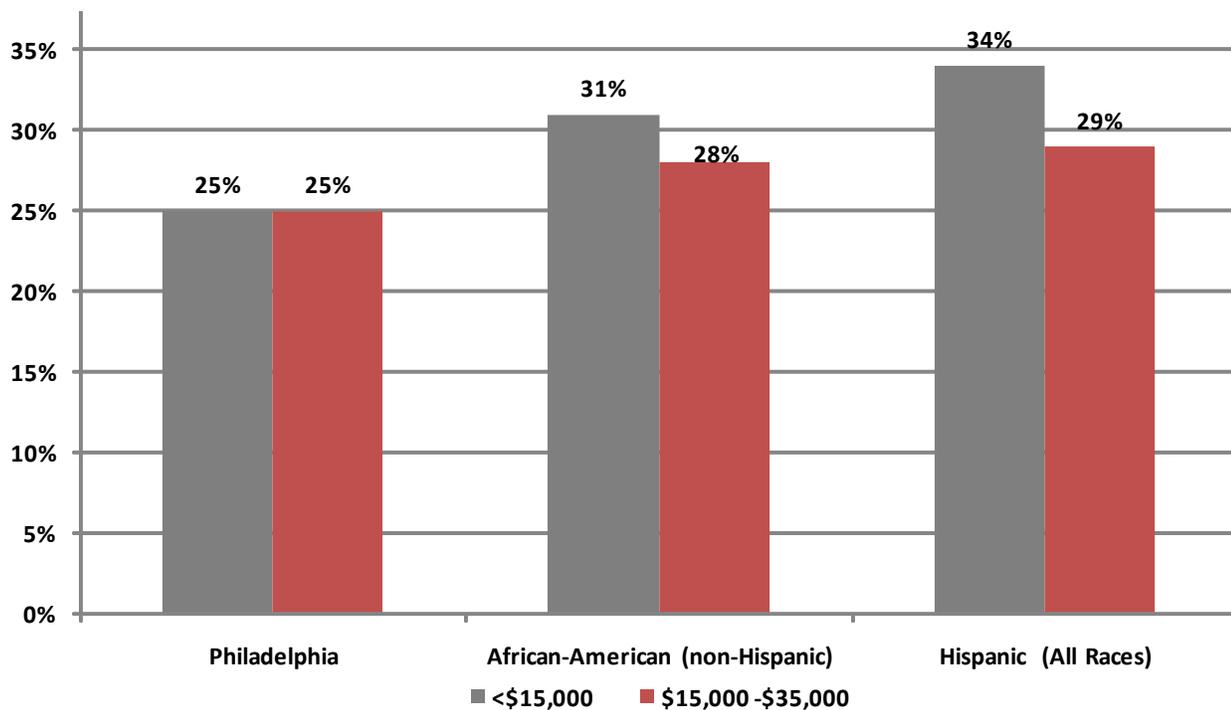
**Chart 10: Household Income by Age of Householder**



## Household Income by Race

Similarly, while 25 percent of Philadelphia households earn less than \$15,000 per year, that very low income level is more pronounced among minority households. Thirty-one percent of African-American (non-Hispanic) and 34 percent of Hispanic households have incomes of less than \$15,000 per year. In addition, 25 percent of Philadelphia households earn between \$15,000 and \$35,000 per year – low and moderate incomes – while 28 percent of African-Americans (non-Hispanic) and 29 percent of Hispanics fall into this CDBG-eligible category.

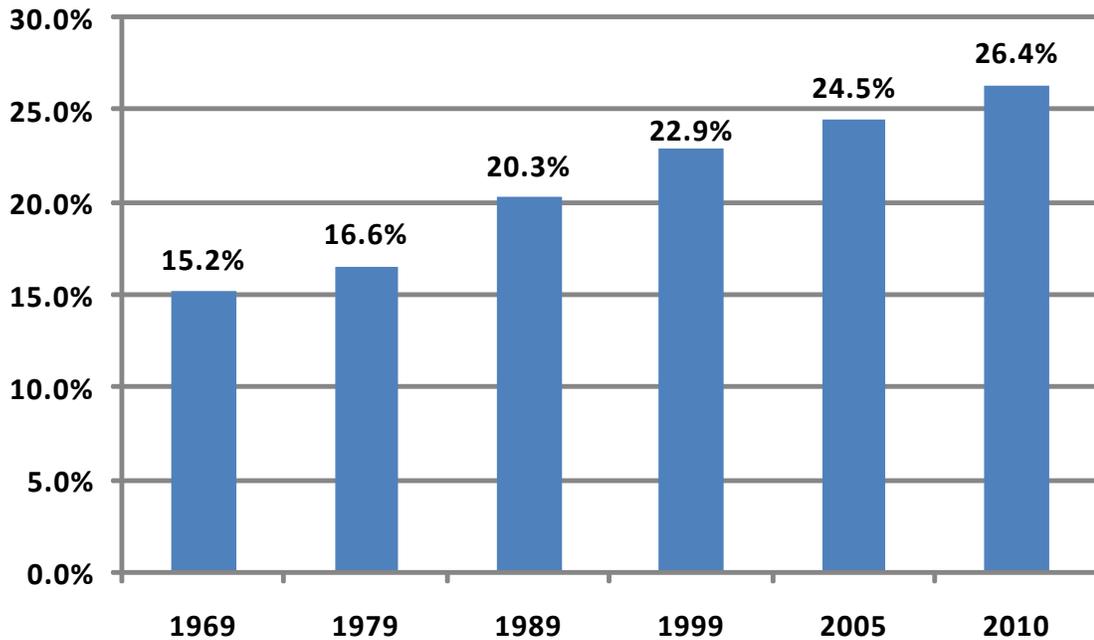
**Chart 11: Low- and Moderate-Income Philadelphia Households by Race, 2010**



## Percentage of Philadelphia’s Population Living in Poverty

The combined effects of these economic, demographic and social trends have produced a growing incidence of poverty in Philadelphia. According to census data, in 1969 15.2 percent of the city’s population was living below the poverty threshold; by 1979, the number of city residents living in poverty had climbed to 16.6 percent; by 1989, the poverty rate had increased by almost a full quarter to 20.3 percent; by 2010 the poverty rate had increased to 26.4 percent.

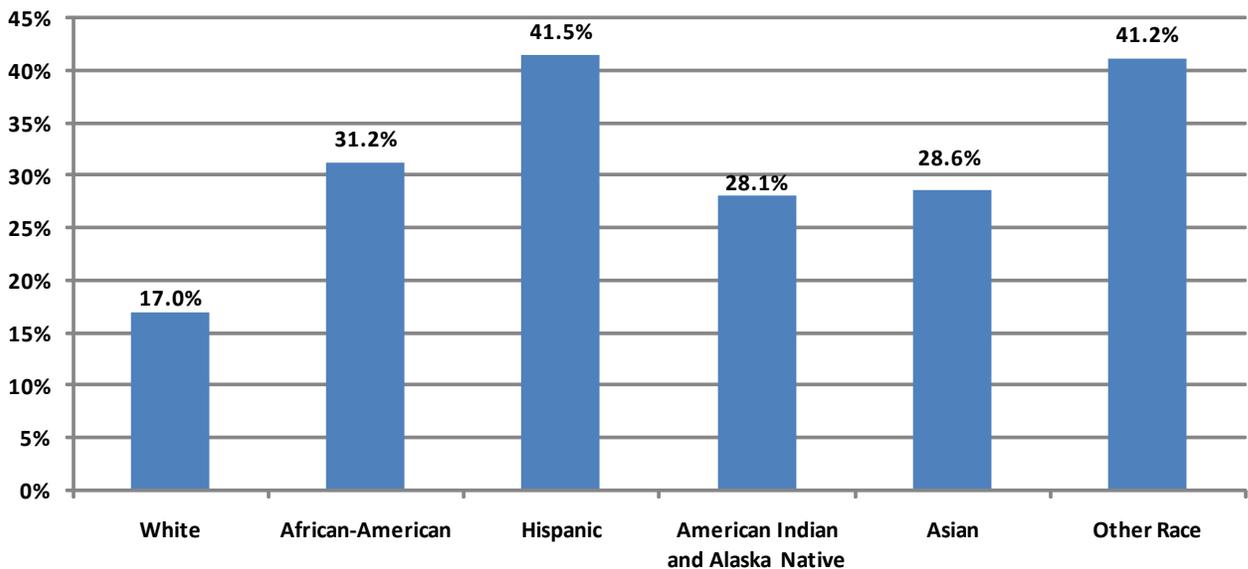
**Chart 12: Percentage of Philadelphia’s Population Living in Poverty**



**Individual Poverty Rates by Ethnicity and Household**

All minority populations exceed the city’s poverty rate of 26.4 percent. In fact, the rate of African-Americans living in poverty is 31 percent – nearly 15 percentage points higher than white non-Hispanics – and for Latinos the rate is over 41 percent, more than double that of white non-Hispanics. More alarming, is that 47 percent of all female, single-head of households with children live below the poverty level.

**Chart 13: Individual Poverty Rates by Ethnicity, Philadelphia 2010**



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## Cost Burden

The 2010 CHAS data set is the primary data source for this section of the needs assessment. It should be noted that the 2010 CHAS did not provide data for middle income households (greater than 80 percent AMI) for the cost burden tabulations.

### ■ Definitions

#### Cost Burden

Housing is affordable by current definitions when it costs no more than 30 percent of the gross income of the household that occupies it. Housing that costs more than 30 percent of gross income is unaffordable. Unaffordability is categorized in terms of housing cost burden as follows:

#### Housing Cost Burden

Housing costs, including utilities, exceeding 30 percent of gross income.

#### Severe Cost Burden

Housing costs, including utilities, exceeding 50 percent of gross income.

### ■ Categories of Households

This housing needs assessment analyzes the incidence of these housing problems across income and tenure groups, as well as the following household categories specified in the 2000 Census:

- Elderly one- and two-member households
- Small Related households of two-to-four persons
- Large Related households, consisting of five or more persons
- All Other households, including single, non-elderly persons and households comprised of two or more non-related persons.

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## Housing Cost Burden by Income, Size and Tenure - Renters

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According to the 2010 CHAS data, Philadelphia had a total of 566,697 households. A total of 260,681 (46 percent) of those households are renters. Approximately 186,000 – nearly 72 percent – of all renter households that are extremely low-, low- or moderate-income are cost burdened (see Table 5). Of the cost burdened renters:

- 33 percent are small households.
- 19 percent are elderly households.
- 41 percent are “all other.”
- Only 7 percent are large households.

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More than 70 percent of cost-burdened renter households have incomes less than 30 percent of Area Median Income (AMI).

A total of 60,475 have the most significant needs – households at less than 30 percent AMI and paying more than 50 percent of their household income for housing costs. Again, of this category “all other” households comprise the largest segment (40 percent), followed by small households (33 percent), elderly, (19 percent), and large households (8 percent). Below is a summary of housing cost burden by income for renter households in order of greatest need:

- **Cost Burdened Renter Household; Income <30 AMI:**
  - 44,230 small households (24,325 moderate and 19,905 severe).
  - 26,190 elderly households (14,910 moderate and 11,280 severe).
  - 11,410 large households (6,415 moderate and 4,995).
  
- **Cost Burdened Renter Household Income; 30 to <50 AMI:**
  - 12,500 small households (10,410 moderate and 2,090 severe).
  - 7,115 elderly households (5,360 moderate and 1,755 severe).
  - 1,610 large households (1,490 moderate and 120 severe).
  
- **Cost Burdened Renter Household Income; 50 to <80 AMI:**
  - 3,810 small households (3,570 moderate and 240 severe).
  - 2,240 elderly households (1,885 moderate and 355 severe).
  - 270 large households (245 moderate and 25 severe).

These data reveal that there is an alarmingly high percentage of extremely low-, low- and moderate-income renters paying a disproportionate amount of their income on housing costs. It is likely that those households with the greatest need will require financial assistance that likely includes subsidies, food stamps, childcare assistance and other forms of public assistance to remain in their homes. These households are at the greatest risk of becoming homeless.

**Table 5: Housing Cost Burden by Income - Renters**

	Small	Large	Elderly	All Other	Total
<b>Household Income &lt;30 AMI</b>					
Moderate	24,325	6,415	14,910	27,310	72,960
Severe	19,905	4,995	11,280	24,295	60,475
<b>Total</b>	<b>44,230</b>	<b>11,410</b>	<b>26,190</b>	<b>51,605</b>	<b>133,435</b>
<b>Household Income 30 to &lt;50 AMI</b>					
Moderate	10,410	1,490	5,360	11,970	29,230
Severe	2,090	120	1,755	4,125	8,090
<b>Total</b>	<b>12,500</b>	<b>1,610</b>	<b>7,115</b>	<b>16,095</b>	<b>37,320</b>
<b>Household Income 50 to &lt;80 AMI</b>					
Moderate	3,570	245	1,885	8,120	13,820
Severe	240	25	355	1,030	1,650
<b>Total</b>	<b>3,810</b>	<b>270</b>	<b>2,240</b>	<b>9,150</b>	<b>15,470</b>
<b>Total Households</b>					
Moderate	38,305	8,150	22,155	47,400	116,010
Severe	22,235	5,140	13,390	29,450	70,215
<b>Total with Cost Burden</b>	<b>60,540</b>	<b>13,290</b>	<b>35,545</b>	<b>76,850</b>	<b>186,225</b>
<b>Total Percentage of Cost-Burdened Renters</b>	<b>32.51%</b>	<b>7.14%</b>	<b>19.09%</b>	<b>41.27%</b>	

**Housing Cost Burden by Income, Size and Tenure - Owners**

A total of 306,016 of Philadelphia’s households are homeowners. Approximately 131,560 – nearly 42 percent – of all owner households that are extremely low-, low- or moderate- income are cost burdened. Unlike renters, small and elderly households comprise the largest percentage of cost burdened owner households in these income groups. Similar to rental households, large households are the least cost burdened (see Table 6). Of the cost burdened owners:

- 37 percent are elderly households.
- 31 percent are small households.
- 24 percent are “all other.”
- 17 percent are large households.

Over half of the owner households (58 percent) with cost burden have incomes less than 30 percent of AMI. A total of 31,340 households have the most significant need – household income less than 30 percent of AMI and paying more than 50 percent on housing cost. Below is a summary of housing cost burden by income for owner households in order of greatest need:

- **Cost Burdened Owner Household Income; <30 AMI:**
  - 31,820 elderly households (20,110 moderate and 11,710 severe) .
  - 22,580 small households (12,745 moderate and 9,835 severe).
  - 5,475 large households (3,195 moderate and 2,280 severe).
- **Cost Burdened Owner Household Income; 30 to <50 AMI:**
  - 12,130 small households (8,560 moderate and 3,570 severe).
  - 8,905 elderly households (6,580 moderate and 2,325 severe).
  - 2,635 large households (2,140 moderate and 495 severe).
- **Cost Burdened Owner Household Income; 50 to <80 AMI:**
  - 10,425 small households (9,020 moderate and 1,405 severe).
  - 4,435 elderly households (3,600 moderate and 835 severe).
  - 1,640 large households (1,425 moderate and 215 severe).

These data show that Philadelphia has a significant number of homeowners, especially among small related and elderly households with extremely low incomes, who are unlikely to be able to afford to properly maintain their homes without financial assistance. In addition, there are a large number of homeowners who are currently carrying a significant housing cost burden and who could be at risk of mortgage foreclosure. These households are at risk of becoming homeless.

**Table 6: Housing Cost Burden by Income - Owners**

	Small	Large	Elderly	All Other	Total
<b>Household Income &lt;30 AMI</b>					
Moderate	12,745	3,195	20,110	9,680	45,730
Severe	9,835	2,280	11,710	7,515	31,340
<b>Total</b>	<b>22,580</b>	<b>5,475</b>	<b>31,820</b>	<b>17,195</b>	<b>77,070</b>
<b>Household Income 30 to &lt;50 AMI</b>					
Moderate	8,560	2,140	6,580	4,635	21,915
Severe	3,570	495	2,325	2,705	9,095
<b>Total</b>	<b>12,130</b>	<b>2,635</b>	<b>8,905</b>	<b>7,340</b>	<b>31,010</b>
<b>Household Income 50 to &lt;80 AMI</b>					
Moderate	9,020	1,425	3,600	5,525	19,570
Severe	1,405	215	835	1,455	3,910
<b>Total</b>	<b>10,425</b>	<b>1,640</b>	<b>4,435</b>	<b>6,980</b>	<b>23,480</b>
<b>Total Households</b>					
Moderate	30,325	6,760	30,290	19,840	87,215
Severe	14,810	2,990	14,870	11,675	44,345
<b>Total with Cost Burden</b>	<b>45,135</b>	<b>9,750</b>	<b>45,160</b>	<b>31,515</b>	<b>131,560</b>
<b>Total Percentage of Cost-Burdened Owners</b>	<b>34.31%</b>	<b>7.41%</b>	<b>34.33%</b>	<b>23.95%</b>	

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## Incidence of Housing Problems

### ■ Definitions

Substandard housing is defined as housing units lacking complete plumbing or kitchen facilities. A complete kitchen has three of the following: a) a sink with a faucet, b) a stove or a range, and c) a refrigerator. All kitchen facilities must be located in the unit, but do not need to be in the same room. Complete plumbing must include: a) hot and cold running water, b) a toilet that flushes, and c) a bathtub or shower. All three must be in the unit, but also do not need to be in the same room.

#### **Overcrowded**

When there is 1.01 - 1.5 people per room in the dwelling unit.

#### **Severely overcrowded**

When there is more than 1.51 people per room in the dwelling unit.

The data presented below represent households with only one of the housing problems. For example, those households reported with substandard housing do not have any other housing problems such as cost burden or overcrowding.

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## Incidence of Substandard Housing

In Philadelphia, compared to housing burden, there are relatively few extremely low-, low-, moderate- and middle-income renter- and owner-occupied households living in housing without complete kitchens and plumbing. However, there is a need for financial assistance for the total of 2,260 owner-occupied and 2,855 renter-occupied households that are living in substandard units. The substandard households are spread out across varying income levels, but the largest group (1,575 units) is extremely low-income renter-occupied households.

According to the CHAS data, 7,315 rental units and 3,740 owner-occupied units are overcrowded. Again, the number of Philadelphians living in overcrowded conditions is low compared to the high percentage of households that have severe and moderate housing cost burdens. Overcrowded households are spread out across varying income levels, but the largest group is extremely low-income, single family households. Overcrowding, a consequence of low income and high housing costs, presents safety and health risks. Financial assistance is needed to help these households find affordable housing to meet their household needs.

**Table 7: Overcrowding in Philadelphia Households**

<b>Renter</b>					
<b>Housing Problems</b>	<b>0-30%</b>	<b>&gt;30-50%</b>	<b>&gt;50-80%</b>	<b>&gt;80-100%</b>	<b>Total</b>
Substandard	1,575	615	565	100	2,855
Severely Overcrowded	1,215	365	385	220	2,185
Overcrowded	2,495	1,025	1,060	550	5,130
<b>Total Renter Overcrowded</b>	<b>3,710</b>	<b>1,390</b>	<b>1,445</b>	<b>770</b>	<b>7,315</b>
<b>Owner</b>					
Substandard	995	510	650	105	2,260
Severely Overcrowded	190	80	120	85	475
Overcrowded	1,000	935	835	495	3,265
<b>Total Owner Overcrowded</b>	<b>1,190</b>	<b>1,015</b>	<b>955</b>	<b>580</b>	<b>3,740</b>

## Disproportionate Needs of Racial Groups

According to HUD definitions, for the purposes of the *Consolidated Plan* a “disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.” By this definition, African-American households in Philadelphia exhibit disproportionately greater housing needs. Although non-Hispanic African-Americans comprise 41.4 percent of Philadelphia’s households, they comprise 51.6 percent of households earning less than \$15,000 per year.

Although Hispanics are not disproportionately affected under the HUD definition, they face significant housing problems, as do African-Americans in general. Thirty-four percent of Hispanic households earn less than \$15,000 per year, and they comprise a much higher percentage of Philadelphians in that category – 11.7 percent – than the 8.7 percent of Philadelphia households that they represent. The difference is even more stark in households with incomes under 30 percent of AMI, where Hispanic households represent nearly 14 percent of households reporting a housing problem, a much higher percentage than their representation in the general population.

African-Americans with incomes under 30 percent of AMI face similar challenges. Nearly 50 percent of the households in this income range reporting housing problems are African-American, compared to just over 41 percent of Philadelphia households being African-American.

The City of Philadelphia’s housing, community and economic development programs are well-positioned to address these needs. A comparison of the maps depicting the City’s investment in housing development, housing counseling, community engagement, commercial corridors and other programs with the maps of African-American and Hispanic concentration shows that the City is directing many of its resources to African-American and Hispanic communities.

## Non-Homeless Populations With Special Needs

Most populations with special needs require supportive housing. The U.S Department of Housing and Urban Development (HUD) defines supportive housing as housing units and group quarters that “have a supportive environment” and include a planned service component. Service provided to the residents of supportive housing can include case management and supervision, substance abuse counseling, child care, transport, job training and placement.

### Supportive Housing Needs of the Elderly

According to the Philadelphia Corporation for Aging (PCA), there are approximately 55,000 Philadelphia homeowners who are age 60 and older, who have incomes less than 150% of the poverty level.

**Table 8: Households of Extremely Low Income, Low Income, Moderate Income and Middle Income of the Elderly Householder Aged 65 Years and Over**

Median Family Income		Number of Households
Extremely Low Income	(<30%MFI)	19,804
Low Income	(31% to 50% of MFI)	32,611
Moderate Income	(51% to 80% of MFI)	27,528
Middle Income	(81% to 116% of MFI)	15,074

Forty percent of them need some sort of major home repair; heating/cooling system; plumbing system; or roof. There is a significant need to provide financial assistance for home repairs for low and moderate income through programs like the Philadelphia Housing Development Corporation’s (PHCD) Basic Systems Repair Program (BSRP).

Functional limitations and possible income limitations of many elderly require that they receive subsidized or supportive housing or in-house services.

Each year, thousands of Philadelphians receive home-based support services through PCA and its participating and certified provider organizations. Many adults who are clinically ill or who have disabilities need assistance with activities of daily living (ADLs) in order to live safely and comfortably at home. Some of the needed services which are provided by PCA and other organizations include care management, companion and respite services, home-delivered meals, medical equipment and supplies, nursing, personal care and home support, adult day care and transportation

In-home service delivery is available to elderly Philadelphians but it cannot meet the needs of some seniors. Therefore, a more service-intensive environment is needed for this sub-population A total of 13,200 consumers received long-term care services, including care management and a variety of in-home care services. More than 4,500 consumers received 1,498,967 home-delivered meals. The Family Caregiver Support Program provided assistance to 1,249 caregivers and their families.

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## Supportive Housing Needs of Persons with Disabilities

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Affordable and accessible housing is a priority for persons with disabilities. Approximately 15 percent of Philadelphians, or nearly 230,000 residents, have a disability. That number increases in populations that are already vulnerable, including the elderly, of whom nearly 43 percent are disabled, and those below the poverty line, of whom nearly 35 percent - or more than 55,000 persons - are disabled.

Exacerbating the challenges for people with disabilities is a census-measured unemployment rate nearly double that of non-disabled persons, and that more than 70 percent of people with a disability are not in the workforce at all. Many rely on federal disability benefits (SSI) as their sole source of income, and the average Philadelphian with a disability receives \$694 per month in SSI.

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## Adaptive Housing Needs

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Persons with mobility limitations may require assistance with daily living activities in order to live independently. The majority critically need barrier-free affordable housing. This need has been documented by many organizations serving the disabled population. Common safety and access problems cited include steps and stairs that prevent access to all floors; bathroom facilities that do not allow independent mobility; entrances that prohibit movement in and out of the residence; kitchen fixtures that require assistance to use; scarcity of intercom systems.

To alleviate these problems, OHCD funds the Adaptive Modifications Program (AMP), which assists in financing the modifications needed in residences of income-eligible disabled persons. Over the last decade as the public has become more aware of AMP, requests for adaptive modifications have increased. As of May 2012 there was a waiting list of approximately 800 people.

All housing projects developed with City housing funds must comply with the City's Accessible Housing Marketing Policy, which requires developers receiving City funds to notify the City to assist in marketing accessible housing units to the disabled community for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

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## Housing Needs of Persons with AIDS and AIDS-Related Diseases

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### ■ Estimate of Populations With AIDS

In 1996, OHCD sponsored a housing needs assessment study of HIV and AIDS in the Philadelphia Region. This study was comprised of three components: an examination of demographic trends, a questionnaire or survey of persons living with HIV/AIDS in the region and a statistical research study of the correlation between AIDS and homelessness in Philadelphia.

This year, in 2012, OHCD is sponsoring a new housing needs assessment to better reflect the changes that have occurred with improved HIV medications and a shift in the population of people now living with HIV. The University of Pennsylvania was selected through a competitive RFP process to conduct the needs assessment. This assessment will consist of a compilation of data from the CDC Medical Monitoring Project, AIDS Activities Coordinating Office (AACO) Surveillance Data and the Office of Supportive Housing (OSH) Homeless database. The assessment will also consist of published reports from the counties, as well as interviews and focus groups with providers and HIV-positive consumers who are or are not connected to services.

### ■ Estimate of Population With HIV

The population of persons who have been diagnosed with AIDS in the Southeastern Pennsylvania Region is only a fraction of those who are assumed to be HIV-infected or HIV-positive. While various estimates of the number of HIV-positive persons in the region have been made, most estimates are in the 20,000 range. Combined with new drug therapies that are keeping many persons with HIV/AIDS alive and healthy for extended periods of time, these numbers suggest that the number of persons living with HIV/AIDS in the region who may need AIDS-related services will continue to increase over the next few years.

**Table 9: Southeastern Pennsylvania AIDS Cases by County and Date Reported**

County	Jan. 1, 1980 - Dec. 31, 2010			
	No. Reported	% of Region	Presumed Living	% of Region
Philadelphia	21,591	83.5%	11,647	85.6%
Bucks	802	3.1%	362	2.6%
Chester	603	2.3%	257	1.8%
Delaware	1,743	6.7%	814	5.9%
Montgomery	1,098	4.2%	517	3.8%
<b>Total</b>	<b>25,837</b>	<b>100%</b>	<b>13,597</b>	<b>100%</b>

### ■ Characteristics of the HIV/AIDS population

The populations directly affected by HIV and AIDS have not remained static. The white, gay and bi-sexual male population, which in the early years of the epidemic was perceived to be the main group affected by HIV/AIDS, is no longer predominant. Increasingly, HIV and AIDS affect low-income people (especially persons of color), women (especially women of color) and children, those dually and triply diagnosed with mental illness, substance abuse and those who are homeless. There is also an increase in the number of cases of HIV among gay, bi-sexual and questioning youth (especially persons of color). As there are also more persons who have lived with HIV/AIDS for 20 years or more, many persons living with HIV or AIDS are now experiencing changes and health concerns related to aging, in addition to symptoms they might be experiencing due to HIV/AIDS.

**Table 10: Philadelphia AIDS Cases by Gender**  
**Reported No. of AIDS Cases, Jan. 1, 1980 - Dec. 31, 2010**

	<b>Number</b>	<b>%</b>
Male	16,491	76.3
Female	5,100	23.6
<b>Total</b>	<b>21,591</b>	<b>100</b>

### ■ Philadelphia

In Philadelphia, the majority of people diagnosed with AIDS since the beginning of reporting have been African American, with 64.6 percent of the cumulative adult HIV and AIDS cases through December 30, 2010. Whites have the next highest number of cases at 21.3 percent and Hispanics have the third highest number of cases at 11.6 percent. Men who have sex with men (MSM) have the highest number of cumulative cases with 34.3 percent of the total, 31.2 percent are among intravenous drug users (IDU), and heterosexuals make up 28.4 percent of the total.

In Philadelphia in 2005, heterosexual sex accounted for 46.5 percent of newly diagnosed cases, MSM accounted for 26.9 percent of the cases, and IDU accounted for 24.2 percent of cases. As of 2010, MSM and heterosexual cases have become more even with heterosexual cases at 42.8 percent and MSM increasing from 26.9 percent to 41.7 percent of the total cases. In 2005 women comprised nearly 31 percent of newly diagnosed cases but as of 2010, this number decreased slightly to 26.7 percent. The age range with the highest number of newly diagnosed cases is 20 to 29, making up 29.5 percent of the new cases. The 30 to 39 age range is the second highest at 24.7 percent, followed by the 40-49 age range (22.9 percent), the 50+ age range (16.4 percent), the 13 to 19 age range (5.6 percent) and under 13 (0.6 percent).

Housing programs for persons with AIDS will need to continue to provide links to supportive services that include substance-abuse treatment and counseling. There continues to be a need for family-based supportive housing and, as the population with HIV/AIDS ages, there will likely be a need for housing targeted for seniors living with HIV/AIDS.

**Table 11: Disproportionate Relationship Between Race and HIV/AIDS in Philadelphia**

<b>Race/Ethnicity</b>	<b>Total Population 2010</b>	<b>HIV/AIDS Cases</b>
White	36.9%	21.3%
African American	42.2%	64.6%
Hispanic	12.3%	11.6%
Other/Unknown	8.9%	2.2%

## ■ Suburban Pennsylvania

AIDS trends in the Philadelphia suburbs are somewhat different from those in the City of Philadelphia. White men who have sex with men remain the largest population of new and existing reported AIDS cases, although the number of African-American men and women with AIDS is steadily increasing in all four counties. As in Philadelphia, the number of women continues to climb, as does the number of persons infected through heterosexual sex and IDU. Trends in urban portions of the region such as the City of Chester more closely mirror the City of Philadelphia. The HIV/AIDS housing needs assessment being conducted in 2012 will work with HIV Housing providers in the suburban Pennsylvania counties to better assess the current housing situation and needs.

## ■ Income

The 1996 housing survey of persons with HIV/AIDS concluded that the overwhelming majority of respondents were very poor. Fifty-two percent of respondents earned or received less than \$6,000 per year. As in the general population, the incomes of African Americans with HIV/AIDS was significantly less than others, with 63 percent reporting an income of less than \$6,000 per year, compared with 27 percent of white respondents and 50 percent of Hispanic respondents. People living with HIV/AIDS on fixed incomes such as SSDI and SSI have seen little increases to income over the last five years while rents and utility costs have uniformly increased during this time. This has put an extra burden on individuals and families living with HIV/AIDS, with a greater portion of their monthly income being used for housing and utilities. Utility allowances schedules have not been revised since 2004 and do not accurately reflect current utility costs, causing individuals and families living with HIV/AIDS in HOPWA- and HOME-subsidized units to pay more than the utility allowance covers. The HIV/AIDS Housing Needs Assessment will better assess current income levels and it is expected that a higher percentage of individuals and families living with HIV/AIDS will be living in poverty.

## ■ Medical Advances

Since 1996, advances in treatment through the use of Highly Active Anti-Retroviral Treatment (HAART) have led to dramatic improvements in health for many persons with HIV/AIDS. Hospitalizations have decreased and many persons are leading lives with significantly better quality of life. Though some persons are returning or considering returning to work, a large number are still not able to work a full-time job. Since people with HIV/AIDS are living longer, healthier lives, there has been a rapid decrease in the turn-over of Tenant Based Rental Assistance (TBRA) slots.

When HOPWA was created, most people with HIV/AIDS would succumb to the disease within two years. As a result, the City now maintains a waiting list of over 200 individuals and families living with AIDS. The average wait for housing slot is approximately two years. Homeless individuals and families tend to have a wait of one to six months. Homeless individuals and families are at a much greater risk of rapidly declining health due to the inability to manage complicated medication regimens, especial when mental

illness and/or substance abuse are co-factors. There is a growing trend to the Housing First model, which provides stable housing to individuals who may be actively using substances. Once the person receives housing, an array of supportive services including medical, mental health, substance abuse and other services are put in place. Nationally this approach appears to have had a high success rate. In 2012, OHCD funded ActionAIDS, in partnership with Pathways to Housing, to create a Housing First pilot program for 20 homeless and/or chronically homeless individuals. The success of this pilot program will be monitored and the Housing Needs Assessment will provide data on HIV and homelessness to determine if there is a need for additional Housing First slots. If so, the Housing First model requires more funding than TBRA due to the higher cost of the supportive services.

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### **Summary of Housing Needs of Persons With HIV/AIDS**

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The survey of persons with HIV/AIDS sponsored by OHCD in 1996 concluded that more than half of all severely symptomatic persons with AIDS were spending more than 50 percent of their incomes on rent and were receiving no housing assistance. Based on data gathered in that survey, the City concluded that existing housing programs benefitted those at the greatest risk of housing instability, but that significant unmet need remained. The HIV/AIDS Housing Needs Assessment currently underway will provide a more up-to-date picture of the housing needs of persons living with HIV/AIDS in the Philadelphia Metropolitan Area. It is expected that the limited increase in incomes combined with higher rental and utilities cost over the last five years will have resulted in a greater number of households spending a higher percentage of monthly incomes on housing.

Independent living situations, rather than congregate or shared living, continue to be the preference for individuals or families with a member living with HIV/AIDS. The past survey and recent anecdotal evidence reported by HIV consumers to OHCD and HIV Service Providers is that persons with HIV/AIDS want most of all to live independently. This desire has led the City to continue to emphasize Tenant-Based Rental Assistance to persons with AIDS.

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### **Supportive Housing Needs Of Persons With Behavioral Health Challenges, Addictive Disorders And Intellectual Disabilities**

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In November 2004, the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) began the implementation of a system-wide transformation initiative to promote the core concepts of recovery, resiliency, self-determination, and cultural competence. In July, 2011, DBHIDS released the Practice Guidelines (<http://dbhids.org/practice-guidelines>). This progressive, evidence-based approach to service provision was developed with input from a wide variety of stakeholders including persons in recovery, persons with intellectual disabilities, family members, and service providers. At this time, DBHIDS' System Transformation efforts are focused on implementing Practice Guidelines, which apply the transformation to four domains of behavioral health services practice:

- Assertive Outreach and Initial Engagement.
- Screening, Assessment, Services Planning and Delivery.
- Continuing Support and Early Re-Intervention.
- Community Connection and Mobilization.

This System Transformation is also in line with recovery-oriented changes at the State government level (Office of Mental Health and Substance Abuse Services) that include a commitment to “A Home in the Community for Everyone.” OHCD’s continued partnership with DBHIDS is a part of Philadelphia’s fulfillment of that commitment by offering supportive housing options.

“Behavioral health challenges” is defined to include mental health challenges, intellectual disabilities and addictive challenges. Individuals with behavioral health challenges may be in recovery from more than one challenge and may also be living with a physical health challenge.

In 2010, DBHIDS submitted to the state Office of Mental Health and Substance Abuse Services (OMHSAS) a revision of its county housing plan. The plan focused on efforts to double the DBHIDS inventory of Permanent Supportive Housing over the next 3 years. The plan includes transition of a significant number of individuals out of homelessness and into permanent supportive housing, as well as transitioning other group home residents to permanent supportive housing so as to allow them to live in the least restrictive community setting, as required by law.

### ■ **Persons With Mental Health Challenges**

According to DBHIDS, there are approximately 100,000 persons in Philadelphia living with mental health challenges. Residential-based supportive services, including the DBHIDS inventory of Permanent Supportive Housing (PSH) are available and currently provided to approximately 2,500 persons with behavioral health challenges. DBHIDS maintains a waiting list for residential services and placements for individuals in the services’ priority groups who are likely to be provided with the services within 6 months or less. Currently this waiting list is over 500 people as the availability of these services does not meet the existing need. This waiting list does not include persons who are not in a county priority population group but who could still benefit from permanent supportive housing. One approach to quantifying this larger universe of need is to consider Office of Supportive Housing (OSH) estimates of the unmet need for permanent supportive housing for homeless individuals with all disabilities. In FY10 OSH estimated 4,332 slots of permanent supportive housing were needed.

### ■ **Persons With Addictive Disorders**

Philadelphia’s Office of Addiction Services, located within DBHIDS, offers supportive housing services for approximately 300 people through recovery houses (transitional services) and permanent supportive housing. No wait lists are kept but estimates are that available services fall short of meeting the need.

## ■ Persons With Intellectual Disabilities

DBHIDS provides services to persons with intellectual disabilities. There are five models of supported residential services: in-home support, supportive living, family living, community homes and larger facilities. The primary model is the three-person Community Living Arrangement (CLA). Participants in CLAs are provided with direct support staff working with them on a 24-hour basis. Direct support staff provide support, training, and supervision.

DBHIDS provides supportive daytime services to more than 2,500 individuals with intellectual disabilities and their families each year. In the last several years, limited amounts of money have been available to increase this support for individuals who remain in the homes of family members. In-home alternatives to out-of home residential services, as well as accessible housing that makes it possible for individuals with intellectual disabilities and mobility impairments to remain at home, are key service needs for this population.

According to DBHIDS, the average age of persons with intellectual disabilities who are living in residential homes is also increasing and many of these individuals are also experiencing mobility difficulties, underscoring the need for accessible housing.

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## Public Housing Residents

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As of May, 2012, PHA has 2,003 residents who have identified themselves as disabled with possible special needs. Of these residents, 399 are wheelchair users, 1,161 have mobility limitations, 59 have hearing impairments, 65 are visually impaired and 319 have other disabilities. Since January of 2009, there have been 222 requests for transfers and 164 requests for accommodations. PHA has also converted in excess of 350 units to accommodate people with mobility disabilities requiring manual or motorized assistive devices.

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## Homeless Needs

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### Nature and Extent of Homelessness

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The City of Philadelphia’s Office of Supportive Housing (OSH) is the agency charged with the policy, planning, and coordination of the city’s response to homelessness. It is the sole public entity in Philadelphia dedicated to providing services to individuals and families who are experiencing homelessness. Initially established in the late 1980s as the Office of Services to the Homeless and Adults, OSH now resides under the Office of the Deputy Mayor for Health and Opportunity as a result of the reorganization of city services initiated by Mayor Michael A. Nutter in January 2008.

The mission of the Office of Supportive Housing is to plan for and assist individuals and families in moving towards independent living and self-sufficiency. The agency operates the city’s centralized emergency housing intake centers and coordinates services administered by providers in a Continuum of Care (CoC). It is through this continuum of housing and services that individuals and families experiencing homelessness obtain access to assistance such as homelessness prevention, diversion and rapid re-housing; relocation; short-term emergency housing; case management; referrals to alternative housing options; and adult protective services.

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### Estimates of the Number of Homeless in Philadelphia

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The following section presents a profile of the homeless population that utilizes the emergency housing system in Philadelphia. The reported statistics are primarily derived from the 2011 Annual Homeless Assessment Report (AHAR) that the Office of Supportive Housing submitted to the federal Department of Housing and Urban Development (HUD) for the 2011 reporting year (October 1, 2010 -September 30, 2011). AHAR data are collected through the city’s Homeless Management Information System (HMIS) and include data from 33 emergency housing providers that contract with OSH, as well as 22 programs that participate in HMIS but do not have contracts with OSH. Eighty-nine percent of family emergency housing programs participate in HMIS, while 65 percent of emergency housing programs for individuals (and adult couples) participate. For a detailed listing of the housing programs in the Philadelphia Continuum of Care, please refer to the Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness in the Appendix. Information featured in *Consolidated Plans* prior to Year 37 utilized a different data source to calculate estimates of the homeless population, thus, one cannot compare statistics in this report to those in the *Consolidated Plan* prior to Year 37.

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## Sheltered Homeless

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The Office of Supportive Housing (OSH) gathers and reports data from its centralized emergency housing intake sites and contracted providers through its online Homeless Management Information System (HMIS). This system contains information dating back to 1989, which supports every facet of Philadelphia’s continuum of care of homeless services. When a client enters the OSH-contracted continuum of care through defined intake points, workers create an electronic file that “follows” him (or her) as he/she moves through the continuum of programs. Each program with which he/she comes into contact can access real-time information about the client’s service history through an online dashboard, which allows services to be more continuously and consistently provided over time. The HMIS system not only facilitates information sharing, but also encourages the collection of a higher quality of data.

Emergency housing programs without contracts with OSH annually submit data for upload into the HMIS and for inclusion in the AHAR. These programs have chosen not to have access to the online HMIS.

During the 2011 federal reporting period, 12,237 homeless persons entered emergency housing in Philadelphia. This count includes 7,184 single adults without children and 1,811 families with 5,035 adults and children. Further demographics and other characteristics of the sheltered homeless are provided in the following section.

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## Characteristics of the Homeless Population

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While both single adults and families experience homelessness, the household characteristics and the circumstances contributing to their circumstances vary significantly. To highlight these important differences, descriptive statistics for these distinct populations are presented separately. The featured statistics for both groups were reported in the 2011 AHAR (reflecting the time period between October 1, 2010 and September 30, 2011), which includes data from providers who participate in the HMIS and may or may not contract directly with the Office of Supportive Housing.

## Individual Homelessness

Of the 7,184 individual adults in emergency housing during the federal reporting year, 99 percent were single adult households, and 1 percent of adults were in two-person households without children. This population largely consisted of men between the ages of 31 to 50.

**Table 12: Gender Distribution of Individual Adults in Emergency Housing**

Gender	Percent
Male	71%
Female	28%
Unknown	<1%
<b>Total-Individual Adults</b>	<b>7,184</b>

**Table 13: Age Distribution of Individual Adults in Emergency Housing**

Age Range	Percent
18 to 30	22%
31 to 50	50%
51 to 61	23%
62 or older	5%
<b>Total-Individual Adults</b>	<b>7,184</b>

## Family Homelessness

Emergency housing programs are utilized not only by single adults, but also by families with children. Among the 5,053 individuals in families who entered the emergency housing system in the 2011 federal reporting year, 32 percent were in two-person households, 32 percent in three-person households, 17 percent in four-person households, and 19 percent in households with five or more people. The majority of families that enter the emergency housing system are headed by single females between the ages of 18-30. The children in Philadelphia’s homeless families are predominantly under the age of 5, and approximately evenly distributed in terms of gender.

**Table 14: Gender Distribution of Adults in Families in Emergency Housing**

<b>Gender</b>	<b>Percent</b>
Male	6%
Female	94%
<b>Total-Adults in Families</b>	<b>1,811</b>

**Table 15: Age Distribution of Adults in Families in Emergency Housing**

<b>Age of Adults</b>	<b>Percent</b>
18 to 30	67%
31 to 50	31%
51 to 61	2%
62 or older	<1%
<b>Total-Adults in Families</b>	<b>1,811</b>

**Table 16: Age Distribution of Children in Families in Emergency Housing**

<b>Age of Children</b>	<b>Percent</b>
Under 1	13%
1 to 5	47%
6 to 12	30%
13 to 17	10%
<b>Total-Children in Families</b>	<b>3,242</b>

### **Nature and Extent of Homelessness by Racial/Ethnic Group**

The Black or African-American population is disproportionately represented in emergency housing. Per the U.S Census Bureau's 2006-2010 American Community Survey, 44 percent of all Philadelphia residents are Black or African-American. However, 54 percent of all single adults in emergency housing in the 2011 federal reporting year were Black or African-American. As demonstrated in the following tables, this racial disparity exists at approximately equal rates among homeless single adults and families. These figures may underestimate the racial disparities, as 35 percent of clients did not provide this information. The over-representation of Black or African-American individuals in emergency housing has been a long-standing trend in both Philadelphia and in the nation as a whole.

**Table 17: Racial Distribution of Individuals and Families in Emergency Housing**

	Individual Adults (n= 7,184)	Persons in Families (n= 5,035)
Black/African-American	63 %	58 %
White	11 %	5 %
Asian	<1 %	<1 %
Multiple Races	<1%	<1 %
Unknown	35 %	36 %

Philadelphia’s emergency housing system is more representative of the overall city in terms of ethnic composition than it is race. According to the 2006-2010 American Community Survey, 12 percent of the population identifies as being Hispanic or Latino, while 88 percent is not Hispanic or Latino. Although programs did not report ethnic information for all clients, it is clear that the majority of individuals (81 percent) and families (74 percent) in emergency housing are not Hispanic. Such statistics follow nationwide trends, as national data featured in the 2010 Annual Homeless Assessment Report found that 83.6 percent of homeless clients served throughout the country were non-Hispanic and 16.4 percent were Hispanic.

**Table 18: Ethnic Distribution of Individuals and Families in Emergency Housing**

	Individual Adults (n= 7,184)	Persons in Families (n= 5,035)
Non-Hispanic/Non-Latino	81 %	74 %
Hispanic/Latino	6 %	7 %
Unknown	13 %	19 %

### **Unsheltered Homeless**

Although many of the city’s homeless utilize the emergency housing system, a population of single adults and couples (without children) sleeps in locations unintended for habitation (i.e. on the streets) rather than in emergency housing facilities. Such unsheltered homeless adults are often vulnerable and in need of supportive services that they either do not have access to or refuse to utilize. In an attempt to reach this population, Project H.O.M.E – a nonprofit homeless services and supportive housing provider – operates the Outreach Coordination Center (OCC). The OCC coordinates and oversees the activities of a network of street outreach teams run by several nonprofit organizations in the city funded through the Department of Behavioral Health and Intellectual disAbility Services, including Hall Mercer, Horizon House, Inc., Mental Health Association, Project H.O.M.E., and SELF Inc. The main goal of street outreach is to engage people living on the street in an effort to help them receive services and ultimately seek appropriate supportive housing opportunities. In addition to the teams coordinated by the OCC, several agencies independently provide street outreach to target homeless populations, including Covenant House Pennsylvania,

Youth Service, Inc., Youth Health Empowerment Project, the Philadelphia VA Medical Center, and Prevention Point Philadelphia.

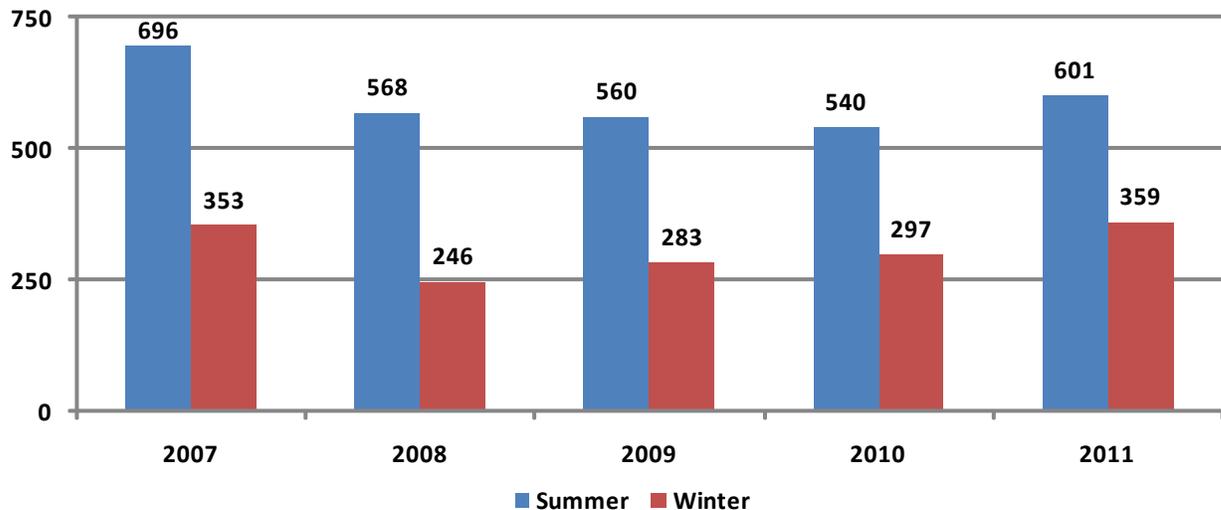
Outreach teams search for people living in areas not meant for human habitation such as streets, sidewalks, subway concourses, highway underpasses. When workers make contact, they begin to develop relationships with the homeless to encourage them to accept assistance that may stabilize their lives. During Fiscal Year 2011 (July 1, 2010 – June 30, 2011), street outreach teams made a total of 30,185 contacts with 6,191 unduplicated people on the streets of Philadelphia. This population of unsheltered adults consisted primarily of African American (77 percent) or white (20 percent) males (77 percent) between the ages of 40-59 (66 percent).

Over the past several years, the OCC has conducted street counts to measure the number of people living on the streets. Counts are completed regularly to establish an accurate picture of seasonal fluctuations among homeless populations on the street. During Fiscal Year 2011, OCC conducted 3 counts which included Center City, selected parts of North and West Philadelphia and Kensington, and the Philadelphia International Airport terminals.

**Table 20: Street Counts – 2011**

Date of Count	Number
January 2011	359
August 2011	601
November 2011	476

**Chart 14: Number of Homeless People Living on the Streets of Philadelphia (2007 - 2011)**



Despite the best efforts of OSH and OCC, collected data do not represent the entire population of homeless persons. There will always be hidden populations, for instance those in abandoned structures, which make it difficult to obtain an accurate depiction of all of the individuals who experience homelessness in a given year.

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## Subpopulations

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The causes of homelessness vary from household to household. A standard set of characteristics that indicate a high risk of becoming homeless does not exist. In fact, many people living in their own homes have the very same attributes that are commonly believed to lead to homelessness. Among the 29 cities that participated in the 2011 Hunger and Homelessness Survey conducted by the United States Conference of Mayors, unemployment, lack of affordable housing, poverty, low-paying jobs, and domestic violence were cited by city officials as the leading causes of homelessness among households with children\*. Lack of affordable housing, mental illness and the lack of needed services, substance abuse and the lack of needed services, and poverty were cited as the leading causes of homelessness among single individuals. The experience of co-occurring factors such as substance abuse, mental illness, domestic violence and extreme economic hardship make it increasingly difficult for vulnerable subpopulations to avoid or overcome homelessness.

The featured subpopulation data are primarily from three sources, the City of Philadelphia's Homeless Management Information System (HMIS), the 2011 AHAR, and the city's annual Homeless Point in Time (PIT) Count that was conducted on the night of January 31, 2011. Emergency housing programs throughout the city provided information on the clients residing in their facilities on the night of January 31, 2011 through the Point in Time Count Survey Form submitted to the Office of Supportive Housing. Programs were asked to gather client data through administrative/program records, the Homeless Management Information System, and/or client interviews. Therefore, data included in this section cover all emergency housing programs in the city, not simply those who contributed data to the AHAR.

Subpopulation information for the unsheltered homeless reflects the 506 individual adults who were living on the street and those who utilized the city-operated overnight drop-in centers on the night of the PIT Count. These seasonal drop-in facilities are for individuals living on the streets who are resistant to seeking help from the traditional emergency housing system. The centers provide special placement services including medical and psychiatric evaluations, assistance with connecting to benefits, identification, and addressing other needs.

### ■ Homeless Families

(Households with at least 1 adult and 1 child, unduplicated)

Over the course of the 2011 AHAR reporting year (October 2010 to September 2011), 2,227 families (unduplicated count) experienced homelessness, utilizing either emergency or transitional housing. The average number of days families experienced homelessness was 132. On the night of the July 27, 2011, there were 736 families residing in either emergency shelter or transitional housing. Of those families experiencing homelessness during this one year period, 604 families became homeless as a result of losing their housing. The following is the list of reasons for which these families lost their housing:

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\* United States Conference of Mayors (2011). Hunger and Homelessness Survey. A Status Report on Hunger and Homelessness in America's Cities. A 29-City Survey. December 2011. Washington, DC.

- Building emergency causing evacuation and loss of housing
- Evicted by friend or relative
- Eviction by landlord
- Fire victim
- Department of Licenses and Inspection deemed building unfit
- Public Housing Authority eviction
- Private market scheduled eviction
- Rent problems
- Timed out of transitional housing

During the 2011 AHAR reporting period, the number of families who exited homelessness to a stable housing destination was 293. These families exited homelessness into one of the following housing situations:

- Housing owned by client, no ongoing subsidy
- Housing owned by client, with ongoing housing subsidy
- Rental by client, no housing subsidy
- Rental by client, with other (non-HUD VASH) housing subsidy
- Rental by client, with HUD-VASH housing subsidy

## ■ Homeless Veterans & Their Families

(Households w/ 1 Adult member identified as a Veteran, unduplicated)

During the 2011 AHAR reporting period, 36 families with at least one adult member (age 18 years and older) identified as a Veteran experiencing homelessness. The average length of homelessness was 76 days. On the night of July 27, 2011, there were 7 Veteran-family households living in either emergency shelter or transitional housing. Over the course of this same one year period, 17 Veteran-family households became homeless as a direct result of losing their housing. Veteran-family households who lost their housing and became homeless did so as a result of one of the following:

- Building emergency causing evacuation and loss of housing
- Evicted by friend or relative
- Eviction by landlord
- Fire victim
- Department of Licenses and Inspection deemed building unfit
- Public Housing Authority eviction
- Private market scheduled eviction
- Rent problems
- Timed out of transitional housing

A total of 6 Veteran-family households exited homelessness during this same reporting period to one of the following housing destinations:

- Housing owned by client, no ongoing subsidy
- Housing owned by client, with ongoing housing subsidy
- Rental by client, no housing subsidy
- Rental by client, with other (non-HUD VASH) housing subsidy
- Rental by client, with HUD-VASH housing subsidy

## ■ Unaccompanied Children & Youth

(Ages 17 & under, unduplicated count)

On the night of July 27, 2011 there were 1,010 unaccompanied children and youth living in either emergency shelter or transitional housing. During the course of the 2011 AHAR reporting period, 3,331 unaccompanied children and youth experienced homelessness. The average number of days during which they experienced homelessness was 112. The number of unaccompanied children and youth who became homeless as a result of losing their housing during this same reporting period was 1,246. These households lost their housing due to one of the following reasons:

- Building emergency causing evacuation and loss of housing
- Evicted by friend or relative
- Eviction by landlord
- Fire victim
- Department of Licenses and Inspection deemed building unfit
- Public Housing Authority eviction
- Private market scheduled eviction
- Rent problems
- Timed out of transitional housing

Of the 3,331 unaccompanied children and youth who experienced homelessness during the 2011 AHAR reporting period, 276 exited homelessness into one of the following housing situations:

- Housing owned by client, no ongoing subsidy
- Housing owned by client, with ongoing housing subsidy
- Rental by client, no housing subsidy
- Rental by client, with other (non-HUD VASH) housing subsidy
- Rental by client, with HUD-VASH housing subsidy

## ■ Low-Income Families and Individuals Threatened With Homelessness

Two critical economic trends have contributed to the rise in homelessness in the United States over the past 20-25 years: an increasing shortage of affordable housing and a concurrent increase in poverty\*. High rates of home foreclosures combined with rising costs of housing, a continued prevalence of low-paying service jobs, and high unemployment and poverty rates have left many of Philadelphia's residents vulnerable to homelessness. Further, the declining value and availability of public assistance, as well as the rising costs

health care and other basic necessities, have made it increasingly difficult for many households to make ends meet\*.

After losing approximately 11,500 jobs in 2009, Philadelphia had fewer jobs than in any point in its modern history\*. According to the U.S Census Bureau, the city experienced an average unemployment rate of 10.3 percent in 2009, compared to the national average of 9.3 percent. In addition to high rates of unemployment, the U.S Census Bureau Statistics revealed that 24 percent of Philadelphia county residents were living in poverty, compared to 14.3 percent of U.S residents nationwide. In 2008, residents also suffered from high rates of extreme poverty, with 11.3 percent of Philadelphians having incomes below half the poverty line, compared to 5.2 percent statewide\*\*. The city of Philadelphia's Children Work Group also reported in 2010 that approximately 1 in 3 of the city's children currently live in poverty, with the highest number of extremely poor households headed by single females between the ages of 18-24\*\*\*. It is this population of young families that is also highly represented among those served in the emergency housing system.

The widening gap between income and cost of living has resulted in large numbers of Philadelphians becoming unable to afford safe and secure housing. Individuals and families are increasingly seeking housing assistance; however, available assistance is far outstripped by the demand for affordable housing. Without affordable housing, many Philadelphians and families are only one paycheck away from the experience of homelessness.

While the reasons for which an individual or family becomes homeless vary greatly, based on housing and demographic data from individuals and households presenting for the "first time" at emergency shelter, the housing characteristics that are linked to housing instability and an increased risk of homelessness can be ascertained.

Among male and female individuals, the characteristics most commonly associated with housing instability and potential homelessness are:

- No or low-income with the primary source of income being General Assistance or earned income from a low paying job.
- African-American between the ages of 18 and 40 of non-Hispanic origin.
- Living doubled up with a friend or family member or paying rent to a landlord and having difficulty making timely payments.

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\* The Pew Charitable Trusts (2010). Philadelphia: The State of the City, a 2010 Update. Philadelphia, PA.

\*\* U.S Census Bureau. 2006-2008 American Community Survey 3-year Estimates. Washington, DC.

\*\*\* Children's Work Group (2010). Philadelphia Children and Youth Experiencing Homelessness. Philadelphia, PA.

The characteristics associated with housing instability and potential homelessness for families are:

- No or low-income with the primary source of income being either TANF (Temporary Aid to Need Families), Public Assistance, or earned income from a low paying job.
- African American female-headed household with the head of household between 18 and 30 years of age of non-Hispanic origin.
- Average household size of 2 to 3 total persons.
- Living doubled up with a friend or family or having difficulty making timely rent payments to a landlord.
- Experiencing domestic violence in their primary nighttime residence.

### ■ Homeless Substance Abusers

On the night of the Homeless Point in Time (PIT) Count, 44 percent of single individuals and 15 percent of adults in families who resided in emergency housing disclosed a history of drug and alcohol abuse. Among the unsheltered population, 57 percent of adults included in the PIT count reported a history of chronic substance abuse. It is important to state that the disclosure of this information is not required, and the responses are not compared to any other data source.

### ■ Persons With Mental Illness

Homeless adults suffer from a wide range of mental health disorders that vary in degree of severity. Some may live with serious and persistent mental illness, while others experience situational depression or anxiety related to the trauma of being homeless. To ensure sheltered clients receive the services they need, OSH is continually strengthening its collaboration with the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) – the city agency that oversees substance abuse treatment programs and mental health services. As a result of their collaborative efforts, behavioral health case management services are available at 13 emergency housing programs. During the 2011 PIT count, 34 percent of single adults and 23 percent of adults in families in emergency housing disclosed a history of mental health issues.

Similar to OSH, the Outreach Coordination Center (OCC) works closely with DBHIDS to grant unsheltered individuals timely access to services. Several of the outreach teams coordinated by OCC are staffed through behavioral health programs with trained professionals who can not only engage people effectively, but also advocate for clients as they seek needed services. PIT count data indicates that approximately 53 percent of the unsheltered population had a serious mental illness in 2011.

### ■ Dual-Diagnosis Persons

The subpopulation of dual-diagnosis persons suffers from both drug and/or alcohol abuse and mental health issues. People experiencing homelessness with dual diagnoses face significant barriers they must overcome in addition to homelessness. They often require long-term engagement and intensive service interventions. Although individuals with dual diagnoses are at a higher risk of becoming chronically homeless, many people are able to address these barriers and move into their own housing with the help of supportive services.

The prevalence of dual diagnoses is not requested from emergency housing providers through the Point in Time Count. However, OCC data indicate that 40 percent of the people engaged by street outreach teams in FY11 were classified as living with a dual diagnosis.

### ■ Homeless Victims of Domestic Abuse

National surveys indicate that up to 50 percent of families have experienced domestic violence at one point prior to becoming homeless. Some victims may need the support of an emergency housing program to provide immediate safety, while others benefit from the greater stability afforded through transitional or permanent housing. Currently, there is one domestic violence emergency housing program with a capacity of 100 beds within the OSH-contracted emergency housing system. During the 2011 Point in Time Count, 8 percent of single adults in emergency housing reported having suffered from domestic violence, while a considerably larger 32 percent of adults in family emergency housing programs reported having previously been victimized.

Within the greater continuum of care, female domestic violence victims (and their families) who require more intensive or longer-term support may enter transitional housing programs. The CoC currently has two programs sponsored by Women Against Abuse and the 1260 Housing Development Corporation. These semi-independent facilities have a capacity of 21 families.

### ■ Chronically Homeless Persons

The federal government defines a chronically homeless person as an individual with a disabling condition who has been homeless either continuously for one year, or four or more times in the past three years\*. Typical disabilities that contribute to chronic homelessness are those experienced by the other subpopulations, such as substance use disorders and serious mental illness. Developmental disabilities and serious health conditions may also impact an individual's experience with homelessness. Chronically homeless persons often disconnect from community support systems, disengage from traditional treatment systems, and repeatedly utilize the homeless system and other social or health systems\*\*. According to PIT count findings, 9 percent of the individuals in emergency housing and 85 percent of the unsheltered population met the federal government's criteria for chronic homelessness on the night of January 31, 2011.

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\* U.S HUD (2006). SuperNOFA for Continuum of Care programs: Fiscal Year 2006. Washington, DC.

\*\* National Alliance to End Homelessness (2007). Chronic Homelessness. Washington, DC.

## Lead-Based Paint Hazards

While old houses in general contain lead, deteriorated old houses are the most likely to have lead in a form that endangers the occupants. In itself, the mere presence of lead-based paint is not necessarily hazardous. Children are poisoned by being exposed to lead, typically through ingestion of lead-containing interior surface dust. The level of lead in dust tends to be higher in houses that have not been well-maintained. Accordingly, lead poisoning is most commonly observed in low-income areas where residents cannot afford regular maintenance.

The City reduced the permissible lead content of paint to 2 percent in 1966 but the use of some lead in paint did not end until 1978. In addition, the City requires that all new housing units created under its housing rehabilitation programs be made lead-safe.

The result has been a significant decrease in the number of homes with lead paint hazards. In 1980, the City had nearly 660,000 occupied housing units, nearly all of which contained lead paint. As a result of the prohibition of the use of lead paint, the demolition of some housing units, the rehabilitation of others, and the construction of new housing, according to CHAS 2010 data the number of pre-1980 units has been reduced to 515,000, a reduction of more than 20 percent in the number of homes with potential lead hazards. (It should be noted that this reduction does not include homes privately rehabilitated in a lead-safe way, which means that the number of homes with potential lead hazards is likely even lower.)

At the same time, lead paint remains a significant challenge, especially in low- and moderate-income households. While lower, the number of homes with potential lead hazards comprises a significant amount of Philadelphia's housing stock. In addition, previous analysis has determined that those units most at risk for lead hazards – those units built before 1960 – were more likely to be occupied by very low-, low- and moderate-income households. Finally, while the number of households with children living in a home with potential lead hazards has been reduced to just over 115,000, the number remains high.

# **Housing Market Analysis**



# Housing Market Analysis

## Market and Inventory Conditions

### General Market and Inventory Conditions

As discussed in the Needs Assessment, the rise in foreclosures and unemployment pose a serious threat to the gains made in Philadelphia's housing market over the last five years. Neighborhood stability is further compromised by the age of the city's housing stock—91 percent of the units were built prior to 1980, and the presence of approximately 40,000 blighted lots. This section of the *Consolidated Plan* provides additional detail on the impact of the foreclosure crisis; existing housing characteristics; resources available to low-income residents; and barriers to affordable housing.

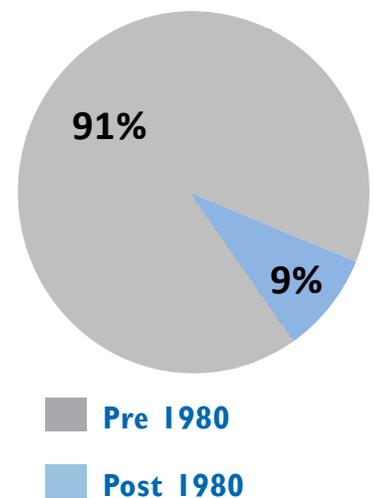
#### ■ Foreclosure Crisis

The impact of the foreclosure crisis has had a dramatic impact on Philadelphia's housing market. From June 2008 through February 2011, a total of 4,500 homes were saved with the help of housing counseling, community outreach and legal assistance. Recent data suggest that the crisis will continue. Prior to the economic crisis, Philadelphia experienced a surge in home sales prices. The median homes sales price increased from \$59,700 in 2000 to \$113,000 in 2010. Despite the economic crisis, home sales prices appear to have stabilized. This increase in foreclosures and the tightening of the credit of the credit market has made it more difficult for low-income Philadelphians to obtain home mortgages. In fact, the rate of homeownership fell from 59 percent to 54 percent. Philadelphia now lags behind the country, which has a homeownership rate of 66 percent.

#### ■ Housing – Type and Age

Philadelphia's housing stock grew from 661,958 to 670,022 -- an increase in nearly 9,000 units. At the same time the number of vacant units decreased slightly from 71,887 to 70,435. Most of Philadelphia's housing units are in structures with fewer than five units, typically single-family rowhouses

**Age of Philadelphia Housing Stock**



or buildings that were built as single-family houses and later divided. The majority - 54 percent - are owner-occupied while 46 percent are occupied by renters.

The median sales price for a home in Philadelphia is \$113,000 and the median monthly rent is \$836. The current fair market rents in Philadelphia are \$788 for efficiencies, \$899 for one-bedroom apartments, \$1,075 for two-bedroom apartments and \$1,315 for three-bedroom apartments.

While the slight increase in housing and decrease in vacancy is positive, Philadelphia is still plagued by property abandonment caused by decades of disinvestment and population loss. The age and deteriorated condition of the city’s housing stock has led to the abandonment of many homes by families who do not have the resources to repair or maintain them. Much of the city’s housing stock was constructed during the industrial boom years of the late 1800s to mid-1900s. The development of rowhouses, the most common housing type in the city, was a relatively inexpensive means of producing housing for a growing industrial workforce. At present, a significant number of the city’s homeowners are low-income, often elderly persons who may not have sufficient financial resources to maintain their homes or to obtain loans for needed repairs. The lack of regular maintenance, especially of roofs, accelerates property deterioration and increases the cost of rehabilitation.

**Table 19: Population and Housing Supply in Philadelphia**

	1970	1980	1990	2000	2010	% Change 2000-2010
Population	1,948,609	1,688,210	1,585,577	1,517,550	1,526,006	0.56%
Housing Supply	673,524	685,131	674,899	667,958	670,171	0.33%
Vacancy Rate	4.6%	6.5%	8.3%	10.8%	10.5%	-0.25%
Vacant (sale/rent/other)	31,245	44,624	56,050	71,887	70,435	-2.02%

**■ Current Housing Deficiencies**

The Philadelphia Housing Development Corporation (PHDC) regularly repairs owner-occupied housing located in low-income areas of the city through its Basic Systems Repair Program (BSRP) and Weatherization Assistance Program. The need for basic systems repairs far exceeds the resources available. The breakdown of services over the last year are as follows:

- Plumbing 33%
- Electric 26%
- Heater repair/replacement 24%
- Roofing 14%
- Structural 3%

This sample of low-income Philadelphia homeowners strongly suggests that not only are they at risk from hazards in their building systems but also from secondary effects. For example, the high percentage of plumbing jobs suggests frequent exposure to sewage. The high percentage of electric- and heater-related repairs suggest that many homes are at risk for fires.

## ■ Standard and Substandard Condition Suitable for Rehabilitation

The City of Philadelphia defines “standard condition” as the condition of a housing unit that meets the City of Philadelphia Property Maintenance Code and Building Code standards: “2009 International Building Code.” The City defines “substandard condition suitable for rehabilitation” as the condition of a housing unit that fails to meet the city’s building code standards, but the cost to rehabilitate the housing unit up to code standards is less than the fair market value of the housing unit after the rehabilitation work is completed.

## ■ Impact of Vacant Lots

The city does not have the resources to rehabilitate all vacant properties back into productive use. Instead the city must resort to demolition to eliminate vacant and dangerous properties. Unfortunately, the remaining vacant lots, which often become trash strewn and blighted, create another threat to neighborhood stability. According to a Econsult Corporation study, Vacant Land Management in Philadelphia: the Costs of the Current System and Benefits of Reform, vacant parcels reduce the value of nearby properties by up to 20 percent. This results in an estimated \$3.6 billion reduction in property values. In addition, over 17,000 vacant parcels are tax delinquent, which has resulted in a loss of \$70 million in back taxes.

## ■ Other Housing-Related Environmental Problems

Subsoil contamination in all the older parts of the city complicates and increases the cost of housing production. Soil tests must be performed on the proposed site of any housing development to determine site clean-up needs. Because of Philadelphia’s history as a major industrial center, often some contamination will be discovered and have to be remedied before work can proceed. The most common contaminants are petroleum from leaking underground oil storage tanks and lead. Industrial solvents and other toxic chemicals are often encountered as well. In some cases it is necessary to remove truckloads of contaminated soil to prepare a site for development.

## ■ Suitability of Housing Stock for Special-Needs Populations

A typical Philadelphia rowhouse has a front door, three steps up from the sidewalk and two or three stories reached by rather steep, narrow interior stairs. Interior doors and hallways are often too narrow for wheelchairs and sometimes for persons using walkers. This design presents obvious problems for those with limited mobility. Adaptations such as an entrance ramp (which may require a zoning variance) or removing the lip from interior and exterior stairs can make such a house livable. However, more extensive modifications are sometimes necessary. In such cases, it can be difficult to make the needed modifications with limited space and resources. For example, the sidewalk space in front of rowhouses often cannot accommodate a properly proportioned ramp, necessitating the installation of an electronic chair lift. The expense of such modifications can be prohibitive to persons with disabilities as they can cost approximately \$15,000. For these and other reasons, many disabled or frail elderly persons may find that only a one-story house or an apartment in an elevator building is appropriate housing.

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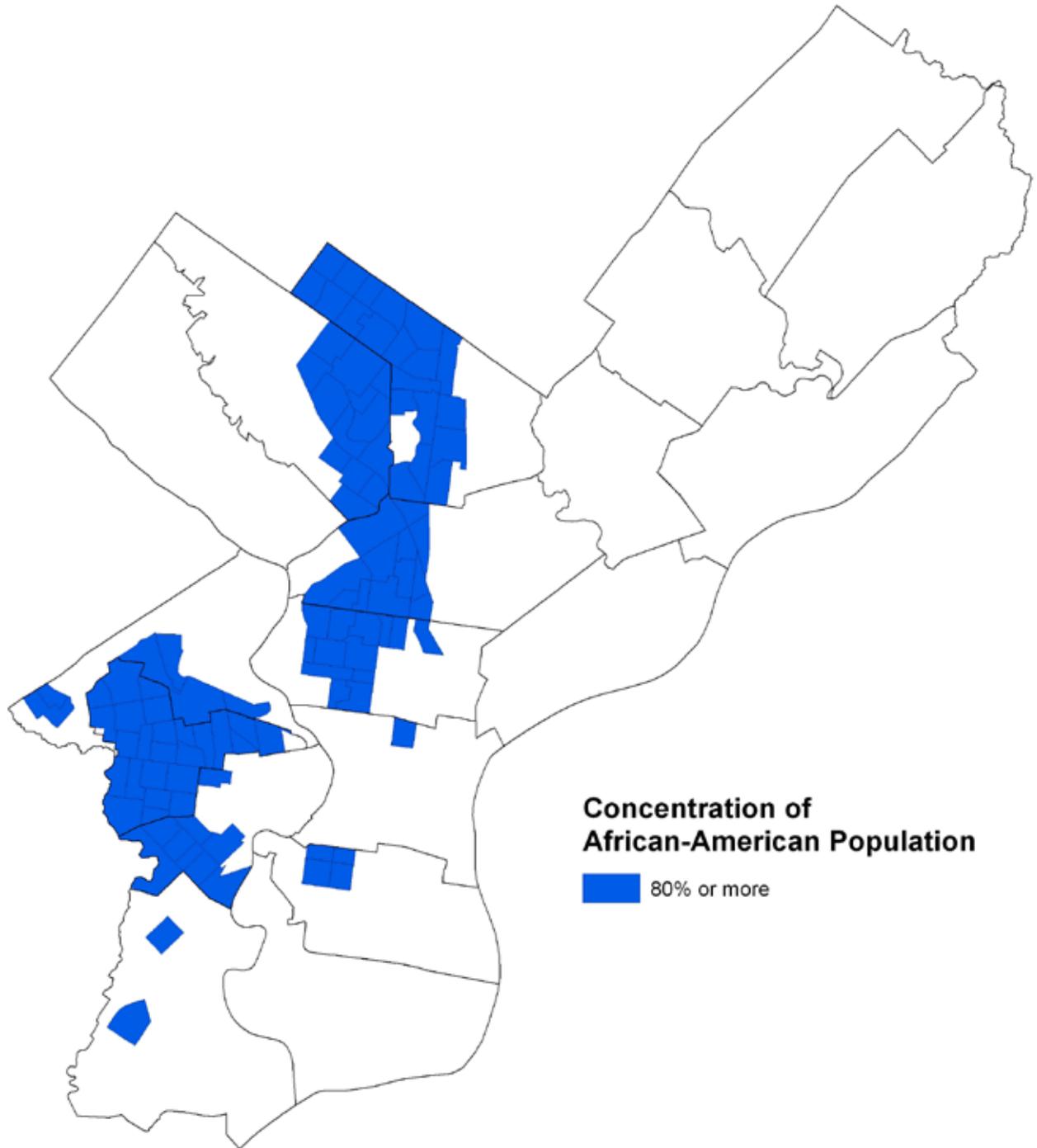
## Areas of Racial and Low-Income Concentration

Philadelphia is a city of neighborhoods, many of which have a distinct racial and/or ethnic character. As shown in the Needs Assessment, the loss of income and the effects of growing poverty have generated an increasing need for housing assistance, particularly for minority households. This section will identify the areas of racial and low-income concentration in Philadelphia.

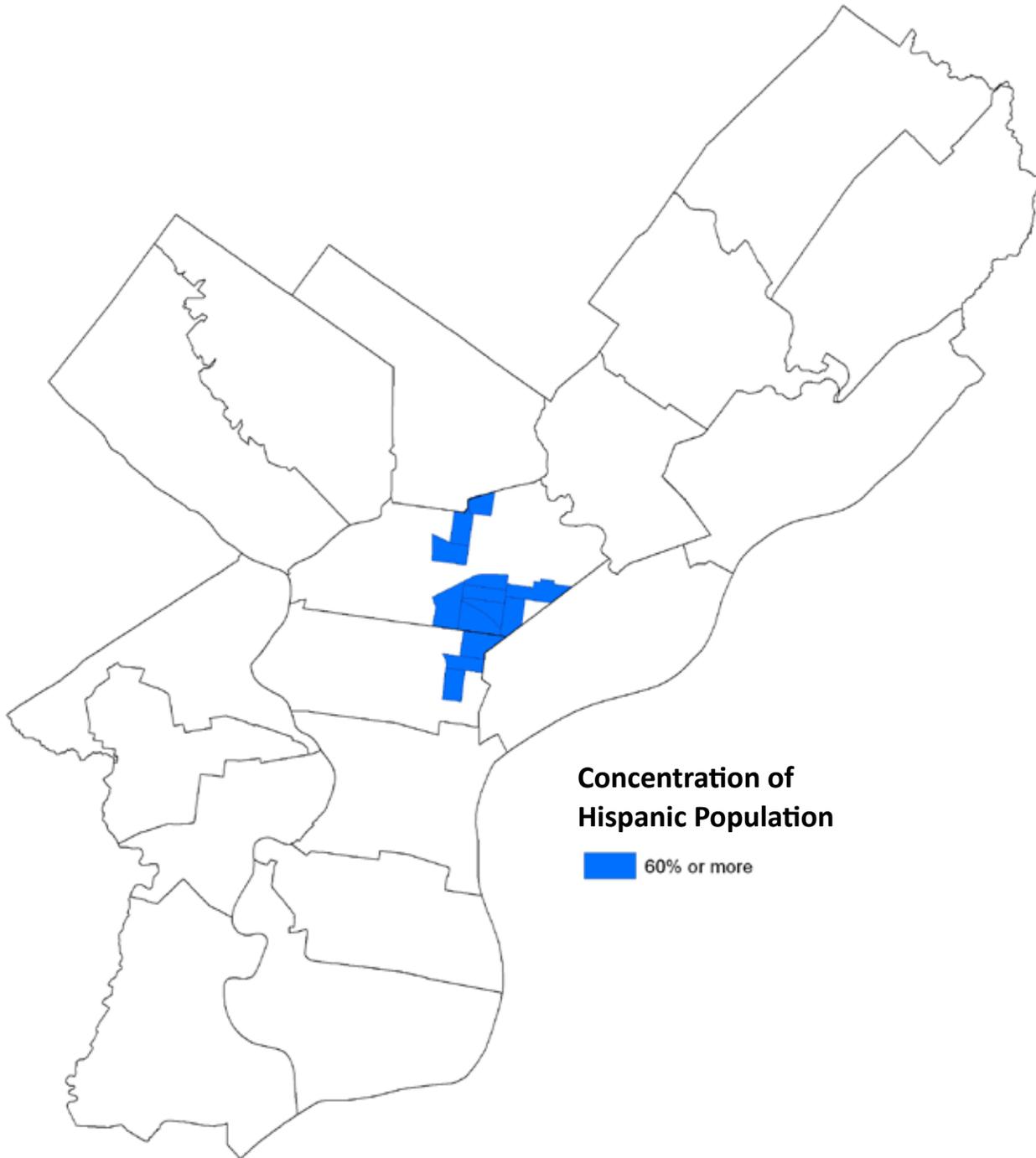
The U.S. Department of Housing and Urban Development (HUD) requires the City to define and identify areas of racial/ethnic and low-income concentration in this document. To meet this requirement, the City defines area of racial/ethnic minority concentration as any census tract in which, according to 2010 Census data, more than 80 percent of the population is African-American or more than 60 percent is Hispanic or Asian/Pacific Islander. By this definition, 111 census tracts (nearly 30 percent of all tracts) are areas of racial/ethnic concentration. These areas are depicted in the following three maps.

For the purposes of the *Year 38 Consolidated Plan*, the City defines an area of low/moderate-income concentration as any census tract in which, according to 2000 Census data, more than 80 percent of the population is of low/moderate income (family income at or below 80 percent of the Philadelphia median family income). By this definition 70 census tracts, or nearly 19 percent of the Philadelphia total, are areas of low/moderate-income concentration, shown in the map on page 54.

## Concentrations of Population by Race and Ethnicity African Americans: 2010 Census Tracts



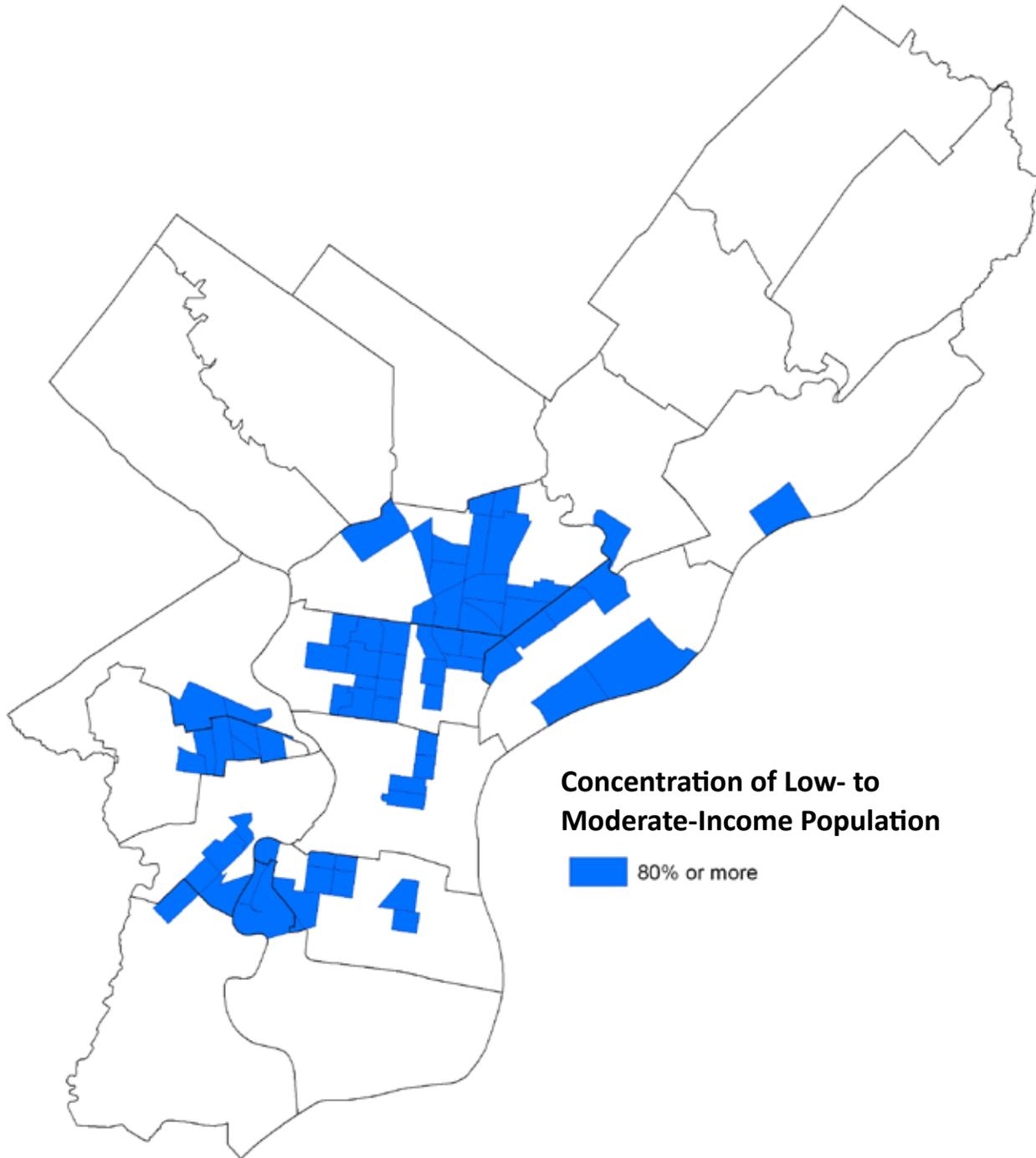
## Concentrations of Population by Race and Ethnicity Hispanics: 2010 Census Tracts



## Concentrations of Population by Race and Ethnicity Asian/Pacific Islander: 2010 Census Tracts



## Concentrations of Low- and Moderate-Income Population: 2000 Census Tracts



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## Inventory of Public and Assisted Housing

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### Public Housing

The Philadelphia Housing Authority (PHA) is organized under the laws of the Commonwealth of Pennsylvania to develop, acquire, lease and operate low-rent housing programs. The PHA is the largest housing agency in the Commonwealth and the fourth largest in the nation. PHA manages more than 13,400 units of public housing and houses 80,000 residents. There are 50 conventional developments with more than 4,000 scattered-site units. PHA also manages more than 17,000 Housing Choice Vouchers (HCV).

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### Restoration and Revitalization Needs

Under the Moving To Work (MTW) Year 12 Plan, PHA plans to bring on-line an estimated 51 Public Housing units at Norris Apartments. PHA also plans to rehab or convert and/or modernize 100 units. Other projects include:

- Mantua West Infill: New construction of 53 townhouse and affordable scattered site rental units.
- Queen Lane Apartments: New construction of 55 affordable rental units.
- Strawberry Mansion-Oakdale: New construction of 50 affordable scattered site rental units.

PHA also plans to demolish and/or dispose of up to 1,259 units, many of which are vacant scattered site properties. (See the Appendix for all estimated Capital Investment Program allocations and for all planned demolitions through Federal Fiscal Year 2012.)

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### PHA Compliance with Section 504 of the National Rehabilitation Act Transition Plan

PHA has a dedicated staff that assists the public and residents with disability-related needs. The Accessibility Coordinator (AC) oversees compliance with section 504 of the National Rehabilitation Act and the Americans with Disabilities Act, especially as related to the construction of new, accessible dwelling units.

PHA's housing inventory includes accessible units and units with various features to meet the needs of persons with mobility, hearing and vision impairments. There is a preference on PHA's wait list for families with a household member who is disabled. Accessible dwelling units are reserved for eligible families whose members have mobility impairments and need the features of those units. PHA's 'Guide to Housing for Persons with Disabilities' details the number of wheelchair accessible units and their bedroom sizes at PHA's public housing developments and scattered sites.

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## Strategy for Improving Management/Operation of Public Housing and Living Environment for Residents

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PHA's Annual MTW Plan and Reports, which are available at [www.pha.phila.gov](http://www.pha.phila.gov), detail PHA's plans for improved management, operations and housing projects and programs. Under its new leadership, PHA has committed to focus on excellence in property management, maintenance, and front line services in addition to strengthening the agency's commitment to transparency and accountability. Significant progress has been made toward improving operations through implementing a new management structure, and PHA is also in the process of completing a new Management Plan (MAP) that will serve as the agency's strategic plan. Highlights of other strategies include:

- Continue disposition of vacant scattered sites to promote neighborhood revitalization and generate revenue.
- End termination of Housing Choice Voucher limits to ensure that low-income residents have secure housing in these challenging economic times.
- Continue to support resident self-sufficiency and senior independent living programs through programs like the Community Partnership Program.
- Address crime and safety through the PHA Police Department (PHAPD) programs that provide the following services:
  - Domestic Violence Intervention
  - Conflict Resolution
  - Drug Awareness Resistance Education (D.A.R.E.)
  - Gang Resistance Education and Training (G.R.E.A.T.) programs, and
  - Child Identification programs.

In addition, PHAPD coordinates community policing initiatives.

## Other Assisted Housing

Philadelphia has a significant number of large multifamily, Section 8 projects many of which were made possible through the use of CDBG funds. As of January 2012, there were more than 4,300 units available through the following three programs: project-based and unit based contracts, moderate rehab, and moderate rehab SRO contracts for homeless individuals. These charts are in the Appendix.

The assisted housing inventory in Philadelphia includes Section 236 units, Section 202 units, Section 811 units, Section 231 units, and 221(d) units (see the Appendix). The Appendix also provides a listing of SRO, family, senior, special needs and general affordable housing units available through projects financed by the Pennsylvania Housing Finance Agency (PHFA).

## Likelihood of Loss From Inventory of PHA and Other Assisted Housing Units

Over the last two decades with HOPE VI and other financing, PHA has completed the demolition of more than 6,000 conventional site units at the Raymond Rosen, Schuylkill Falls, Passyunk Homes, Richard Allen, Martin Luther King, Cambridge Plaza, Southwark, Mill Creek and Tasker sites.

Queen Lane Apartments is the only current conventional project slated for demolition, so the large scale loss of units over the next five years is unlikely. Plans include the demolition of 120 units to be replaced with 55 townhouse rental units.

The other potential for loss of federally-assisted units is through the expiration of Low-Income Housing Tax Credit compliance periods. The 15-year compliance period will end for the following projects over the next five years. The developer may or may not convert these units to market rate.

**Table 20: Expiring Low-Income Housing Tax Credits**

<b>Expiration</b>	<b>Development</b>	<b># Units</b>
2013	Universal Court	32
2013	Cecil B. Moore Village	34
2014	Southwark Plaza	470
2016	16th & Federal Streets	53
2017	None	0
<b>Total</b>		<b>589</b>

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## Inventory of Facilities and Services for the Homeless and Persons Threatened With Homelessness

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### Facilities Providing Overnight Accommodations; Associated Services

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The City of Philadelphia has developed and implemented a strategic system for preventing and addressing homelessness and the needs of homeless persons and families. See the housing inventory tables in the Appendix for a list of the facilities in this system.

#### ■ Centralized Intake Services

The Office of Supportive Housing (OSH) provides centralized intake services for 33 emergency housing programs with which it has contracts. Caseworkers assess eligibility and service needs of consumers presenting for placement into emergency housing, and attempt to place them in the most appropriate emergency or alternative housing facilities. Mental health assessments and referrals to drug and alcohol treatment, health services, children and youth services, legal services and veterans services are provided as needed. Emergency housing programs that are not under contract with OSH are funded primarily with private resources, and may thus perform their own intake and independently arrange for the delivery of services.

#### ■ Emergency Housing

Emergency housing refers to facilities that provide short-term accommodations for homeless individuals and families, through which providers resolve immediate housing crises, assess level of need, and provide case management assistance to help obtain appropriate housing. Housing and services are typically provided for up to 90 days or until specific goals are accomplished by the client. OSH largely oversees the activities of Philadelphia's emergency housing system, and funds many of the facilities operated by nonprofit partners, faith-based organizations and personal care boarding home providers.

#### ■ Transitional Housing

Transitional Housing is defined as time-limited (6 to 24 months) housing with supportive services to encourage homeless individuals and families to live more self sufficiently. This semi-independent form of supportive housing is used to facilitate movement from emergency to permanent housing. Transitional Housing is primarily provided by non-profit partners and faith-based organizations, and supportive services may be offered by the organization managing the housing facility or by other public or private agencies.

## ■ Permanent Supportive Housing

Permanent Supportive Housing refers to long-term (not time-limited), safe, and decent living arrangements that are linked to supportive services for homeless and disabled individuals and families. Permanent supportive housing enables homeless persons to live independently, which is the ultimate goal of the homeless Continuum of Care.

## ■ Safe Haven

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

## ■ Homelessness Prevention and Rapid Rehousing

The City of Philadelphia received over \$23 million from the American Recovery and Reinvestment Act in 2009 for homelessness prevention and rapid re-housing (HPRP) activities over a three-year period. Funding is intended to serve households renting units in the community and those residing in emergency and transitional housing facilities. HPRP monies are used to provide the financial assistance that a household needs to maintain their current housing or to help households that are currently homeless transition into permanent housing.

The HPRP program finances three categories of time-limited activities: homelessness prevention, rapid rehousing, and emergency relocation services. Homelessness prevention services include housing stabilization and cash assistance (for rent, utilities, and security deposits) to help resolve a housing crisis and prevent homelessness. Rapid rehousing provides housing stabilization and cash assistance (for rent, security deposit, utility deposits, payments or arrearages) to move homeless households living in emergency or transitional housing back into private market housing.

August 2012 will end the three year period for which funding for HPRP was allocated. Subsequent funding for prevention and rapid rehousing activities will be allocated through the new HEARTH Act Emergency Solutions Grant (H-ESG). However, funding for prevention and rapid re-housing activities through H-ESG will be at much lower levels than that of the HPRP program. OSH projects that over the next five years, the annual demand for rapid re-housing assistance will be approximately 630 households for a total of 3,150 households. There are currently 136 households receiving rapid rehousing assistance and nearing the termination of that assistance in August 2012. The recidivism rate for all households served through HPRP is 4.7 percent. Using this recidivism rate, it is projected that approximately six households that are nearing termination of their current assistance will be in need of future financial assistance in order to remain stably housed.

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## **Housing Retention**

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Housing retention services include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and prevent households from losing the home and becoming homeless.

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## **Emergency Assistance and Response Unit**

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Emergency assistance and response activities encompass relocation and/or emergency housing assistance for victims of natural disasters such as fires, gas explosions, collapsed buildings and weather-related crises and residents of units declared unfit or unsafe.

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## **Rental Assistance**

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In 1988 the City created the Philadelphia Transitional Housing Program, formerly known as the Voucher Program. The current fiscal year funding for the program is provided through a combination of City operating funds, state Homeless Assistance Program (HAP) funds and federal Community Development Block Grant (CDBG) and HOME program funds. The program provides housing counseling and temporary rental subsidies to facilitate clients' transition from emergency housing into mainstream housing. The program operates in a manner consistent with the Housing Choice (formerly Section 8) rental assistance program. The participation period is 12 months which may be extended to 24 months. During this period clients receive case management/counseling services to help them maintain independent living and prepare for permanent mainstream housing.

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## Special-Needs Facilities And Services

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### Facilities and Services for Elderly Persons

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#### ■ Service-Assisted Housing

Assisted living is defined by the American Association of Homes for the Aging as “combining housing, personal and health-related services needed to help an individual maintain maximum independence and choice.”

In 2012, according to the Philadelphia Corporation for Aging (PCA), a leader in elderly issues and advocacy in Philadelphia, there are currently 175 certified Domiciliary Care homes housing 181 consumers.

There are more than 340 licensed personal care homes, nursing homes, and adult day care centers in Philadelphia serving approximately 14,068 consumers. This aggregate number comes from the Ombudsman program that investigates complaints; it handled 133 cases and 275 complaints in FY 2011.

The Philadelphia Housing Development Corp. (PHDC) provides grant assistance for housing repairs to low-income eligible homeowners through the Basic Systems Repair Program (BSRP). Special attention is given to elderly applicants whose household problems create health and life-threatening conditions.

PHDC also administers the Weatherization Assistance Program which helps low-income eligible households reduce their energy costs by installing free cost-saving measures.

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### Facilities and Services for Persons With Mental Illness

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The City of Philadelphia’s Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) consists of the integration and coordination of services among the Office of Mental Health (OMH), Community Behavioral Health (CBH) and the Office of Addiction Services (OAS). These three agencies contract for services on behalf of people who are homeless as well as the non-homeless. They facilitate consumers’ receipt of mental health and addiction treatment services that are recovery focused and evidenced based.

DBHIDS contracts with the Commonwealth of Pennsylvania to provide behavioral health services to participants in HealthChoices, the subsidized Medical Assistance program. The HealthChoices Initiative outlines two categories of services – In-Plan and Supplemental. This contract is managed by Community Behavioral Health, the City’s Behavioral Health Managed Care Organization (BH-MCO). In-Plan services are available to Medical Assistance recipients and are authorized and monitored by CBH. They include Inpatient, Outpatient, Partial Hospitalization, Targeted Case Management and Crisis Services. DBHIDS administers these services for persons who are uninsured or underinsured.

OAS (formerly known as CODAAP) provides services to persons with substance abuse problems. These services include Detoxification Services, Residential Treatment, Outpatient and Case Management Services.

Many consumers with mental health problems also abuse drugs and alcohol and the treatment system is designed to address the needs of persons with co-occurring disorders.

The Adult Mental Health Service System has been designed with a special focus on those who often require frequent, intensive and specialized services. The city’s provider network includes 12 base service units and more than 50 specialty agencies. The system currently includes 80 psychiatric Partial Hospitalization programs located in every geographic section of the city, more than 100 Outpatient clinics that provide assessment, referral and treatment, and 60 Extended Acute Care inpatient beds that are located in two Philadelphia hospitals (to which the City controls admission). In addition, OMH works with more than 30 psychiatric inpatient providers and four hospital-based Crisis Response Centers.

A vital component of the mental health system is case management. More than 5,000 individuals with severe mental illness receive Targeted Case Management Services (TCM).

DBH continues to work with the surrounding counties in a regional plan to reduce the population of Norristown State Hospital and redefine highly specialized care across the region. This has led to additional community-based services for Philadelphia residents now hospitalized.

DBH has also developed an array of residential and housing options over the years. Over the past three years, fiscal challenges have caused the system to lose over 200 facility-based options for persons with serious mental illness. Expansion, when possible, has occurred in the areas of Housing First and Supportive Independent Living Options. The city has a total of 460 Housing First slots that are a mix of Medicaid Funded Case Management Services and McKinney Supportive Housing Program (SHP) and Shelter Plus Care (S+C) funded units. These programs serve specific target populations – those leaving homelessness with behavioral health disabilities, those with a Dual Diagnosis (MH/D&A and MH/MR), a forensic background, and mothers with children, Hispanics, those who are homeless and elderly persons.

Total available beds are as follows:

<u>Category</u>	<u>Capacity</u>
Housing First	460
Progressive Demand Residences	244
Behavior Shaping	32
Community Residential Rehabilitation	290
Intensive Residential Rehabilitation	94
Community Living Arrangement	54
Geriatric Residences	93
Supportive Permanent Housing	432
Supportive Independent Living	348
Specialized Residences	197
Long-Term Structured Residences	116

Since 2008, the City, through a partnership with the Philadelphia Housing Authority (PHA), has also been able to offer Supportive Housing services, matched with a Housing Choice voucher to 600 additional households over the past three years, with a retention rate of 93 percent.

DBH has begun a partnership with PHA and a variety of other funders with expertise in housing development. Reviewing current projections, DBH believes that an annual allocation of 300-500 subsidies a year, for the next five years, for a variety of household sizes would meet current levels of need for persons with behavioral health disabilities for subsidized housing. DBHIDS is ready and willing to partner and bring services to bear to support persons who would utilize these subsidies.

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## Facilities and Services for Persons With Developmental Disabilities

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Service to persons with developmental disabilities is provided through DBHIDS.

According to DBHIDS, 7,500 persons with developmental disabilities are registered for service in the Intellectual Disability System (IDS) system with estimated 15,000-18,000 persons with mild to profound developmental disabilities.

As of April 30, 2012, there were 2,844 individuals with developmental disabilities being served in a variety of living arrangements in Philadelphia and surrounding communities. The Community Living Arrangement (CLA) is the predominant model of service to persons with developmental disabilities and provides service to 1,800 individuals. Typically, participants in CLAs are supported to live in three-person homes with direct support staff working with them on a 24-hour basis. Direct support professionals provide support, training, and supervision with assistance in developing skills for daily living and personal care, leisure-time planning and activities, meal preparation and care of the home and personal possessions.

An additional 793 individuals live in small four-to-nine person Intermediate Care Facilities (ICF) designed for persons with developmental disabilities. They receive support to develop skills to promote improved health and well-being and improved daily living skills. There are 100 people living in larger private licensed facilities and 151 people living in state centers.

Philadelphia Intellectual disAbility Services (IDS) has used the Prioritization of Urgency of Need (PUN), a statewide planning tool, to identify the needs of people waiting for services. It has been determined that approximately 1,080 persons have an emergency or critical need for residential services. This number represents new people who need residential services. In addition, there are more than 1,850 people who live in larger institutional type settings and would greatly benefit from living in small community homes.

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## Facilities and Services for Persons With Alcohol and Drug Addiction

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According to OAS, substance-abuse research indicators reveal the entrenched presence and widespread abuse of alcohol, cocaine, heroin and marijuana. The overwhelming majority of treatment-seeking persons abuse drugs for many years before seeking help. Therefore, comprehensive inpatient and then outpatient treatment and services are needed for this population.

Housing is provided through Step-Down facilities and through the Recovery model. The Step-Down facilities are available for women with or without children and men without children. Recovery housing is available for single men or single women only, with some slots for persons undergoing methadone treatment and other slots designated as drug-free. There is an estimated unmet need for more than 3,000 supportive housing units for this population.

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## Facilities and Services for Youth

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The homeless youth population in Philadelphia is comprised of two primary subpopulations. One is youth who have been disowned by their families or have run away. They find themselves on the street and entrenched in a street culture that can be dangerous.

Another group is those who have aged out of the foster care system and have no familial or economic support once out of foster care. After turning 18, they are too old for the child welfare system and too young for the adult shelter system.

Services are provided to these youth through the City's Department of Human Services and nonprofit organizations serving homeless youth.

### ■ Runaway Youth

Covenant House provides residential and non-residential services to homeless and runaway youth under the age of 21. Covenant House provides a continuum of care that includes a 51-bed Crisis Center in Germantown, a Community Service Center in Olde City and a Community Outreach Center in Kensington. Youth can access the programs directly from the street without referral. This access is significant since most runaway youth are unable or unwilling to wait for the referral process.

Additionally, Covenant House has initiated a partnership with Children's Hospital of Philadelphia establishing a clinic to serve runaway and homeless youth. In the second half of 2002, 169 unduplicated youth were served through the clinic. The Covenant House Addictions Management Program (CHAMP) provided 609 individual sessions, and 113 youth attended group sessions. CHAMP services include assessment, outpatient treatment and referral for inpatient treatment. Overall, 232 unduplicated youth were served during the past year through CHAMP.

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## Facilities and Services for Victims of Domestic Violence

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Women Against Abuse (WAA) is the only organization that provides transitional housing specifically for victims of domestic violence. WAA's facility, Sojourner House, can house up to 12 women at a time.

Four programs in Philadelphia assist domestic violence victims in a service capacity. These are Women in Transition, WAA, Lutheran's Bilingual Domestic Violence Project and Congreso's Latina Domestic Violence Program. Each has an area of expertise and provides different services:

- Legal assistance and representation to battered women.
- 24-hour hotline for support and counseling.
- Child advocacy and counseling.
- Housing assistance.
- Educational workshops.

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## Facilities and Services for Persons With Physical Disabilities

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OHCD administers the Housing and Disability Technical Assistance Program (TAP). TAP is designed to provide technical assistance regarding the latest information on accessible housing and fair housing laws as well as other matters related to disability issues. TAP also provides assistance to advocacy groups, housing and community development corporations, housing counseling agencies, builders, developers, architects, public agencies and officials, and others concerned about housing rights and opportunities for people with disabilities in Philadelphia. Assistance includes information on universal design, VisitAbility, proposed legislation, self-determination, and new public and private housing programs and projects. Information is distributed through a website, presentations, training, forums, newsletters and other mailings.

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## Facilities and Services for Persons With HIV/AIDS

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### ActionAIDS

Advocacy, housing counseling, individual case management and direct services, support groups, educational programs, and companionship and practical support from volunteer friends.

### AIDS Law Project

Free legal and anti-discrimination advice and services.

### Catholic Social Services of Philadelphia

Counseling, referrals to community-based agencies, support network, training and education.

### CO-MHAR Inc.

Mental health services and rental assistance with associated mental health supportive services.

### Congreso de Latinos Unidos

AIDS education and support services for the Latino community, including peer education for Latino women, housing counseling and rental assistance.

### Episcopal Community Services

Home-delivered meals, case management, homemaker and transportation services.

### Galaei Project

Education for Latino communities.

### Gaudenzia/People with Hope

Residential drug and alcohol rehabilitation program.

### Hospice Link

General information and referrals to local hospices.

### Housing Opportunities for Person with AIDS (HOPWA)

Federal funding source to support and finance community residences, rental assistance, support services, housing information, and emergency grants to prevent homelessness.

### Manna

Provides hot meals for homebound persons with AIDS.

### **Mazzoni Center**

Provides HIV testing, counseling, case management, rental assistance and emergency grants.

### **Office of Supportive Housing**

Shelter and relocation services.

### **Philadelphia Commission on Human Relations**

Fights discrimination against persons with AIDS in housing, employment, public accommodations and city services.

### **Philadelphia FIGHT**

Provides community-based medical care, education and research.

### **Tenant Union Representative Network (TURN)**

Provides rental assistance and supportive services funded with HOPWA, HOME and Shelter plus Care funds.

### **Delaware County**

The AIDS Consortium of Delaware County is the coordinating body for HIV/AIDS services in the county and facilitated by the Department of Adult Services. Services include case management, rental assistance, supportive services and prevention education.

### **Family Service Association of Bucks County**

The HIV/AIDS programs consists of several inter-related programs serving men, women, seniors, young adults and people of all ethnic and cultural backgrounds. There is no fee for services and anyone in Philadelphia, Bucks, Montgomery, Chester, Delaware County or Southern New Jersey may receive assistance.

### **Bucks Villa**

Bucks Villa is a group home for people who are HIV positive or living with AIDS and managed by Family Service Association of Bucks County. Applicants do not need to be a current resident of Bucks County of Pennsylvania.

### **Family Services of Chester County**

Project ONE is a case management program for HIV positive individuals of Chester County who need assistance in obtaining medical care, counseling, mental health treatment, substance abuse treatment, food and housing.

### **Family Services (Montgomery County)**

Project HOPE (HIV/AIDS Outreach Prevention Education) began as a demonstration project for case management to assist those infected with HIV/AIDS in Montgomery County. Services include but are not limited to case management and rental assistance.

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## Barriers to Affordable Housing Development

The City of Philadelphia has long committed to providing affordable housing and several of its policies and statutes promote that goal. Ordinance 1029AA requires that 75 percent of the City's CDBG funds (exclusive of administration and program management costs) be used to assist low- and moderate-income families. In addition, the City provides tax abatements for the rehabilitation or new construction of rental housing in order to encourage development. The City offers both land and vacant buildings to developers at nominal cost to support the creation of affordable housing. However, the time and cost to acquire land through condemnation increases the overall development cost, creating a barrier to the development of affordable housing.

The most significant barrier to the production and preservation of affordable housing has been the drastic Federal and State funding cuts of \$37 million over the last two years. These cuts have come at a time when mortgage foreclosures and unemployment affect the ability of low-income residents to pay for housing and other living expenses. The condition of Philadelphia's housing stock and the pervasive blight caused by an estimated 40,000 vacant lots hinders community revitalization.

Philadelphia has made progress in improving the redevelopment process through recent reform of its zoning code. In addition, OHCD's specialized mortgage foreclosure prevention counseling and community outreach through the Neighborhood Advisory Committees have helped save 4,500 homes from foreclosure. Finally, the creation of Philadelphia's Housing Trust Fund over six years ago has provided an additional resource for affordable housing and services.

# Strategic Plan



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# Housing and Community Development: A Strategic Approach

Since the inception of the Community Development Block Grant nearly 40 years ago, the challenges facing Philadelphia's neighborhoods and the resources available to meet those challenges have varied. Although changing conditions have required ongoing adaptation, the City's approach to housing and community development has been to meet resident needs through strategic initiatives that are based on available data, market conditions, neighborhood plans and targeted use of available resources.

A strategic approach was critical to counteract the collapse of the manufacturing base in many Philadelphia neighborhoods that led to a significant outmigration of the population. Disinvestment and depopulation left large swaths of abandoned homes surrounding vacant factories.

The City responded by investing in its neighborhoods, its people, its land and its homes. Using a variety of strategies, engaging a diverse set of partners and leveraging both public and private funds, the City created housing markets in struggling communities and promoted healthier, safer and more vibrant residential and commercial neighborhoods.

The City's housing and community development initiatives are always created within the context of resident needs, market conditions, and economic trends. Critical to those initiatives is the neighborhood-based planning that has occurred in communities throughout the city. The City supports both the development and the implementation of neighborhood plans, and the City develops its initiatives to support the goals of those plans.

The City's approach to housing and community development also seeks to leverage other funding and collaborate with other programs to maximize the impact of its work in a community. By integrating private sector, nonprofit and other government initiatives into its work, the City creates a multiplier effect that brings coordinated resources to bear on a neighborhood.

Finally, the City's strategic approach to neighborhood revitalization reflects its financial resources. When those resources have increased, such as when the City was awarded Neighborhood Stabilization Program 2 funding, the use of those resources has been in the context of an existing or developed plan to address resident needs based on existing market conditions. When resources have been reduced, such as in the past two years when the City has seen a 35 percent reduction in federal and state resources, program decisions continue to reflect a strategic approach to meeting community needs.

Evidence of the success of these strategies is found in neighborhoods throughout Philadelphia. One example is the Cecil B. Moore Homeownership Zone, which has reduced vacancies and crime while increasing housing values and neighborhood income.

The investment in quality affordable housing has been replicated all over Philadelphia. In doing so, the City has assisted low- and moderate-income Philadelphians purchase a home, find an affordable apartment, or live more independently with disabilities or other special needs.

Across Philadelphia, the City has been a key partner in developing and implementing comprehensive neighborhood plans to promote residential and commercial community revitalization.

OHCD also invested in Philadelphia's residents. While HUD has always required citizen participation, OHCD has always been committed to true, grassroots neighborhood involvement. Accordingly, in 1976 OHCD first funded Neighborhood Advisory Committees (NACs), community-based nonprofit organizations that lead and engage neighborhood residents in community planning and participation activities. NACs have continually offered residents a voice, a leadership role, and ownership of their community, and NACs have proved to be valuable partners in providing necessary social services and information to strengthen communities.

Similarly, OHCD has long supported housing counseling activities provided primarily by neighborhood-based counseling agencies. Housing counselors serve as educators and advocates for low- and moderate-income residents, helping them avoid foreclosure, repair their credit, prepare for the rights and responsibilities of homeownership, and understand the housing services available to them.

This investment in "people-based capacity" paid dividends when the housing market crashed in 2008 and thousands of Philadelphians faced foreclosure. With a housing counseling program already in place and NACs ready to reach out to homeowners in trouble, Philadelphia quickly put in place a program to support homeowners threatened by foreclosure. The Residential Mortgage Foreclosure Prevention Program, a partnership of OHCD and the First Judicial District of Pennsylvania, provides a structured court process in which homeowners and lenders must meet face-to-face before any foreclosure can proceed. In addition to the housing counseling and NAC services, as part of the Prevention Program OHCD supports pro bono legal assistance for homeowners and a hotline through which homeowners can reach a housing counselor.

By the 1980s OHCD realized that Philadelphia's aging housing stock was beginning to undermine the ability of homeowners to remain in their homes and therefore was weakening the blocks and neighborhoods in which those homes were located. Homes reaching 40, 50 or more years old were deteriorating, while many low-income homeowners could not afford to maintain or improve them.

In 1987, OHCD in partnership with its subrecipient agency, the Philadelphia Housing Development Corporation (PHDC), developed the Basic Systems Repair Program (BSRP). This program provides free repairs to the electrical, plumbing and heating systems of owner-occupied homes in Philadelphia. BSRP has improved tens of thousands of homes, therefore maintaining blocks and stabilizing neighborhoods. The successful home repair concept of BSRP was later expanded into energy efficiency improvements through the Weatherization Assistance Program (WAP) and home adaptations for people with disabilities through the Adaptive Modifications Program (AMP).

A legacy of the decades of disinvestment in Philadelphia's neighborhoods is the 40,000 vacant lots that blight many neighborhoods in the city. In the early 2000s, the Pennsylvania Horticultural Society developed a long-

term vacant land maintenance plan, and since then City, foundation and private funds have supported the cleaning, greening and ongoing maintenance of thousands of vacant lots. Since the start of the program, studies by the University of Pennsylvania have found that improved green spaces in neighborhoods increase property values, reduce crime, promote exercise and contribute to a general improvement in residents' feeling about their communities. In addition, the contracted maintenance of the lots has supported neighborhood employment opportunities.

### Impact of Vacant Land Management\*

Impact on adjacent home value of a blighted lot	-20%
Impact on adjacent home value of a stabilized lot	+17%
Cumulative impact, turning blighted lot to stabilized	+37%
Impact on gun assault rates of stabilized lots	-8%

\* Data from two University of Pennsylvania studies

To build on the successes of the collaborative relationships it has built over the years, OHCD continues to identify and engage strategic partners. Working with representatives of the City Planning Commission, in the Year 38 Consolidated Plan OHCD presents its workplan in the context of the districts of the Planning Commission's Philadelphia2035 Comprehensive Plan.

OHCD's proposal review process includes an assessment of the sustainability of the development in support of Mayor Nutter's Greenworks plan and his goal of making Philadelphia America's greenest city. OHCD is leading the development of a HUD Choice Neighborhood Implementation funding proposal that would continue the transformation of central North Philadelphia into a viable and sustainable community. Working with the Philadelphia Housing Authority, Asociación de Puertorriqueños en Marcha (APM), Local Initiatives Support Corp. (LISC), Education Works and other local organizations, the proposal, if funded, would implement a strategic community plan to offer residents housing opportunities, targeted services, improved schools and educational support, transportation options and access to employment. Of course OHCD continues its strategic linkages with the Philadelphia Redevelopment Authority, PHDC, the Commerce Department, the Office of Supportive Housing, Pennsylvania Horticultural Society and others to continue to implement and improve successful programs.

## The Current Environment

Despite more than three decades of success in combating disinvestment and its effect on city neighborhoods, Philadelphia faces alarming trends that threaten the gains it has made. As a largely built-out city, Philadelphia’s housing stock continues to age. Ninety-one percent of Philadelphia homes were built before 1980 and more than half are more than 65 years old.

As Philadelphia’s population also continues to age, maintaining the habitability of the city’s housing stock becomes increasingly important. The foreclosure crisis shows no sign of abating, and in fact the lull in foreclosures in 2011 due to lender irregularities may in fact result in a surge in foreclosures in the coming year.

A large number of Philadelphia households remain low- or moderate-income, and cost burden and severe cost burden is a continued resulting problem. According to the 2010 Census, 42 percent of Philadelphia households are cost-burdened, paying more than 30 percent of their income toward housing.

Communities continue to struggle with blight and vacant lots, and resident-focused planning and implementation is critical to the future of the city’s neighborhoods. As it has for decades, Philadelphia continues to lag behind the suburbs in employment, and was the only area county with a higher unemployment rate in September 2011 than in September 2009.

### Unemployment in the Philadelphia Region by county

	Philadelphia	Bucks	Chester	Delaware	Montgomery
Sept. 2009	10.3	7.2	6.3	8.0	6.9
Sept. 2011	10.9	6.8	5.9	8.0	6.5

Moreover, between November 2010 and November 2011, Philadelphia was one of only two of the nation’s 12 largest areas to experience job loss rather than job growth. In addition, many of the jobs created in the past and projected for the future are in service occupations, which traditionally pay significantly less than other job sectors. Accordingly, job creation remains critical to the future of Philadelphia and its residents.

Unfortunately, even as Philadelphia faces continued housing and community development-related challenges, OHCD has experienced drastic funding cuts. Over the past two years, OHCD’s federal and state funding has been cut by nearly \$30 million, a reduction of more than 37 percent. Other resources have also been reduced, and so OHCD’s Year 38 resources are \$37 million less than in Year 36.

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## The Strategy for Year 38

In order to meet the city's immediate pressing housing and community development needs in an era of significantly reduced funding, the City is focusing its efforts on established programs and proven strategies.

### ■ Prevent Homelessness by Keeping People in their Homes.

By funding home repair programs and supporting home repair loan products and income support initiatives, the City will seek to maintain the habitability of Philadelphia's aging housing stock. OHCD will continue to support housing counseling as a means to prevent homeowners from losing their homes through foreclosure and to ensure that new homeowners are prepared for the financial and maintenance responsibilities of owning a home. Finally, the City will fund programs to ensure that Philadelphians who do become homeless have shelter options and programs designed to help them emerge from homelessness into a stable housing situation.

### ■ Increase Affordable Housing Options.

OHCD will continue to promote a mix of affordable homeownership, rental, public housing, senior citizen and special-needs housing opportunities. In addition to providing direct funding for developments, OHCD will continue to offer assistance to first-time homebuyers. The City will use housing development construction as an opportunity to promote employment and training opportunities for Philadelphians.

### ■ Strengthen Communities, Eliminate Blight, Support Neighborhood Planning.

Active and engaged communities are a linchpin of revitalized neighborhoods. OHCD will continue to support Philadelphia's neighborhoods with direct engagement and services, as well as with programs designed to improve the physical landscape and to build capacity in community organizations.

### ■ Create Jobs by Attracting and Retaining Businesses.

Healthy retail corridors combat blight, strengthen neighborhoods and, most importantly, provide needed employment opportunities. The City will support community economic development through programs that bridge funding gaps for new or expanding businesses, support physical improvements in commercial corridors, and build capacity in small businesses and the organizations that support them.

### ■ Strategic Objectives, Goals and Outcomes

The preceding Needs and Market Assessments provided the analysis to create and set priorities for the City of Philadelphia's housing and community development needs. The City has many proven programs and strategies targeted to meet these needs. However, the most significant obstacle to meeting those needs is the reduction of available resources. The City of Philadelphia's Year 38 budget is \$37 million less than in Year 36. In short, the City's housing and community development need far exceeds the available resource. The City's decision-making strategy is as follows: 1) review and analyze all programs for effectiveness and cost in meeting the City's priorities; 2) Review and analyze unmet needs; 3) review prior funding commitments; and 4) review alternative funding sources. The result of the analysis is reflected in following Homeless, Affordable Housing and Community and Economic Development strategies.

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## Affordable Housing

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### Strategic Objective: Prevent Homelessness by Keeping People in their Homes

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#### ■ Homelessness Prevention - Housing Affordability

##### Basis for Assigning Relative Priority Needs

As detailed in the Needs Assessment and the Market Analysis, there is an overwhelming number of extremely low- and low-income households – renter and owner – who have a severe or moderate cost burden. The increase in both housing foreclosures and rate of unemployment have put thousands of these households at risk of losing of their homes. The need to repair aging housing stock far outweighs the ability of low-income homeowners to make those repairs. It is far more cost effective to repair a roof than to house a family in the city’s shelter system.

##### ➤ High Priority:

- Extremely Low- and Low-Income Renter Households, including Elderly, Small, Large and Other Households with cost burdens, severe cost burdens and substandard conditions.
- Extremely Low- and Low-Income Owner Households, including Small, Large, Elderly and Other Households with cost burdens, severe cost burdens and substandard conditions.
- Moderate-Income Renter Households with cost burdens and severe cost burdens, including Elderly, Small and Other Households.

Extremely Low- and Low-Income Renter Households and Extremely Low- and Low-Income Owner Households in Philadelphia have the most urgent housing needs. A larger majority of these families face either housing costs in excess of 30 percent of income or housing that is deteriorated. Because these are among the most impoverished households in the city, cost burdens and severe cost burdens place them at a particularly high risk of homelessness. The City’s priority is to continue funding affordable housing activities that target all household types in these income categories.

##### ➤ Medium Priority:

- Moderate-Income Owner Households with cost burdens and severe cost burdens for all household types.

Moderate income homeowners are not eligible for BSRP repairs. However, they still require some form of assistance to help keep them in their homes such as mortgage foreclosure prevention counseling and low-interest home repair products.

### ➤ **Low Priority**

- Extremely Low-, Low- and Moderate-Income Elderly Renter Households with overcrowding.
- Extremely Low-, Low- and Moderate-Income Small Renter Households with overcrowding.
- Moderate-Income Renter Households with cost burdens and severe cost burdens that are large households.

Overcrowded households represent a small percentage of households. Those with higher cost burdens are at greater risk of losing their homes. Therefore, overcrowding is a low priority. There were only 270 large renter households with any cost burden and therefore they are low priority.

## ■ **Strategy and Objectives for Meeting Priority Housing Needs**

The City's affordable housing strategy responds directly to the changes in the housing market and the availability of resources as they relate to the unique features of the Philadelphia housing market. Both rents and home prices in Philadelphia remain lower than in many cities of comparable size across the country. However, affordability remains a problem for households at the lower end of the income distribution. Also, the age and deteriorated condition of the housing stock forces many low- and moderate-income families to live in substandard conditions. Elderly homeowners on fixed incomes have a difficult time keeping up with repairs and thus, vacancy and housing abandonment are at critical levels in many low-income neighborhoods.

The City's affordable housing strategy addresses these factors, emphasizing housing production to rebuild the deteriorated housing stock; housing preservation, to arrest the process of abandonment and vacancy; homeownership, to enable low- and moderate-income renter households to experience the benefits of homeownership and to encourage private investment in Philadelphia neighborhoods; and resource leveraging to ensure that scarce housing dollars support as much activity as possible, in response to the overwhelming levels of need in the city. Each aspect is described below.

## ■ **Affordable Housing Preservation and Homeless Prevention Programs and Activities**

In advancing this housing strategy, the City reaffirms its commitment to preserve affordable housing and revitalize neighborhoods. Specific programmatic objectives are as follows:

### ■ **Home Improvement Programs**

- Provide low-income homeowners free home repairs through PHDC's Basic Systems Repair Program (BSRP).
- Provide free home adaptations through the PHDC's Adaptive Modifications Program (AMP) to assist individuals with permanent physical disabilities live more independently.
- Provide emergency heater repairs/replacements through PHDC's Heater Hotline Program.
- Support the Energy Coordinating Agency's 14 Neighborhood Energy Centers (NECs), which help residents seek utility assistance.

- Support Utility Emergency Services Fund to provide utility assistance to low-income residents.
- Support programs like the Tangled Title Fund and Philadelphia Home Improvement Loan (PHIL) to assist low-income owners to remain in their homes.

### ■ **Housing Counseling**

- Support nonprofit housing counseling agencies to provide mortgage foreclosure prevention and new homebuyer counseling.
- Support foreclosure outreach and training activities.

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## **Strategic Objective: Affordable Housing Production**

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### **Basis for Assigning Relative Priority Needs**

The greatest need among extremely low-, low- and moderate-income renters and owners is financial resources to remain in their homes and lower cost rental housing units. More renters experience housing cost burden than owners and the city's priority is to develop affordable rental housing.

### ■ **Strategy and Objectives for Meeting Priority Housing Needs**

While the homeownership rate in Philadelphia did decrease slightly, more than half of Philadelphians are homeowners. The city recently completed two larger scale homeownership projects, Lawrence Court and Strawberry Mansion Homeownership, and there are several smaller scale homeownership projects in the development pipeline. The demise of PHFA's Homeownership Choice Program has eliminated leverage for homeownership projects. Without this leverage the average City subsidy for one unit is over \$100,000. PHFA continues to provide funding through the Low-Income Housing Tax Credit (LIHTC), which provides significant leverage for the development of affordable rental and special needs housing. The average City subsidy per rental is \$45,000. Given the scarcity of resources and the greater need for rental housing, the City's production priorities over the next 3-5 years will be completing homeownership projects in the pipeline and the production of new affordable rental housing.

Rental housing production also helps address another City priority to eliminate vacant lots and blighted structures. Larger scale new construction rental projects transform vacant lots that blight many Philadelphia neighborhoods. Vacant lots result from the process of housing decay, abandonment and ultimately demolition. Without attention, these areas can quickly become trash-strewn dumping grounds. At the same time, vacant lots present an opportunity for the development of more spacious dwelling units with private yards or off-street parking. New construction can provide a means of redeveloping large portions of the low-income housing stock in a manner that incorporates good urban design and that provides enhanced accessibility for persons with disabilities.

Housing rehabilitation is another important strategy for Philadelphia, given the large numbers of long-term vacant properties (some of which are suitable for rehabilitation) found in low-income communities. Through rehabilitation, rental units that are vacant and uninhabitable can be reoccupied.

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## ■ Housing Production Activities

In advancing this housing production strategy, the City reaffirms its commitment to preserve and revitalize neighborhoods by continuing the targeted development of rental and homeownership units in North Philadelphia, West Philadelphia, South Philadelphia, Northwest Philadelphia, and New Kensington. Specific programmatic objectives are:

- Completion of homeownership pipeline projects, including new construction and rehabilitation of vacant structures for sales housing.
- New construction and rehabilitation of vacant structures for rental housing. The City will issue an RFP for rental projects; special needs projects will be eligible to submit proposals.

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## Homeless and Special-Needs Housing

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### Strategic Objective: Prevent Homelessness by Keeping People in their Homes

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#### Basis for Assigning Relative Priority Needs

The activities described in this section respond to the Year 38 objective of developing and providing more affordable housing for homeless people and other low-income people with specialized housing and service needs. Specific populations targeted include chronically homeless individuals and families, families with children, veterans and their families, individuals and families who are experiencing domestic violence, and unaccompanied youth. This section also describes actions planned for the Emergency Solutions Grant funds (formerly Emergency Shelter Grant) and the Housing Opportunities for People with AIDS (HOPWA).

The Office of Supportive Housing (OSH), the City department charged with planning and implementing Philadelphia's response to homelessness, balances the variety of needs and directs resources and tools to multiple subpopulations, in partnership with other city departments and the nonprofit and advocacy communities. OSH identifies needs, and funding allocation priorities are established in consultation with the McKinney Public/Private Strategic Planning Committee, which oversees the Continuum of Care (CoC) and provides input on the Homeless Management Information System (HMIS). Specifically, the Strategic Planning Committee reviews data, reviews and ranks existing McKinney programs, and identifies priority populations for new funding anticipated through the annual McKinney competition.

Year 38 resources combine housing development and rental assistance with financial assistance and leverage funding for services to maximize resources and best meet the needs of citizens to help them avoid homelessness or end their homelessness.

The City of Philadelphia’s overall strategy for meeting priority homeless needs is guided by the goals outlined in “Creating Homes, Strengthening Communities, and Improving Systems: Philadelphia’s Ten Year Plan to End Homelessness.” The Ten Year Plan contains the following goals:

1. Open the “back door” out of homelessness – ensure that all Philadelphians have a safe, accessible, and affordable home.
2. Close the “front door” to homelessness – implement successful prevention strategies.
3. Ensure that no one in Philadelphia needs to live on the street.
4. Fully integrate all health and social services to aid in preventing and addressing homelessness.
5. Generate the political will, civic support and public and private resources to end homelessness.
6. Build human capital through excellent employment preparation and training programs, and jobs at a livable wage.
7. Support families and individuals to promote long-term independence and prevent their return to homelessness.

To make progress toward Goal 1 of the Plan, the City set a goal to create 6,500 new housing opportunities between 2008 and 2013 for homeless individuals and families, including:

- 2,000 units of permanent supportive housing; and
- 4,500 short- and long-term rental subsidies by
  - Leveraging 200 housing opportunities from the Philadelphia Housing Authority (PHA) for single individuals experiencing homelessness, with priority given to those who are chronically homeless.
  - Leveraging 300 housing opportunities from PHA for families experiencing homelessness.
  - Utilizing the HUD Homelessness Prevention and Rapid Re-housing Program (and the retooled Emergency Solutions Grant program and Housing Trust Fund dollars) to provide shorter-term rental subsidies.

By the end of 2011, more than 4,000 new housing opportunities had been created toward the 6,500 goal.

### ■ Outreach to the Homeless

This funding builds on the tools long in place for vulnerable men and women living outdoors in Philadelphia, including 24 hour a day, 7 days a week, 365 days a year street outreach teams who locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing. The Outreach Coordination Center, located at Project HOME, provides a central “dispatch” to coordinate outreach efforts and respond to citizen calls to an outreach hotline. A well-developed Safe Haven system offers a first step for individuals transitioning from the streets to residential living, and more than 120 treatment slots have been created to assist men and women with long histories of homelessness to embark on recovery. At the end of the program, successful graduates may be able to obtain a Section 8 voucher to support housing

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stability and continued sobriety. In addition, through a commitment to identify and direct resources to this evidence-based strategy, Philadelphia has a Housing First inventory of 445 units, operated by Pathways to Housing PA and a partnership between 1260 Housing Development Corporation and Horizon House, Inc.

To increase targeted efforts to chronically homeless men and women, in Year 37 the City of Philadelphia and private sector sponsors and partners conducted an “Outreach Week” as part of the national 100,000 Homes campaign to identify and house 100,000 vulnerable and chronically homeless individuals. More than 250 volunteers fanned out across the City and conducted surveys with individuals living outdoors to better understand their health needs. The City has dedicated housing resources toward those who are most vulnerable, and will continue to do so despite limited resources.

### ■ Goals for Year 38

The City of Philadelphia established the following goals for Year 38 in its 2011 application for Homeless Assistance Program funding on behalf of the Philadelphia Continuum of Care:

- Exceed the national goal for the percentage of participants remaining in McKinney-funded permanent supportive housing program for at least six months by 8 percentage points (national goal, 77 percent; Philadelphia goal, 85 percent).
- Meet the national goal (20 percent) for the percentage of participants in McKinney-funded programs who are employed at program exit.
- Exceed the national goal for the percentage of participants in McKinney transitional housing programs who move to permanent housing by 11 percentage points (national goal, 65 percent; Philadelphia goal, 76 percent).
- Decrease the number of homeless households with children residing in emergency and transitional housing on the night of the annual homeless point in time count from 918 to 900. Decrease by 100 more in five years.
- Create 114 new beds for chronically homeless individuals in 12 months for a total number of 760 beds; have available a total of 1,340 beds in five years.

OSH intends to make Year 38 ESG funding available through competitive Request for Proposals processes, both for the shelter operations activities and for the prevention/rental assistance activities. The processes for awarding funds, monitoring programs and identifying beneficiaries are outlined in the Appendix.

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## Non-Homeless Special Needs

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### Strategic Objective: Prevent Homelessness by Keeping People in their Homes

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The housing needs of non-homeless persons with special needs are great and most populations with special needs require supportive housing. Services provided to residents of supportive housing include case management, medical or psychological counseling and supervision, child care, transportation and job training.

#### Basis for Assigning Relative Priority Needs

The category of non-homeless persons with special needs includes the most diverse population with the widest array of needs. Many persons with special needs are also the most dependent on government for their income and fundamental support while others are self-sufficient and only need accessible and appropriate housing. The City designates the following populations as having a priority: victims of abuse, developmentally disabled, disabled, HIV/AIDS, substance abusers, and the mentally disabled.

#### ■ Strategy and Objectives for Meeting Priority Housing Needs

The funding for special-needs projects has changed dramatically over the last five years. First, McKinney funding increasingly covers renewals, leaving less money each year for new special-needs housing development projects. Second, HUD did not provide Section 202 or 811 financing in FY 2012. The City does, however, have some 202 and 811 projects in the pipeline and will be supporting those projects with a subsidy of up to \$15,000 per unit. Third, these special-needs populations are at risk of becoming homeless and need housing support.

#### ■ Non-Homeless Special-Needs Housing Production Activities

- Support Section 202 and 811 pipeline projects for the development of elderly and disabled housing.
- Support participation of special needs population in BSRP and Adaptive Modifications Programs described previously in the Affordable Housing Section.
- Special-needs new development will be eligible to submit proposals under the City's rental RFP.
- Support a pilot "Housing First" project with Pathways to Housing and ActionAids to provide rental housing units and supportive services to up to 20 individuals with HIV/AIDS.

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## Non-Housing Community Development

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### Strategic Objective: Create Jobs by Attracting and Retaining Businesses.

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#### Basis for Assigning Relative Priority Needs

Community and economic development activities are a priority of the City. City Council through legislation adopted in 1982 mandated that no less than 50 percent of CDBG funds, exclusive of administrative and program management costs, be allocated to housing programs that benefit very low-, low- and moderate-income persons. In May 2001, City Council mandated that at least 5 percent of CDBG funds be spent on economic development activities carried out by community-based organizations.

Philadelphia's unemployment rate has been over 10 percent for over the last three years. More than a quarter of the City's residents are living below the poverty level. Many of the neighborhood commercial corridors that made gains over the decade are now threatened as the surrounding residents struggle just to maintain their homes. The City's economic development needs are at an all time high.

#### ■ Strategy and Objectives for Meeting Priority Community and Economic Development Needs

Community economic development strategies serve to create or retain jobs for low- and moderate-income persons or serve to create, retain or expand businesses that provide essential retail goods and services in neighborhood commercial corridors. Strategic activities include eliminating blight and revitalizing corridors, encouraging entrepreneurship and providing technical assistance and financing to small businesses. These efforts are designed to restore a thriving economic base to Philadelphia's neighborhoods, which is needed to provide additional employment opportunities for the city's residents as well as to bolster the commercial/ industrial sector in low-income communities. Community economic development activities are carried out by the City's Commerce Department and the Philadelphia Industrial Development Corp. (PIDC).

In 2005 the City implemented a commercial corridor revitalization strategy. Revitalizing these neighborhood shopping areas is critical to a place-based strategy because these areas provide goods and services to neighborhood residents, provide opportunity and incubation for small businesses, and create jobs for local residents. There are 265 commercial corridors in the city.

As auto-oriented shopping centers developed competitive pressure was put on traditional commercial corridors. This hollowing out of the region's urban core has had profound effects on shopping patterns. Some urban corridors suffered significant disinvestment and physical decay. The deterioration of retail activity along commercial corridors has adversely and disproportionately impacted low-income neighborhoods. (Commercial Corridors: A Strategic Investment Framework for Philadelphia, ECONSULT Corporation, March 2009)

Traditional pedestrian-transit corridors are still the most prevalent form of commercial area in the City of Philadelphia. Eighty-seven pedestrian-transit corridors were included in the 2002-2003 Philadelphia Shops

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sample, comprising 44 percent of the total areas surveyed. These 44 percent of Philadelphia’s corridors represent only 6 percent of 2004 sales. (Commercial Corridors: A Strategic Investment Framework for Philadelphia, Econsult Corporation, March 2009)

A prominent example of pedestrian-transit corridor is the 52nd and Market community commercial district clustered around the 52nd Street station and feeder bus routes of the Market-Frankford El. (Philadelphia Shops Update 2002-2003, Philadelphia City Planning Commission)

A vacancy rate between 5 and 10 percent might be considered normal for a healthy urban commercial area. (Philadelphia Shops Update 2002-2003, Philadelphia City Planning Commission) Philadelphia’s commercial areas, especially its Pedestrian-Transit areas, are well above that rate.

### Average Vacancy Rate by Type of Center and Center Character

(Philadelphia Shops Update 2002-2003, Philadelphia City Planning Commission)

Type of Center	Pedestrian-Transit	Auto-Oriented
Neighborhood Subcenter	27%	12%
Neighborhood Center	24%	10%
Community Center	23%	9%
Specialty Center	9%	13%
Overall Average	25%	11%

The City’s ReStore Philadelphia Corridors program provides targeted assistance through funding for community-based organizations to staff their neighborhood corridor as well as a number of tools to assist the physical, economic, and social conditions. Corridors with “Corridor Managers” have decreasing vacancy rates by 6 percent annually on average.

One of those tools is the Storefront Improvement Program. It is offered to business and commercial property owners on all Targeted Corridors, but is most taken advantage of where there is an active Corridor Manager. In FY11, the Storefront Improvement Program supported 68 businesses with incentives for enhancing the storefront to make the corridor a more attractive and welcoming place to spend time and money. Eighty-five percent of the business grant recipients surveyed reported an increase in customer visits one year later.

Philadelphia’s neighborhoods have experienced varying levels of revitalization since 2008. Private development and financing for needed investments is still a challenge. The City’s strategies to provide financial and technical assistance to local businesses through PIDC and other community partners will retain and expand the retail base to provide goods and services to neighborhoods, assist in the prevention or elimination of slums or blight, and/or create jobs for low income residents. PIDC projects will stimulate investment in economic activity in the city, the generation of tax ratables throughout the city and investment by other lending institutions.

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Support of community-based organizations and their neighborhood development projects furthers investment in distressed neighborhoods and realizes the outcomes of increasing availability of goods and services, reducing blight, and creating jobs.

### ■ **Community and Economic Development Activities**

- Support Storefront Improvement Program and Targeted Block Facades.
- Support Corridor Revitalization Management Program.
- Support Targeted Business Development, Attraction and Expansion, including Micro Enterprise Development.
- Support Community-based Organizations through technical assistance and planning. Provide pre-development and development financing for corridor development projects.

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## **Strategic Objective: Strengthen Communities – Eliminate Blight and Support Neighborhood Planning**

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### **Basis for Assigning Relative Priority Needs**

In addition to quality affordable housing, vibrant neighborhoods support a quality of life that makes them communities of choice. The City recognizes this fact, and accordingly supports efforts to strengthen communities by eliminate blight and promoting neighborhood planning.

#### ➤ **High Priority Needs**

##### Eliminate Blighted Vacant Properties

A legacy of the decades of disinvestment in Philadelphia’s neighborhoods is the 40,000 vacant lots that blight many neighborhoods in the city. In the early 2000s, the Pennsylvania Horticultural Society developed a long-term vacant land maintenance plan, and since then City, foundation and private funds have supported the cleaning, greening and ongoing maintenance of thousands of vacant lots. Since the start of the program, studies by the University of Pennsylvania have found that improved green spaces in neighborhoods increase property values, reduce crime, promote exercise and contribute to a general improvement in residents’ feeling about their communities. In addition, the contracted maintenance of the lots has supported neighborhood employment opportunities.

Vacant and blighted structures still threaten neighborhood stability and the quality of life in many of Philadelphia’s neighborhoods. The City’s Licenses and Inspections Department will continue to demolish imminently dangerous and vacant structures.

## ■ Neighborhood Planning and Citizen Participation

Citizen engagement is key to the success of all revitalization strategies. OHCD's Neighborhood Advisory Committees (NAC) offer community-based nonprofit organizations the opportunity to lead and engage neighborhood residents in community-building activities. In these challenging economic times, it is critical that community residents have access to services available to low-income residents.

### ➤ Low and Medium Priority Needs

Public facilities are categorized as low or medium priority needs. Facilities such as health and recreation centers normally receive direct City funding and are therefore considered medium priorities. Facilities that usually are privately funded or receive indirect City funding are considered low priorities. Infrastructure improvements, including water and sewer improvements, street improvements and the like, receive City funding and are therefore considered medium priority items. Sidewalk improvements (site improvements) are CDBG-funded only when they support an affordable housing development, and are therefore also categorized as a medium priority need. Public service needs are both privately and publicly funded.

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## Strategy and Objectives for Meeting Priority Non-Housing Community Development Needs

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To address the negative influence vacant and trash strewn lots have on the neighborhoods surrounding them, the City worked with PHS to create a large scale vacant lot cleaning and maintenance program. Over the past 10 years, PHS has "greened" over 5,500 vacant parcels. This program, Philadelphia LandCare, also has a skills development and job creation component. In select neighborhoods, PHS trains and hires community residents to landscape selected lots. Some of these landscapers now bid for other jobs around the city.

Empowering community residents also creates community strength. OHCD-supported NAC programs work to empower neighborhood residents. The network of nonprofit NAC organizations also connects residents with resources and programs to help improve their quality of life.

Strengthening Communities Activities:

- Support PHS to continue the Philadelphia LandCare Program.
- Support 21 NACs in community building activities.

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## Geographic Allocation of Resources

Poverty in Philadelphia is concentrated in a number of the City's Planning Districts—North and Lower North; River Wards; West; Lower Southwest; and South and Lower South.

The 2000 Census, the most recent data available, documented that North Central Philadelphia (where 42 percent of the population was living below the poverty level) continues to have by far the greatest concentration of poverty. Twenty-nine percent of West Philadelphia and 25 percent of South Philadelphia residents were also below the poverty line. Even here, however, conditions in specific neighborhoods have been much worse. Forty-four percent of the population in the distressed West Philadelphia neighborhood of Mantua and 34 percent of Point Breeze residents in South Philadelphia were living in poverty in 2000.

The overwhelming need in these areas has dictated concentrated investment through CDBG and other programs. The general characteristics of these targeted areas of the city are described below, and additional detail on Year 38 activities by neighborhood is provided in the "Action Plan" section of the Consolidated Plan. For the purposes of this section, concentrations of African-Americans and low-/moderate-income populations are defined as census tracts with 80 percent or more of that population, while concentrations of Latinos is defined as census tracts with 60 percent or more Latino population.

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### North Philadelphia

The collapse of the manufacturing base of North Philadelphia's economy in the 1960s, '70s and '80s led to a withdrawal of 43 percent of the community's population between 1970 and 2000. According to the 2000 Census, 42 percent of North Philadelphia's population was living in poverty, approximately twice the citywide figure. By 1980 depopulation also left the area with thousands of long-term vacant houses.

North Philadelphia includes a concentration of African-Americans, especially west of Broad Street, and a concentration of Latinos in its eastern half. Low- and moderate-income residents are spread throughout much of North Philadelphia.

For the past 20 years, OHCD has targeted much of its CDBG allocation to North Philadelphia. The Housing Developments map on page 143 shows a mix of homeownership, rental and special needs housing created in this area since 2001. Complementing housing development has been housing counseling, Neighborhood Advisory Committees, investments in commercial corridors, and management of vacant land.

More recently, Neighborhood Stabilization Program 2 funds have been directed to North Philadelphia, and a recently-submitted Choice Neighborhood Implementation funding proposal would bring housing, services, education, transportation and employment to North Philadelphia.

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## River Wards

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The area east of Front Street along the Delaware River – the River Wards, extending somewhat into the Lower Northeast – saw similar outmigration over the last four decades as many factories closed and, as a result, some families moved. At the same time, new immigrants have joined the older residents in many communities. There is no concentration of either African-American or Latino populations in this area, although there is a concentration of low- and moderate-income persons at the western end of the district along Kensington Avenue and in the eastern portion of the district along the Delaware River.

Here too OHCD investment in these areas has included housing rehabilitation, strategic new construction and open space management programs. This investment has generated market-rate development in certain neighborhoods in this section of the city. The City has also supported commercial corridor improvement in this Planning District.

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## West Philadelphia

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West Philadelphia, including portions of Southwest Philadelphia, includes a significant concentration of both African-Americans and households with low- or moderate income.

The City's investment in this neighborhood has come in the form of Neighborhood Advisory Committees, vacant land management, commercial corridor support and a variety of housing production. OHCD housing investment in West Philadelphia has emphasized rehabilitation of large apartment buildings, scattered-site single family rehabilitation and large-scale new construction. Most recently, NSP2 funding has been directed to the West Philadelphia neighborhood of Mantua, which includes both African American and low-/moderate-income concentrations.

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## South Philadelphia

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South Philadelphia is one of the most economically and racially diverse areas of the city. At the same time, neighborhoods of African-American and low- and moderate-income concentrations exist, primarily west of Broad Street.

As in the other districts, the City has pursued a multi-dimensional strategy that includes community engagement through Neighborhood Advisory Committees, commercial corridor investment and vacant land management. NSP2 funds have been directed to Point Breeze, a South Philadelphia neighborhood with both a concentration of African-Americans and low- and moderate-income households.

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## HOPWA Resources

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In distributing Housing Opportunities for Persons With AIDS (HOPWA) resources through the entire metropolitan area, OHCD has worked with the two regional Ryan White CARE Act planning councils, AIDS advocates and AIDS organizations to allocate resources roughly in proportion to the AIDS caseload within the region. This distribution mirrors the way in which HOPWA funding is allocated nationally. Within the five counties of southeastern Pennsylvania, it is the City's intention to provide funding roughly in proportion to the AIDS caseload. It is important to emphasize that, according to federal regulation, any housing assistance provided with HOPWA funds must be equally available to any eligible resident of the region, regardless of place of residence. OHCD enforces this provision contractually. More importantly, the needs assessment specialists at Intercultural Family Services, HOPWA-funded housing counselors and AIDS case managers throughout the region routinely refer clients for services outside their immediate localities when assistance is available.

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## Funding Distribution

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The vast majority of OHCD's resources are invested in these communities. Of the 38 housing developments expected to progress in Year 38, 27 are in these Planning Districts. Of the 24 commercial corridors to receive support, 18 are in these Planning Districts (and one of the other six is in an area of concentrated Asian/Pacific Islander and low- and moderate-income households). Five of the six site-specific NSP2 developments are in these areas, as are virtually all of the LandCare vacant land parcels. 18 of 21 Neighborhood Advisory Committees serve at least a portion of these districts. On a proportional basis, more than 75 percent of OHCD's funds in these programs will go to these neighborhoods (although 100 percent will go to CDBG-eligible households and census tracts).

Much of OHCD's funding programs support income-eligible individuals and households and therefore are not geographically based. However, here too much of the benefit of these programs accrue in these Planning Districts. A review of the maps for Home Improvements (page 105), Neighborhood Energy Centers (page 107) and, to a slightly lesser extent, Foreclosure Prevention (page 111), shows that the vast majority of program benefits go to recipients who reside in these areas.

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## Strategy for Removing Barriers to Affordable Housing

As stated throughout the Needs Assessment, Housing Market Analysis and Strategic Plan, the current economic market and significant reduction in state and federal resources are the primary barriers to affordable housing. Although the average price of homes nearly doubled in value over the last decade, Philadelphia remains a weak market city in which the cost of affordable housing construction exceeds the value of the completed home. Therefore, the City's priority is to prevent homelessness through programs designed to keep low-income residents in their homes. The City will continue to support home repair and housing counseling programs to achieve that priority.

In addition to the cost of housing construction, the City's antiquated zoning code, which had not been updated since the 1960s, had slowed the development process. The City recently removed this barrier with the recent reform of the zoning code.

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## Lead-Based Paint Hazard Reduction Strategy

Starting in 2002, there has been an unprecedented public commitment to reduce the number of housing units with identified lead hazards. Compared to the same period in 2001, the compliance rate between March and November 2002 almost tripled, and has remained high since that time. Since January 2002, more than 9,000 properties had lead hazards remediated, including more than 4,200 HUD-repossessed properties as a primary prevention effort. By December 2007, the backlog of more than 1,400 outstanding violations was eliminated; no cases were added to the backlog.

The Health Department has lowered its intervention level to two tests  $> 10(\mu\text{g}/\text{dl})$ . Using figures derived from its experience in FY 2010, the Childhood Lead Poisoning Prevention Program (CLPPP) in the Health Department estimates that in FY 2011 more than 275 new cases of "environmental intervention blood lead (EIBL)" will be identified and 250 risk-assessment inspections will be conducted. Of these risk-assessment inspections 10 will be in the homes of children with blood lead levels above 45  $(\mu\text{g}/\text{dl})$  and the remainder in the homes of children with blood lead levels between 10 and 44  $(\mu\text{g}/\text{dl})$ . These estimates mirror those of FY 2010, as prevalence rates have not decreased significantly for the first time in 20 years.

As a result of orders issued by the Health Department (and subsequent enforcement actions through Lead Court), property owners are expected to reduce the lead hazards in the homes of approximately 150 homes in which children with confirmed EIBL levels reside. Health Department crews or private abatement contractors retained by the Health Department will work in the homes of approximately 100 additional EIBL children (for most low-income owner-occupants, the service will be free).

Unless the work is minor and can be completed quickly, families will be relocated while it is performed. Cases of properties without children are not given as high a priority as properties with children.

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## Primary Prevention

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Since FY 2001, there have been substantial new expenditures to reduce lead hazards where lead-poisoned children were not identified, though until recently no new funds were earmarked for that purpose. The requirements of the HUD regulation on lead-based paint hazards in housing receiving federal assistance, known as the ‘Title X Final Rule,’ became mandatory in September 2000. The HUD regulation calls for significant attention to lead-hazard control in most of the City’s housing repair programs, rehabilitation or rental assistance funding per unit. More focused primary prevention activities are provided through the “Lead-Safe Communities” and “Lead Safe Babies” programs, supported by a continuing grant from the Centers for Disease Control and Prevention. These programs provide counseling and lead-hazard identification in the homes of at least 1,500 children. Families residing in homes with known lead hazards are referred for lead-hazard control services. In FY 2010, 274 of the homes of these families were inspected for lead hazards, and 142 had lead hazards remediated before the children were ever exposed to lead.

Under its contract with the local HUD office, in FY 2010 the Health Department inspected 205 vacant properties that were to be sold by HUD as a result of FHA mortgage default and 151 required remediation and were made lead-safe.

In all its housing rehabilitation programs that create new housing units, the City requires that properties be made lead-safe. Wipe tests are required. Through the Neighborhood-Based Homeownership, Neighborhood-Based Rental, Large-Scale New Construction, Homestart and Homeownership Rehabilitation Program, approximately 400 new lead-safe or lead-free units are created annually.

The Renovation and Remodeling Law was enacted in 2008. Since April 2009, this law required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust. Philadelphia’s Childhood Lead Poisoning Prevention Program is now an EPA-certified training provider and will be providing this mandatory training.

The City has also introduced legislation to require landlords to certify that their properties are lead-safe before rental.

The CLPPP is also changing the Healthy Homes Program to evaluate homes for multiple health and safety hazards. Philadelphia has been designated as one of the 10 Green and Healthy Homes Initiative cities by the Council of Foundations, and has begun to partner with OHCD and the local Weatherization Assistance Program providers in this effort. This initiative adds “green” and “sustainable” efforts to the Healthy Homes Program.

Through a recently-awarded Healthy Homes Production grant, the CLPPP will partner with St. Christopher’s Hospital to provide a home assessment on health and safety hazards for their patients with asthma that is not well managed.

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## Anti-Poverty Strategy

Philadelphia's housing problems will remain intractable as long as a high proportion of its population is economically dependent and lacks access to the skills and resources needed to succeed in today's economy. According to 2010 Census data, over 26 percent of Philadelphia's population have incomes at or below the poverty level. The continued departure of jobs from the city as well as the higher educational requirements for occupations in the growing sectors of the economy have made it increasingly difficult for city residents from low-income communities to obtain stable, well-paying jobs. Measures that connect people to the labor force, support the creation of small businesses and encourage entrepreneurship among low-income residents are necessary to improve the economic prospects of the city's residents and to alleviate poverty. Following are housing, community, and economic development activities that help low-income residents gain access to jobs, skills, stable housing and healthy neighborhoods.

An important element of the City's redevelopment strategy is a commitment to minority and local resident hiring. The Neighborhood Benefit Strategy, implemented by Council Bill #9910563, requires project sponsors to return half the economic value of housing production, preservation and economic development activities to the local economy through employment, contracting and purchasing. Federal Section 3 guidelines require that 30 percent of all construction and construction-related new hires be residents of the local area where the project occurs.

The City's Commerce Department supports commercial development projects that generate new job opportunities, support local enterprises and help revitalize local neighborhood economies. OHCD-supported programs like YouthBuild promote educational and job training activities to Philadelphia's youth. Job training and employment opportunities are also created through support of PHS Land Care Program. PHS trains and hires neighborhood residents to treat, clean and provide ongoing maintenance of vacant blighted lots.

In addition to these directly-funded programs, job-training activities are undertaken by a number of local agencies including PHA, OSH, and the Philadelphia Workforce Development Corp. (PWDC). Representatives from these agencies and other service providers meet regularly to coordinate resources and promote economic self-sufficiency programs. Several programs serving homeless persons include a self-sufficiency component. For example, People's Emergency Center provides life-skills training and other services designed to increase economic and social self-sufficiency. PHA offers a wide range of job training, skills development and educational programs to help low-income residents gain self-sufficiency.

While the need far outweighs the resources available, OHCD will continue to support housing, community, and economic development programs to improve the lives of low-income residents and strengthen the communities in which they live.

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## Strategy for Improving the Institutional Structure

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### City of Philadelphia Departments

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#### ■ OHCD

The Office of Housing and Community Development (OHCD) is responsible for all policy making and planning related to housing and community development activities. The Director of OHCD is the administration's lead representative on housing and community development policy and programs. OHCD is responsible for the organization and administration of the Consolidated Plan and the housing budget, including HOME funds, state Department of Community and Economic Development funds, and HOPWA funds. OHCD administers contracts with public agencies such as PRA and PHDC and with subrecipient nonprofit organizations that conduct planning activities and perform services in support of the CDBG and related programs.

#### ■ Supportive Housing and Behavioral Health

The Deputy Mayor for Health and Opportunity leads the Department of Public Health and oversees the Department of Behavioral Health and Intellectual disabilities, Department of Human Services, and Office of Supportive Housing (OSH). The primary responsibility of the OSH Director is to set City policy on issues that impact homelessness and access to permanent housing, including eliminating chronic homelessness and increasing permanent supportive housing for the homeless and special needs population. This is accomplished through working within government as well as with the private and nonprofit sectors.

#### ■ Other City Departments

Other City departments play lesser roles in providing affordable housing opportunities. The Mayor's Office of Community Services (MOCS) administers the Community Services Block Grant and operates a network of neighborhood offices which aid in the distribution of food to the poor, help low-income persons apply for the Low-Income Home Energy Assistance Program, and act as advocate with utility companies and government agencies. The City Planning Commission and Philadelphia Historical Commission provide the requisite environmental and historical reviews for federally funded projects. OHCD also works closely with the Commerce Department to coordinate housing and neighborhood economic development activities.

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## Commonwealth of Pennsylvania and Related Agencies

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### ■ DCED

The Department of Community and Economic Development (DCED) of the Commonwealth of Pennsylvania administers housing and redevelopment funds that are annually appropriated by the state legislature. Philadelphia has used DCED funds for its home-repair programs, for acquisition and to help finance homeownership and rental rehabilitation and new construction developments. DCED administers Pennsylvania’s federally funded weatherization program, which is designed to reduce home-energy costs for low-income persons. Under contract to DCED, PHDC administers the weatherization program in Philadelphia. DCED also funds the Main Street and Elm Street programs.

### ■ PHFA

The Pennsylvania Housing Finance Agency (PHFA) is a state-chartered authority that issues bonds and funds affordable housing programs. PHFA funds are one component of many development financing strategies. In addition, PHFA provides low-interest mortgage loans for first-time homebuyers and provides mortgage counseling and mortgage restructuring aimed at preventing mortgage default. PHFA also supports the development of affordable rental housing through its Low-Income Housing Tax Credit Program.

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## Nonprofit Organizations

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### ■ Community Development Corporations

Philadelphia has a large number of community development corporations (CDCs), many of which meet HUD’s definition of a Community Housing Development Organization (CHDO). CDCs are neighborhood-based corporations that are able to evaluate a community’s development needs and desires. Housing development and economic development efforts are then designed to meet these needs. CDCs may rehabilitate vacant and deteriorated buildings for resale to low- or moderate-income buyers or for rental purposes. Some CDCs also sponsor job banks or training programs, provide housing counseling, operate home-repair programs, or undertake commercial development.

OHCD also works closely with the Philadelphia Association of Community Development Corporations (PACDC), a nonprofit organization that serves to support CDC activity by providing technical assistance and by advocating for the interests of CDCs in the public arena.

### ■ Neighborhood Advisory Committees

OHCD funds Neighborhood Advisory Committees (NACs) throughout the CDBG-eligible service area. NACs are governed by boards elected by their communities and are funded to engage community

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residents, educate residents as to programs and opportunities available to them such as affordable housing programs and related services.

## ■ Nonprofit Housing Counseling Agencies

Philadelphia supports a wide range of agencies that provide housing counseling services aimed at preventing homelessness, combating predatory lending, increasing homeownership and assisting individuals with landlord/tenant disputes. Some agencies provide services to specific at-risk populations, such as the elderly, the disabled or abused women, while other agencies provide services to the general population.

The Homeownership Counseling Association of Delaware Valley was created to better coordinate the resources and activities of the strong network of housing counseling agencies that serve the Philadelphia region. OHCD will continue to work closely with both the association and individual counseling agencies to ensure that high-quality housing counseling services continue to be made available to area residents.

Housing counseling aimed specifically at mortgage foreclosure prevention is provided by several agencies that also work closely with OHCD and with Community Legal Services to ensure that homeowners do not lose their homes to foreclosure.

Housing-related legal services are provided by at least three entities in the Philadelphia area. Community Legal Services represents low-income clients who have housing-related legal problems, including landlord-tenant cases, mortgages and deeds, and disputes with home-repair companies. Regional Housing Legal Services offers legal assistance to nonprofit housing agencies and CDCs. The Public Interest Law Center of Philadelphia is dedicated to protecting the right of housing consumers to live where they choose by enforcing fair housing laws.

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## Private Sector

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Several private entities that are active in Philadelphia provide financing for affordable housing developments and technical assistance for community organizations engaged in neighborhood development activities. The Local Initiatives Support Corp. (LISC) is a national nonprofit corporation that is instrumental in providing project development funding for affordable housing projects. Private sector businesses can participate in the state and/or city tax credit programs that provide funding to community development corporations.

## ■ Private Developers and Providers

Many private developers, landlords and others provide affordable housing in Philadelphia. Through the Housing Choice Voucher program, private owners are able to rent to low-income families who could not otherwise afford the rent necessary to carry the expenses of the building. The extreme shortage of new Housing Choice Vouchers, however, has led to vacancies in some buildings while families remain on waiting lists. The high cost of rehabilitation and the low rents that poor Philadelphians can pay has

meant that private developers are able to rehabilitate vacant buildings for affordable units on a large scale only with public subsidies. OHCD, PHFA, low-income and historic tax credits have all been used successfully for financing.

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## Overcoming Gaps

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OHCD is responsible for setting housing and community development policy and implementing the programs to carry out those policies. In coordination with broader City development goals and funding, incentives will be created for private-market development, along with a continued emphasis on affordable housing funded with CDBG resources. OHCD will continue the coordination for planning and developing low-income housing, especially for persons with special needs, including the homeless. The Mayor's Economic Development Cabinet, comprised of the leadership of OHCD, PHDC, PRA, Philadelphia City Planning Commission (PCPC), Department of Licenses and Inspections, and the Commerce Department meets monthly with the Deputy Mayor for Economic Development to share information and coordinate responses to issues of common concern.

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## Strategy for Improving Coordination

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### Intergovernmental Coordination

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OHCD is the coordinating center for the predominant share of federal funds that the City receives for housing and community development. The OHCD Director is responsible for overseeing policy formation, planning and program development related to affordable production and preservation programs; citizen engagement activities; and housing counseling activities. The Director of Housing is a member of the Board of Directors of the Philadelphia Housing Development Corporation (PHCD) and the Housing Trust Fund. Participation on these boards supports ongoing coordination of activities.

OHCD exercises its coordinating function by three means:

- **Development of Consolidated Plan.** OHCD is responsible for the preparation of the Consolidated Plan and annual applications for DCED funds. While it does not prepare the specific plans for modernization of public housing and for the provision of social services for the homeless, its role in integrating these plans into the Consolidated Plan helps ensure distinct City housing initiatives reinforce one another.
- **Administration of CDBG funds for community development.** OHCD has the authority to administer the CDBG. Programs are carried out by quasi-public agencies, public authorities, nonprofit development groups and service providers, and for-profit developers under contract to OHCD or its major delegate agencies. The contracts define the objectives to be achieved

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by each initiative and spell out appropriate timetables and milestones for performance. This contractual system enables OHCD to oversee the implementation of most housing plans developed by the City.

- Monitoring of agencies administering CDBG programs. In its role as contracting agency, OHCD is responsible for monitoring all agencies implementing programs for rehabilitation and housing assistance. The role of monitor enables OHCD to ensure that housing programs are executed in a timely and efficient manner.

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## Private Sector

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The City has taken steps to increase coordination among intergovernmental agencies and the private sector through ongoing communication and planning sessions.

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## Services to the Homeless and Special Needs Population

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Building on the commitment to housing by Mayor Nutter in the City's recalibrated Ten Year Plan to End Homelessness and the success demonstrated through the City's partnership with the Philadelphia Housing Authority, the Deputy Mayor for Health and Opportunity (who leads the Department of Public Health and oversees the Department of Behavioral Health and Intellectual disAbilities, Department of Human Services, and Office of Supportive Housing) engaged the Technical Assistance Collaborative (TAC) to assess the challenges and opportunities of expanding permanent supportive housing for citizens who are disabled and/or homeless. TAC completed a comprehensive review of the City's supportive housing processes and inventory with a goal to identify efficiencies and increase collaboration between the City's housing and social service functions. A year of collaborative planning, which has included OHCD and the PRA, as well as the Health and Opportunity cluster agencies, has resulted in the launch of a Clearinghouse whose function will be to manage and increase the housing inventory available for vulnerable populations. Housed at the Office of Supportive Housing, the Clearinghouse works closely with a companion services clearinghouse (Community Support Services, or CSS), housed at Community Behavioral Health. CSS staff ensure that individuals moving to housing are first matched with a service package to support their residency in housing. The housing Clearinghouse will begin with 300 units of housing targeted for homeless individuals and single men and women moving out of community-based mental health facilities, and will phase in additional units as they come online and at turnover.

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## Services to Persons With HIV/AIDS

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The Philadelphia Office of Health and Opportunity has also improved coordination among health, behavioral health, housing and continuum of care services to best meet the health and housing needs of individuals with HIV/AIDS. OHCD also convenes an HIV/AIDS Housing Advisory Committee. Through this committee, local government representatives as well as advocates, persons with HIV/AIDS and service and housing providers

meet to advise OHCD on HIV/AIDS housing policy and programs. OHCD now has two voting members on the Ryan White Planning Council.

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### **Affordable Housing**

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The Director of Housing meets with the board of directors and staff members of CDCs to discuss policy and issues affecting the development of affordable housing by nonprofit corporations. OHCD supports the Philadelphia Association of Community Development Corporations and the Community Design Collaborative.

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### **Persons With Disabilities**

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OHCD coordinates activities with OSH and other advocates. In addition, OHCD funded Diana T. Myers & Associates to provide technical assistance regarding accessible housing, fair-housing law and related matters of interest to individuals and organizations involved in housing persons with disabilities. Myers & Associates accomplishes this through symposia, workshops, meetings, a newsletter, clearinghouse announcements and a website, News on Tap. This website, created nearly ten years ago, features the Home Finder, a resource designed to assist developers/property managers in marketing accessible units to the disabled community.

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### **Coordination With the State**

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OHCD coordinates its planning and development efforts with DCED and PHFA. OHCD submits annual funding applications to DCED to support a range of activities, including housing preservation programs and large-scale housing development. OHCD is responsible for administering DCED funds through contracts with PHDC, PRA or other nonprofit agencies. OHCD staff work closely with DCED staff in monitoring the implementation of DCED-funded programs.

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## Public Housing Resident Initiatives

For PHA, economic development is about more than just putting up new buildings. It's also about investing in the people they serve. PHA's Customer Supportive Services team offers PHA residents a wide variety of training, services and programs to help them gain valuable skills and achieve self-sufficiency. A detailed description of their resident services programs can be found at [www.pha.phila.gov](http://www.pha.phila.gov). Highlights of those services are as follows:

PHA partners with local organizations through their Community Partners Program to provide residents with free educational and training opportunities. Programs include: Case Management and Supportive Services, Adult Education and GED, and a wide range of job training programs.

Through PHA's Pre-Apprenticeship Program for Construction Trades, residents are given an opportunity to find a career in the construction trades. Carpenters, electricians, painters, sheet metal workers, glaziers, cement masons, plasterers, laborers, and plumbers have committed to help create and teach the curriculum, supervise the on-the-job training components of the program and serve as sponsors who advocate for employment, union membership and apprentice sponsorships for PHA program graduates.

PHA provides a range of youth programming such as the Youth Achievement Program, a new after-school program for residents between the ages of 14 and 18. The program is offered at four sites: Bartram Village, Fairhill Apartments, Blumberg Apartments, and Raymond Rosen. The Youth Achievement Program offers academic support and tutoring, but also emphasizes college prep and career exploration. Participants will gain access to the resources they need to succeed in school and beyond.

PHA operates Senior Centers at Wilson Park (2500 Jackson Street), Cassie L. Holly (2100 Dickinson Street) and Emlen Arms (6733 Emlen Street) that provide many services and assist seniors with daily activities. The centers offer balanced meals and dance, aerobic and walking classes to help keep seniors healthy and active. In addition to providing opportunities for seniors to socialize with one another, the senior centers also entertain residents by presenting movies, playing music, and taking trips around the city. PHA and Philadelphia Corporation for Aging pay for all services provided, allowing seniors to enjoy these comforts at no cost. Centers are open to PHA seniors and seniors in the community.

PHA provides programs to prepare residents them for meaningful public and private employment. Residents are provided support in utilizing resources made available at the local, state and federal levels. Residents seeking employment are included in a skills bank and matched with available positions. Positions are identified within and outside of PHA, and as part of the Section 3 requirements and Resident Hiring Policy. Residents also receive Adult Basic Education and GED instruction through referrals to PHA community partners.

Finally, PHA is one of the leading housing authorities in the nation for affordable homeownership sales. PHA offers three homeowner programs:

**Housing Homeownership Choice:** The use of Housing Choice Vouchers for homeownership gives many low-income individuals and families the opportunity to purchase their own homes. Participants in the Housing Choice homeownership program may use their vouchers to make monthly mortgage payments for a maximum term of 15 years on a mortgage loan of 20 years or more. Mortgage loans for less than twenty years may be subsidized for a maximum term of 10 years. The maximum term limit does not apply to elderly or disabled families.

**Section 5(h) Scattered Sites Homeownership Program:** PHA residents of scattered sites are offered the opportunity to purchase the home they currently occupy.

**New Construction Homeownership Projects:** PHA's Homeownership Division now develops homeownership for PHA residents. The most recent development, Martin Luther King Plaza, was completed December 2010 and offers spacious 3 bedroom homes, high-efficiency central air and heating, wall-to-wall carpeting, and off-street parking.

## HUD Table 1A: Homeless and Special Needs Populations

### Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	1,871	0	0
	Transitional Housing	623	65	0
	Permanent Supportive Housing	1,933	379	4,426
	<b>Total</b>	<b>4,427</b>	<b>444</b>	<b>4,426</b>
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	1,496	0	0
	Transitional Housing	1,670	0	0
	Permanent Supportive Housing	2,904	1,219	1,025
	<b>Total</b>	<b>6,070</b>	<b>1,219</b>	<b>1,025</b>

### Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	504	419	0	923
1. Number of Persons in Families with Children	1,467	1,337	0	2,804
2. Number of Single Individuals and Persons in Households without children	1,826	553	500	2,879
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>3,293</b>	<b>1,890</b>	<b>500</b>	<b>5,683</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless: Singles no families	200		390	
Families	57		0	
<i>Subtotal Chronically Homeless</i>	<i>257</i>		<i>390</i>	<i>647</i>
b. Seriously Mentally Ill	888			
c. Chronic Substance Abuse	1,244			
d. Veterans	320			
e. Persons with HIV/AIDS	93			
f. Victims of Domestic Violence	422			
g. Unaccompanied Youth (Under 18)	31			

## HUD Table 2A Priority Housing Needs/Investment Plan Table

Priority Housing Needs (Households)		Priority		Unmet Need
Renter	Small Related	0-30%	High	44,230
		31-50%	High	12,500
		51-80%	High	3,810
	Large Related	0-30%	High	11,410
		31-50%	High	1,610
		51-80%	Low	270
	Elderly	0-30%	High	26,190
		31-50%	High	7,115
		51-80%	High	2,240
All Other	0-30%	High	51,605	
	31-50%	High	16,095	
	51-80%	High	9,150	
Owner	Small Related	0-30%	High	22,580
		31-50%	High	12,130
		51-80%	Medium	10,425
	Large Related	0-30%	High	5,475
		31-50%	High	2,635
		51-80%	Medium	1,640
	Elderly	0-30%	High	31,820
		31-50%	High	8,905
		51-80%	Medium	4,435
All Other	0-30%	High	17,195	
	31-50%	High	7,340	
	51-80%	Medium	6,980	
Non-Homeless Special Needs	Elderly	0-80%	Identified Above	Identified Above
	Frail Elderly	0-80%	n/a	n/a
	Severe Mental Illness	0-80%	Medium	4,332
	Physical Disability	0-80%	High	55,000
	Developmental Disability	0-80%	Low	500
	Alcohol/Drug Abuse	0-80%	Medium	3,000
	HIV/AIDS	0-80%	High	8,000
	Victims of Domestic Violence	0-80%	Medium	422

## HUD Table 2B Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Year Goal Plan/Act	Annual Goal Plan/Act
Acquisition of Real Property					
Disposition					
Clearance and Demolition					
Clearance of Contaminated Sites					
Code Enforcement					
Public Facility (General) (UNIT = L/M PERSONS)	HIGH	\$3,635,000	\$3,365,000	600,000	120,000
Senior Centers					
Handicapped Centers					
Homeless Facilities					
Youth Centers					
Neighborhood Facilities					
Child Care Centers					
Health Facilities					
Mental Health Facilities					
Parks and/or Recreation Facilities					
Parking Facilities					
Tree Planting					
Fire Stations/Equipment					
Abused/Neglected Children Facilities					
Asbestos Removal					
Non-Residential Historic Preservation					
Other Public Facility Needs					
Infrastructure (General)					
Water/Sewer Improvements					
Street Improvements					
Sidewalks					
Solid Waste Disposal Improvements					
Flood Drainage Improvements					
Other Infrastructure					
Public Services (General) (UNIT = L/M HOUSEHOLDS)	HIGH	\$26,100,000	\$26,100,000	58,500	11,700
Senior Services					
Handicapped Services					
Legal Services					
Youth Services					
Child Care Services					
Transportation Services					
Substance Abuse Services					
Employment/Training Services	HIGH	\$2,500,000	\$2,500,000	1,375	275
Health Services					
Lead Hazard Screening					
Crime Awareness					
Fair Housing Activities					
Energy Assistance (General) (UNIT = L/M Households)	HIGH	\$4,000,000	\$4,000,000	60,500	12,100
Business Improvement District (UNIT = L/M PERSONS)	HIGH	\$3,265,000	\$3,265,000	300,000	300,000
Economic Development (General)					
C/I Land Acquisition/Disposition					
C/I Infrastructure Development					
C/I Building Acq/Const/Rehab					
Other C/I (UNIT = L/M PERSONS)	HIGH	\$1,785,000	\$1,785,000	500,000	100,000
ED Assistance to For-Profit (UNIT = JOBS)	HIGH	121,500,000	121,500,000	3,555	711
ED Assistance to Non-Profit (UNIT = L/M PERSONS)	HIGH	\$5,000,000	\$5,000,000	1,000,000	200,000
Façade Improvements (UNIT = L/M PERSONS)	HIGH	2,000,000	2,000,000	1,000,000	200,000
Targeted Corridor Support (UNIT = L/M PERSONS)	HIGH	4,000,000	4,000,000	310,000	310,000
Micro-enterprise Assistance (UNIT = BUSINESS)	HIGH	4,750,000	4,750,000	550	110
Other - Admin, Nacs, Section 108 Repayments	HIGH	\$154,210,000	\$154,210,000	550,000	550,000



# Action Plan



## Action Plan

The Action Plan portion of the *Year 38 Consolidated Plan* documents the activities that the City of Philadelphia proposes to undertake in Year 38 to accomplish the City's housing and community development priorities. This Action Plan includes a description of the major programs to be carried out in Year 38 and a list of the housing development organizations selected through a competitive process to receive funding to develop housing for low- and moderate-income households. The Action Plan also outlines the activities to be funded through the Housing Opportunities for Persons With AIDS (HOPWA) program and a budget for the City's housing and community development activities.

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### Prevent Homelessness by Keeping People in Their Homes

Philadelphia's housing stock is aging. The median date of construction of Philadelphia's housing units is 1946, meaning that more than half of the units in Philadelphia are more than 65 years old. Indeed, 85 percent of Philadelphia's housing stock is more than 40 years old. Absent ongoing maintenance, housing stock of that age risks becoming uninhabitable, threatening the occupants of those homes with homelessness. Unfortunately, many Philadelphia homeowners lack the resources necessary to provide that ongoing maintenance. In addition, many homeowners face challenges in obtaining home improvement loans.

These financial challenges facing Philadelphia homeowners have been exacerbated by the economic crisis that began in 2008. The foreclosure rate in Philadelphia spiked to more than 6,300 new defaults in 2008, and remains on a pace for more than 5,000 new defaults in 2012. Foreclosure is another challenge that threatens to create homelessness among Philadelphians.

Philadelphia faces these challenges through strategies that prevent homelessness by keeping residents in their homes. For income-eligible residents, City-funded home repairs keep homes habitable. The City also supports home repair loan products to assist homeowners to undertake home repairs on their own. Foreclosure prevention and housing retention through housing counseling helps to keep residents from losing their homes and becoming homeless.

Despite this strategic approach to preventing homelessness, some Philadelphians become homeless. Their homelessness may be either short- or long-term, and they may have special needs, such as persons with HIV/AIDS. As part of its "Ten Year Plan to End Homelessness," the City offers a variety of programs to address the immediate needs of these Philadelphians as well as housing and support services to create permanent alternatives to homelessness.

The activities described in this section are designed to respond to the Year 38 priority of preventing homelessness by keeping people in their homes and addressing the needs of homeless and special-needs populations.

## Home Improvement Programs

To maintain and in some cases restore the habitability of homes of low-income Philadelphians, the City funds a series of home improvement programs designed to keep residents in their homes.

### ■ Basic Systems Repair Program

The Basic Systems Repair Program (BSRP) provides free repairs to the electrical, plumbing and heating systems of owner-occupied homes in Philadelphia. BSRP may also provide free replacement of a house’s roof if major interior damage such as a collapsing ceiling is evident.

BSRP is managed by the Philadelphia Housing Development Corporation (PHDC). Repairs to the homes are completed by private contractors subsequent to an inspection by PHDC personnel that identifies the necessary repairs. PHDC also inspects the work after it is completed.

#### BSRP at a Glance

Maximum repair cost per property	\$17,500
Average repair cost per property	\$10,200
Maximum eligible household income (3 people)	\$28,635
BSRP waiting list (number of homeowners)	6,500

In previous years, PHDC also maintained an Emergency Repair Hotline Program to address plumbing, electrical and roofing emergencies of low-income homeowners. However, due to the elimination of state Housing and Redevelopment Assistance funds, OHCD will not be able to support this program in Year 38.

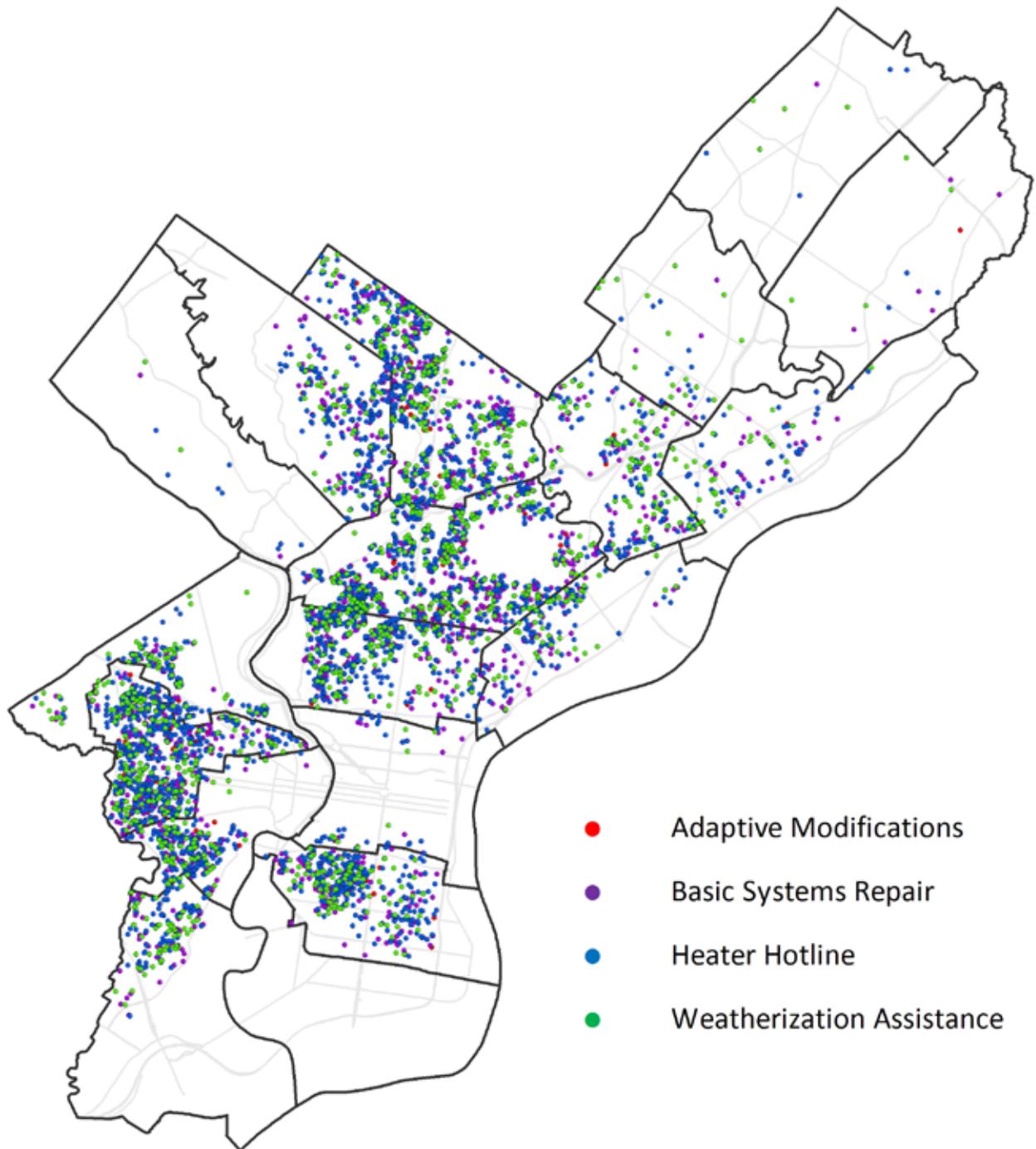
### ■ Adaptive Modifications Program

The Adaptive Modifications Program (AMP) is designed to help individuals with permanent physical disabilities live more independently in their homes. It provides free adaptations, allowing easier access to and mobility within the home. Unlike the City’s other home improvement programs, AMP is not limited to owner-occupied homes, but is also available to renters with the landlord’s permission. The program management structure of AMP is similar to that of BSRP, with private contractors making adaptive modifications following a PHDC home inspection and client needs assessment.

#### AMP at a Glance

Cost of Modest Modification (hand-held shower, grab bars, extra-high toilet)	\$1,000
Cost of Extensive Modification (wheelchair lift and accessible bathroom)	\$25,000
Average AMP Cost per home	\$12,400
Maximum eligible household income (3 people)	\$36,700
AMP Waiting List (number of homeowners)	800

## Home Improvements Made in FY 2011



## ■ Weatherization Assistance Program

Utility expenses are a significant contributor to the cost of housing, and are a major factor in homelessness. Indeed, local shelter providers have noted that 15-20 percent of their residents are homeless due to utility issues. To address this issue, the City supports an energy-efficiency program designed to reduce utility costs for both homeowners and tenants.

The Weatherization Assistance Program (WAP) provides free weatherization and energy-efficiency improvements to owner-occupied houses and tenant-occupied rental units in Philadelphia. WAP improvements are identified through an energy audit conducted by PHDC and may include: air-sealing measures, such as weatherstripping, caulking and repair of primary windows and doors; wrapping of hot water heaters, heating pipes and ducts; sealing basement openings, crawlspaces and chaseways; insulating and air-sealing of the roof area; repair and efficiency modifications to central heating systems; electrical load reduction measures; and in-home energy education. The geographic distribution of WAP repairs for FY 2012 is shown on the map on page 15.

### WAP at a Glance

Maximum repair cost per property	\$6,500
Average repair cost per property	\$5,100
Maximum eligible household income (3 people)	\$38,184
WAP waiting list (number of homeowners/tenants)	739

In Year 35, PHDC received a three-year allotment of American Recovery and Reinvestment Act (ARRA) funding for weatherization activities. With that funding, nearly 1,800 homes that would not otherwise have been weatherized will have received WAP improvements by the end of March, 2012.

As of the issuing of the *Preliminary Plan*, the City does not know if it will receive State funding for WAP in Year 38. ARRA funding for weatherization expires in Year 37. As a result, the future of this program is unclear.

## ■ Heater Hotline

In addition to the structural home repair programs managed by PHDC, the City also supports a program designed to make emergency heater repairs for low-income homeowners. The Heater Hotline program, in which a call center and repair teams are staffed by the Energy Coordinating Agency (ECA) under contract to PHDC, The geographic distribution of Heater Hotline repairs for the contract year September 2010-August 2011 is shown on the map on page 15.

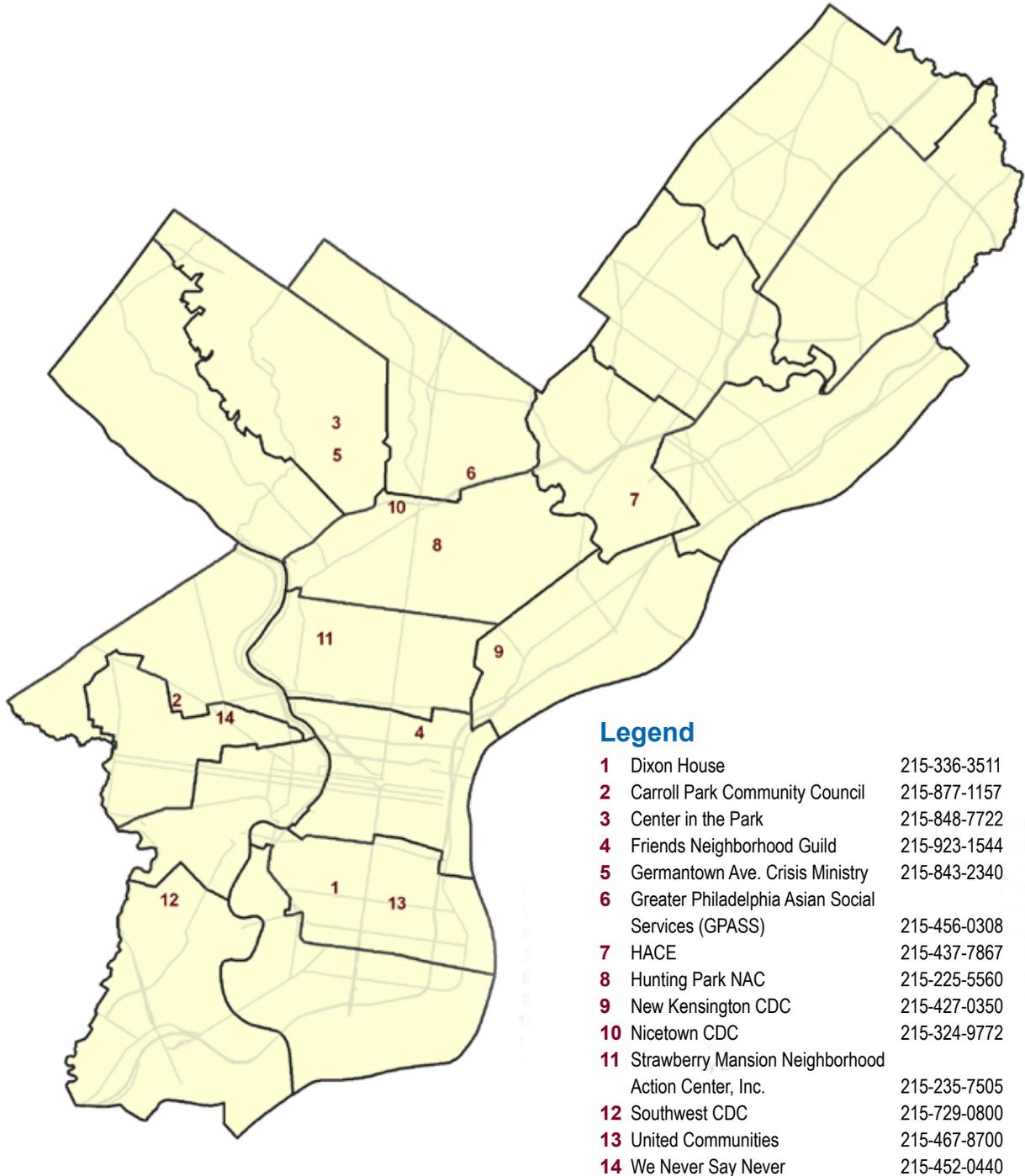
### Heater Hotline at a Glance

Maximum repair cost per property	\$2,000
Average repair cost per property	\$280
Maximum eligible household income (3 people)	\$28,635
Repairs made, Sept. 2010-Aug. 2011	2,762

## ■ Energy Coordinating Agency

The City’s efforts to keep residents in their homes by lowering utility bills extend beyond physical improvements to homes and apartments. OHCD supports ECA’s fifteen Neighborhood Energy Centers, through which residents can complete applications to seek bill payment assistance, learn how to conserve water, gas and electricity, and obtain energy counseling.

## Neighborhood Energy Centers Serving Philadelphia



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## Home Repair Assistance

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While the City supports programs that provide direct home repairs to low-income households, many homeowners face other issues that restrict their ability to maintain and remain in their homes. Those issues include title problems, poor credit, high loan interest rates, and insufficient income. To assist this group of homeowners, the City funds initiatives that will better enable homeowners to obtain home repair assistance in the private market.

### ■ Tangled Title Fund

For a homeowner to obtain a loan or grant for home repairs, the title to the property must be clear. However, the transfer of homeownership in low-income communities, whether by inheritance or sale, frequently does not involve lawyers and may result in a title that does not accurately reflect the current ownership. In such a case, the homeowner will be unable to obtain a home repair loan, and the condition of the property may deteriorate due to lack of maintenance.

To assist homeowners to clear these title issues, OHCD supports the Tangled Title Fund, through which Philadelphia VIP provides legal assistance to resident homeowners facing title issues.

#### Tangled Title at a Glance

Maximum grant per household	\$2,500
Average grant per household	\$1,100
Maximum eligible household income (3 people)	\$38,184

### ■ Mini-PHIL and PHILPlus

Homeowners with less-than-perfect credit frequently are victimized by predatory lending because they are unable to obtain a home repair loan through a bank. Such loans can lead to foreclosure, threatening the homeowners with homelessness.

To combat such predatory lending, OHCD supports two loan programs, Mini-PHIL and PHILPlus. Both offer loans at 6 percent interest or less. Mini-PHIL borrowers can borrow up to \$10,000 to be paid off over 10 years, while PHIL-Plus borrowers can borrow up to \$25,000 to be paid off over 20 years. Each loan also includes housing counseling so that homeowners are able to avoid predatory loans, develop and stay within a budget, and understand and take steps to improve their credit. Support from the City enables mainstream banks to provide loans to customers to whom they might not otherwise lend.

### ■ Philadelphia Home Improvement Loan (PHIL)

The PHIL program assists homeowners to undertake home repairs by enabling them to borrow up to \$25,000 at below-market rates from select banks. Borrowers with household incomes of up to 115 percent of the median income for the 9-county Philadelphia Metropolitan Area (See Appendix page 1 for income eligibility chart) can borrow at three percent interest, while borrowers with incomes above that level can borrow at five percent interest. By supporting the lower interest rates, the City promotes home maintenance and ensures the continued habitability of the home.

## ■ Earned Income Tax Credit (EITC)

A clear strategy to prevent homelessness is to ensure that very low- to low-income households maximize the income support programs available to them. One such program is the Earned Income Tax Credit (EITC), which provides a tax credit for individuals earning less than \$20,000 and families earning up to \$50,000 (on a sliding scale based on household size). To reach out to and support households eligible for this tax credit, OHCD supports financial literacy counseling by the Campaign for Working Families, which is managed by the Urban Affairs Coalition.

## ■ Impact Services Building Materials Exchange Program

An innovative way to keep Philadelphians in their homes by facilitating home repair is to make building materials available to them at low or no cost. Low-income homeowners may join Impact Services Building Materials Exchange Program by providing proof of homeownership and income. The CDBG support for the program is leveraged by donations of building materials from corporations, contractors and homeowners doing remodeling. In addition to supporting home repairs by low-income homeowners, the program helps the environment by diverting used construction materials from landfills to productive reuse.

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## Housing Counseling

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Preventing homelessness can be achieved by supporting homeowners as they face the challenges of homeownership – including avoiding foreclosure – and by preparing prospective homeowners to meet those challenges. Philadelphia has long supported housing counseling to achieve those goals. Housing counselors serve as advocates for homeowners facing foreclosure and negotiating with lenders; assist with credit repair; serve specialized populations such as tenants, people with disabilities and senior citizens; and prepare potential homeowners to be ready for the responsibility of homeownership. Philadelphia’s approach to housing counseling is a comprehensive one in which the counselors are supported by outreach teams that alert homeowners facing foreclosure to the services available to them, by public interest lawyers who assist them in negotiating with lender attorneys, and by a hotline that enables homeowners to set up a meeting with a counselor with one phone call. Using prior years’ funds, OHCD will support training to ensure that counselors are as well equipped as possible to serve their clients. The City provides further support to homeowners by funding an emergency utility payment assistance program.

## ■ Residential Mortgage Foreclosure Prevention

After the housing bubble burst in 2007 and the economy weakened in 2008, an increasing number of Philadelphians began to face foreclosure. The foreclosure crisis had potentially serious consequences for the City. Most directly and most immediately, the growing number of foreclosures threatened to increase the number of homeless Philadelphians by forcing homeowners from their homes. In addition, in a city already beset by a significant number of vacant properties, adding more vacant properties, especially on otherwise-intact blocks, could weaken then-strong neighborhoods.

**New Homeowner  
Defaults in 2008**

**6,369**

To prevent homeowners from becoming homeless due to foreclosure, the City initiated the Residential Mortgage Foreclosure Prevention Program, an innovative program that links a Court of Common Pleas order requiring that homeowners facing foreclosure have an opportunity to meet with their lenders to negotiate an alternative to foreclosure with City-funded housing counseling, outreach, a hotline and legal assistance.

**Foreclosure Prevention  
Outreach**

**3,000**

**Households**

**Contacted in 2011**

Working together, the City and the Court have created and implemented a national model. Unfortunately, the need for this model program continues as the City is on a pace to see more than 5,000 new defaults in 2012.

➤ **Foreclosure Prevention Housing Counseling**

A key element of the success of the Foreclosure Prevention Program is that every homeowner is matched with an OHCD-funded housing counselor. These counselors are knowledgeable about available sources of mortgage support, have experience negotiating with lenders, and have worked with homeowners in and out of foreclosure on issues such as budgeting, credit repair and meeting the responsibilities of owning a home. For those homeowners who are able to save their homes – roughly one-third of program participants to date – they emerge from the process not only still in their homes but also more prepared to avoid future financial problems.

**SaveYourHomePhilly  
Hotline**

**17,500**

**Calls**

**To Hotline in 2011**

➤ **Foreclosure Prevention Outreach**

A roadblock to saving the homes of households facing foreclosure is the paralysis many homeowners feel upon receiving a foreclosure notice. To combat that inertia the City funds proactive outreach to provide information on the services available to homeowners as early in the process as possible. Utilizing its network of Neighborhood Advisory Committees and select citywide organizations, the City supports door-to-door outreach to educate homeowners about their rights in the foreclosure process, the availability of housing counseling and legal support, and the SaveYourHomePhilly hotline through which homeowners can begin to access these services.

**Foreclosure Prevention  
June 2008 - Feb. 2011**

**4,500**

**Homes Saved**

**Through  
Housing Counseling,  
NAC Outreach  
and Legal Assistance**

➤ **SaveYourHomePhilly Hotline**

To help keep Philadelphians in their homes, the City supports a hotline that enables homeowners to seek assistance as soon as they begin to have mortgage problems. At the SaveYourHomePhilly hotline (215-334-HOME), trained operators evaluate callers' needs and make

appointments with housing counselors or make other referrals. Since the hotline began focusing on foreclosure prevention (its previous focus was on anti-predatory lending), the City has promoted it with inserts into utility bills, public service announcements, and through the outreach efforts outlined above. Philadelphia Legal Assistance manages and staffs the SaveYourHomePhilly hotline.

See the map on page 21 for the geographic distribution of homes saved from foreclosure since June 2008.

➤ **Community Legal Services**

Although the housing counselors in the Foreclosure Prevention Program are skilled in negotiating with lenders and their attorneys, there are instances in which homeowners facing foreclosure require legal support to resolve their cases. To that end, OHCD funds Community Legal Services (CLS) to provide mortgage foreclosure legal services to homeowners facing foreclosure. CLS attorney/paralegal teams help homeowners responding to foreclosure lawsuits to negotiate with lenders to modify mortgage loan terms to preserve homeownership, or will represent the homeowner to defend foreclosure, as appropriate.

■ **Neighborhood and Citywide Housing Counseling**

While much of OHCD-supported housing counseling focuses on foreclosure prevention after a foreclosure complaint has been filed, housing counseling agencies also seek to prevent homelessness caused by foreclosure and other housing issues prior to those issues arising. OHCD has long supported neighborhood-based and citywide organizations offering housing counseling services to low- and moderate-income people. OHCD-funded services provided by these agencies include mortgage counseling, default and delinquency counseling, tenant support and housing consumer education. Through these services prospective homeowners can avoid predatory loans, a significant cause of foreclosure. OHCD counselors also assist Philadelphians to repair their credit, ensuring that they may receive more favorable mortgage terms. OHCD supports a wide range of housing counseling services, including those to people with specialized needs such as senior citizens and people with disabilities.

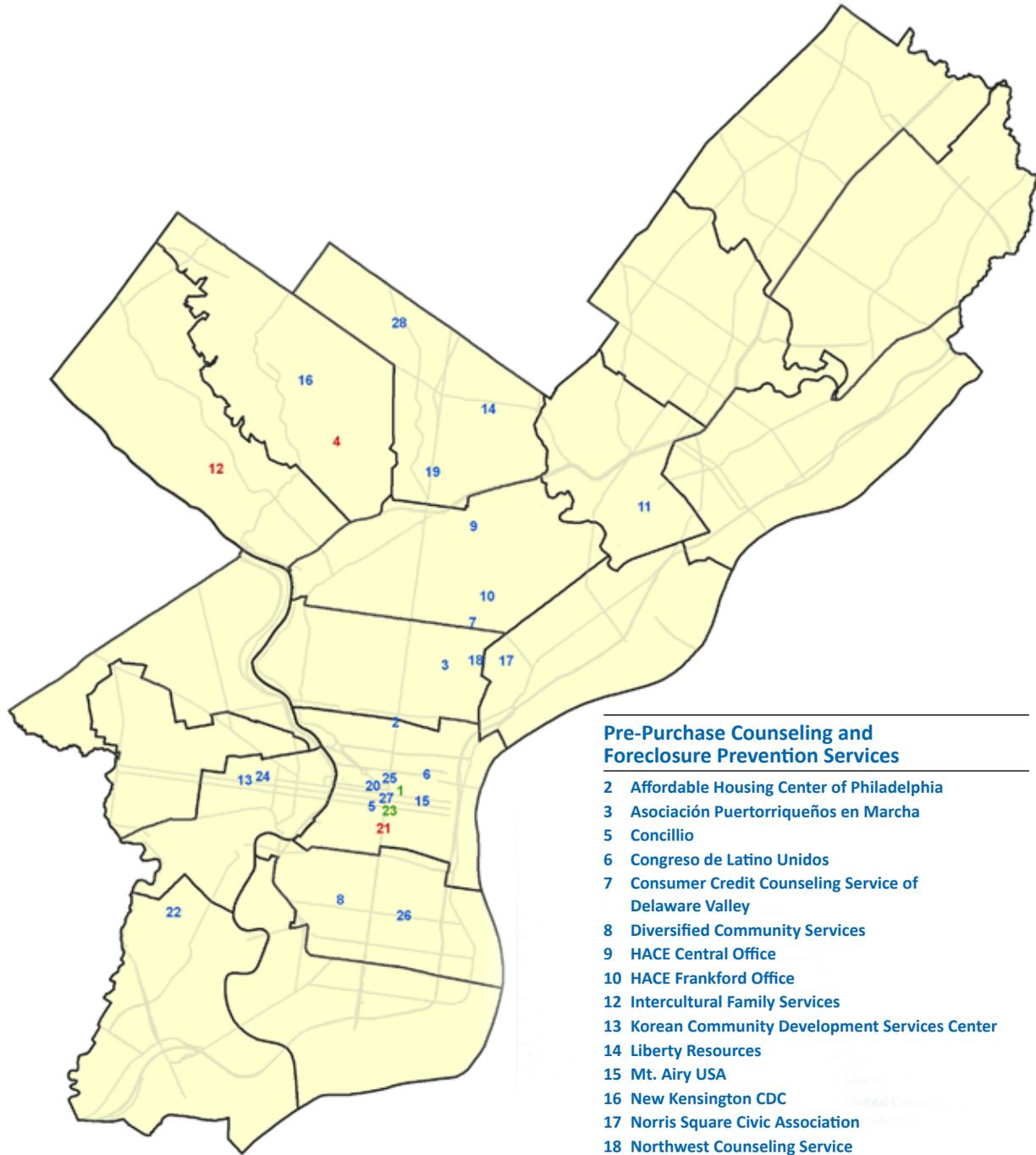
Activities to prevent foreclosure also extend to preparing prospective homeowners for the financial and other responsibilities of owning a home. Counselors educate homebuyers to purchase within their means, to avoid

**Housing Counseling**

**12,900**

**Households  
Counseled  
in FY2011**

## Housing Counseling Agencies Serving Philadelphia



### Specialty Housing Counseling Services

- 1 ActionAIDS
- 24 Tenant Union Rights Network

### Specialty Counseling Services for Seniors

- 4 Center in the Park (Seniors)
- 11 Intercommunity Action (Seniors) Specialty Housing Counseling Services
- 22 Philadelphia Senior Center

### Pre-Purchase Counseling and Foreclosure Prevention Services

- 2 Affordable Housing Center of Philadelphia
- 3 Asociación Puertorriqueños en Marcha
- 5 Concillio
- 6 Congreso de Latino Unidos
- 7 Consumer Credit Counseling Service of Delaware Valley
- 8 Diversified Community Services
- 9 HACE Central Office
- 10 HACE Frankford Office
- 12 Intercultural Family Services
- 13 Korean Community Development Services Center
- 14 Liberty Resources
- 15 Mt. Airy USA
- 17 Norris Square Civic Association
- 18 Northwest Counseling Service
- 19 (Nueva) Esperanza
- 20 Philadelphia Council for Community Advancement
- 21 Philadelphia Neighborhood Housing Services (Pre-purchase only)
- 23 Southwest CDC
- 25 The Partnership CDC
- 26 Unemployment Information Center
- 27 United Communities Southeast Philadelphia
- 28 Urban League of Philadelphia
- 29 West Oak Lane CDC

unsustainable mortgages, to manage money through budgeting, and to maintain their homes. Indeed, OHCD’s first-time homebuyer programs (see page 38) require that applicants receive housing counseling prior to obtaining financial assistance.

See page 23 for a map of OHCD-funded housing counseling agencies.

### ■ Training Activities

OHCD’s strategy to prevent homelessness by keeping people in their homes relies on the knowledge and expertise of its funded housing counselors. To ensure that those counselors are kept abreast of trends in foreclosure prevention, including grants and programs available to homeowners, OHCD supports training and technical assistance to OHCD-funded housing counselors in the areas of mortgage default and delinquency and anti-predatory lending counseling. That training is provided by Northwest Counseling Services, which was selected following a competitive Request for Proposals process and will continue to provide training support to housing counselors in Year 38 using prior years’ funds.

### ■ Utility Emergency Services Fund

Low-income Philadelphians face homelessness not only as a result of foreclosure due to mortgage-related issues, but also because of utility costs, which threaten both homeowners and renters. A study in St. Paul, Minnesota, found that 26 percent of evictions due to condemnation were due to electric and gas termination and 40 percent of evictions were due to water cutoffs. A study in Philadelphia by the Energy Coordinating Agency found that 32 percent of electric service terminations and 24 percent of gas terminations led to home abandonment by low-income households within a year. To combat homelessness due to utility costs, OHCD supports the work of the Utility Emergency Services Fund (UESF) to address utility emergencies. UESF provides grants to low-income families who have utility arrearages and are in danger of having utility services discontinued.

## Utility Assistance

4,129

Households  
Assisted  
in 2011

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## Homeless and Special-Needs Housing

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The activities described in this section are designed to respond to the Year 38 objective of developing and providing more affordable housing for homeless people and other low-income people with specialized housing and service needs. Specific populations targeted include

chronically homeless individuals and families, families with children, veterans and their families, individuals and families who are experiencing domestic violence, and unaccompanied youth. Year 38 resources combine housing development with service delivery and rental assistance. This section also describes actions planned for the Emergency Solutions Grant funds (formerly Emergency Shelter Grant) and the Housing Opportunities for Persons With AIDS (HOPWA).

The Office of Supportive Housing (OSH), the City department charged with planning and implementing Philadelphia's response to homelessness, balances the variety of needs and directs resources and tools to multiple subpopulations, in partnership with other city departments and the nonprofit and advocacy communities. OSH identifies needs and funding allocation priorities is established in consultation with the McKinney Public/Private Strategic Planning Committee, which oversees the Continuum of Care (CoC) and provides input on the Homeless Management Information System (HMIS). Specifically, the Strategic Planning Committee reviews data, reviews and ranks existing McKinney programs, and identifies priority populations for new funding anticipated through the annual McKinney competition.

Year 38 resources combine housing development and rental assistance with financial assistance and leverage funding for services to maximize resources and best meet the needs of citizens to help them avoid or end their homelessness.

The City of Philadelphia's overall strategy for meeting priority homeless needs is guided by the goals outlined in "Creating Homes, Strengthening Communities, and Improving Systems: Philadelphia's Plan to End Homelessness." The Ten Year Plan contains the following goals:

1. Open the "back door" out of homelessness—ensure that all Philadelphians have a safe, accessible and affordable home.
2. Close the "front door" to homelessness—implement successful prevention strategies.
3. Ensure that no one in Philadelphia needs to live on the street.
4. Fully integrate all health and social services to aid in preventing and addressing homelessness.
5. Generate the political will, civic support and public and private resources to end homelessness.
6. Build human capital through excellent employment preparation and training programs, and jobs at a livable wage.
7. Support families and individuals to promote long-term independence and prevent their return to homelessness.

To make progress toward Goal 1 of the Plan, the City set a goal to create 6,500 new housing opportunities between 2008 and 2013 for homeless individuals and families, including:

- 2,000 units of permanent supportive housing; and
- 4,500 short- and long-term rental subsidies by

- Leveraging 200 housing opportunities from the Philadelphia Housing Authority (PHA) for single individuals experiencing homelessness, with priority given to those who are chronically homeless.
- Leveraging 300 housing opportunities from PHA for families for families experiencing homelessness.
- Utilizing the HUD Homelessness Prevention and Rapid Rehousing Program (and the retooled Emergency Solutions Grant and Housing Trust Fund dollars) to provide shorter-term rental subsidies.

By the end of 2011, more than 4,000 new housing opportunities had been created toward the 6,500 goal.

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## Office of Supportive Housing

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The Office of Supportive Housing (OSH) provides assessment, homeless prevention and diversion, emergency housing and relocation, transitional and permanent housing, and services. A key funding source is the Emergency Solutions Grant, allocated to the City as an entitlement program through OHCD. Beginning in 2012, the ESG program will be replaced by the new HEARTH Act Emergency Solutions Grant (H-ESG). H-ESG will provide grant funding to support emergency housing, rapid rehousing, prevention and support for Homeless Management Information System activities.

### ■ Continuum of Care

In addition to serving as the centralized intake agency into the City's emergency and transitional housing systems, OSH is the lead agency for the homeless Continuum of Care (CoC); the grantee for HUD Shelter Plus Care funding; and the grantee for the first operating period for all development Supportive Housing Program (SHP) grants. Within the Philadelphia Continuum of Care, there are more than 30 programs that receive Shelter Plus Care funding for a total of nearly 1,000 units. Matching funds are provided by the Department of Behavioral Health and Intellectual Disability Services, Department of Human Services, and the AIDS Activities Coordinating Office. SHP units number well over 2,000, most of which are carried out through nonprofit organizations holding grant agreements directly with HUD.

The CoC's emergency housing system is structured to accept all subpopulations of individuals and families that are experiencing homelessness, although there are facilities specifically designated for victims of domestic violence and (privately operated) for unaccompanied youth. Individuals and families in emergency housing apply for longer-term housing through clearinghouses established to route applications for rapid rehousing assistance and transitional housing programs.

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## Support for Veterans

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With regard to veterans experiencing homelessness, Philadelphia has a network of providers and programs that offer Department of Veterans Affairs (VA)-supported programs including "Grant and Per Diem," and

“Supportive Services for Veterans and their Families” as well as HUD-funded programs including Shelter Plus Care and SHP. Veteran-serving organizations work closely with the VA and the CoC to ensure high utilization of Veterans Affairs Supportive Housing (VASH) vouchers. A Philadelphia Homeless Veterans Coalition creates a unified voice on behalf of homeless veterans and their needs.

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## Rental Assistance and Public Housing for the Homeless

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Due to Philadelphia’s high poverty rate, there is an enormous gap in the availability of affordable housing. One of the primary methods for addressing this need for those who are homeless is the provision of rental assistance. In Year 38, OHCD plans to continue to provide HOME funding for rental assistance to homeless families and to people with HIV/AIDS.

The City has determined that people experiencing homelessness and those with HIV/ADS have unmet housing needs and the provision of rental assistance under the HOME Program can narrow the gaps in need. Local market conditions that inform this determination are outlined in the Year 38 Needs Assessment and Market Analysis sections of this document.

Funding in Year 38 will not only leverage state funds for case management services used in the transitional housing program but will also build on the Rapid Rehousing model and leverage PHA housing resources through the provision of security deposits to help families move from shelter and transitional housing to permanent affordable housing. Since May 2008, PHA has committed to provide to the City 300 conventional units for homeless families and 200 Housing Choice vouchers annually for single men and women through the Blueprint Program. More information about the Rapid Rehousing component and strategy can be found on page 29.

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## Pathways to Housing: Housing First

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Beginning in Year 34, local Housing Trust Fund dollars were allocated to Pathways to Housing PA to provide rental subsidies and housing support to chronically homeless individuals through the Housing First model. This approach targets hard to engage mentally ill and/or addicted men and women with long histories of living on the streets. Individuals are engaged on the street by outreach teams and assisted with moving directly to privately owned, leased housing in the community. An Assertive Community Treatment team provides intensive support to help increase independence. This model is shown to decrease the use of shelters, Crisis Response Center episodes, mental health hospitalization, and prison stays.

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## Outreach to the Homeless

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This funding builds on the tools long in place for vulnerable men and women living outdoors in Philadelphia, including: 24 hour a day, 7 days a week, 365 days a year street outreach teams who locate and engage

individuals living on the streets and encourage them to accept services, treatment, and housing. The Outreach Coordination Center, located at Project H.O.M.E., provides a central “dispatch” to coordinate outreach efforts and respond to citizen calls to an outreach hotline. A well-developed Safe Haven system offers a first step for individuals transitioning from the streets to residential living, and more than 120 treatment slots have been created to assist men and women with long histories of homelessness to embark on recovery. At the end of the program, successful graduates may be able to obtain a Section 8 voucher to support housing stability and continued sobriety. In addition, through a commitment to identify and direct resources to this evidence-based strategy, Philadelphia has a Housing First inventory of 445 units, operated by Pathways to Housing PA and a partnership between 1260 Housing Development Corporation and Horizon House, Inc.

To increase targeted efforts to chronically homeless men and women, in Year 37 the City of Philadelphia and private sector sponsors and partners conducted an “Outreach Week” as part of the national 100,000 Homes campaign to identify and house 100,000 vulnerable and chronically homeless individuals. More than 250 volunteers fanned out across the City and conducted surveys with individuals living outdoors to better understand their health needs. The City has dedicated housing resources toward those who are most vulnerable, and will continue to do so despite limited resources.

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## Goals for Year 38

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The City of Philadelphia established the following goals for Year 38 in its 2011 application for Homeless Assistance Program funding on behalf of the Philadelphia Continuum of Care:

- Exceed the national goal for the percentage of participants remaining in McKinney-funded permanent supportive housing program for at least six months by 8 percentage points (national goal, 77 percent; Philadelphia goal, 85 percent).
- Meet the national goal (20 percent) for the percentage of participants in McKinney funded programs who are employed at program exit.
- Exceed the national goal for the percentage of participants in McKinney transitional housing programs who move to permanent housing by 11 percentage points (national goal, 65 percent; Philadelphia goal, 76 percent).
- Decrease the number of homeless households with children residing in emergency and transitional housing on the night of the annual homeless point in time count from 918 to 900. Decrease by 100 more in five years.
- Create 114 new beds for chronically homeless individuals in 12 months for a total number of 760 beds; have available a total of 1,340 beds in five years.

OSH intends to make Year 38 ESG funding available through competitive Request for Proposals processes, both for the shelter operations activities and for the prevention/rental assistance activities. The processes for awarding funds, monitoring programs and identifying beneficiaries are outlined in the Appendix.

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## Homelessness Prevention & Rapid Re-Housing

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The City of Philadelphia received more than \$23 million from the American Recovery and Reinvestment Act in 2009 that allocates funding for homelessness prevention and rapid re-housing (HPRP) activities over a three year-period ending August 2012. Funding is intended to serve households renting units in the community and those residing in emergency and transitional housing facilities. HPRP monies are used to provide the financial assistance that a household needs to maintain their current housing or to help households that are currently homeless transition into permanent housing.

The HPRP program finances three categories of time-limited activities: homelessness prevention, rapid re-housing and emergency relocation services. Homelessness prevention services include housing stabilization and cash assistance (for rent, utilities, and security deposits) to help resolve a housing crisis and prevent homelessness. Rapid rehousing provides housing stabilization and cash assistance (for rent, security deposit, utility deposits, payments or arrearages) to move homeless households living in emergency or transitional housing back into private market housing. Since October 2009, the HPRP program has provided more than \$15 million of financial assistance to 6,115 households and moved 1,319 households from emergency or transitional housing into permanent housing.

August 2012 will end the three year period for which funding for HPRP was allocated. Subsequent funding for prevention and rapid rehousing activities will be allocated through the new HEARTH Act Emergency Solutions Grant (H-ESG). However, funding for prevention and rapid rehousing activities through H-ESG will be at much lower levels than that of the HPRP program. OSH projects that over the next 5 years, the annual demand for rapid rehousing assistance will be approximately 630 households for a total of 3,150 households. There are currently 136 households receiving rapid rehousing assistance and nearing the termination of that assistance in August 2012. The recidivism rate for all households served through HPRP is 4.7 percent. Using this recidivism rate, it is projected that approximately 6 households that are nearing termination of their current assistance will be in need of future financial assistance in order to remain stably housed.

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## Housing Retention

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Housing retention services include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and prevent households from losing their home and becoming homeless. Since Oct 2009, 636 households have received \$1,013,392 in mortgage assistance. Since Year 31, HTF resources have supported the Housing Retention Program.

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## Emergency Assistance and Response Unit

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Emergency assistance and response activities encompass relocation and/or emergency housing assistance for victims of natural disasters such as fires, gas explosions, collapsed buildings and weather related

crises and residents of units declared unfit or unsafe. To date, the program has used HPRP funds to assist 794 households with \$908,324 in financial assistance.

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## Victims of Domestic Violence

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In Year 38 the City will support expansion of an existing transitional housing site to accommodate 15 families who are homeless as a result of domestic violence.

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## Housing Opportunities for Persons With AIDS (HOPWA)

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The HOPWA region for which OHCD administers funding includes Philadelphia County, Bucks County, Chester County, Delaware County and Montgomery County. HOPWA funding to the five-county region is allocated based on the region's AIDS caseload, including the rate of newly diagnosed people, compared to the rest of the nation.

### ■ Consultation and Coordination

OHCD coordinates the HIV Housing Planning Committee which includes representatives of HIV service and housing providers, housing advocates, persons with HIV/AIDS, and other representatives of local government who advise OHCD on HIV/AIDS housing policy and programs. OHCD also participates on planning committees associated with the Ryan White CARE Act Planning Council.

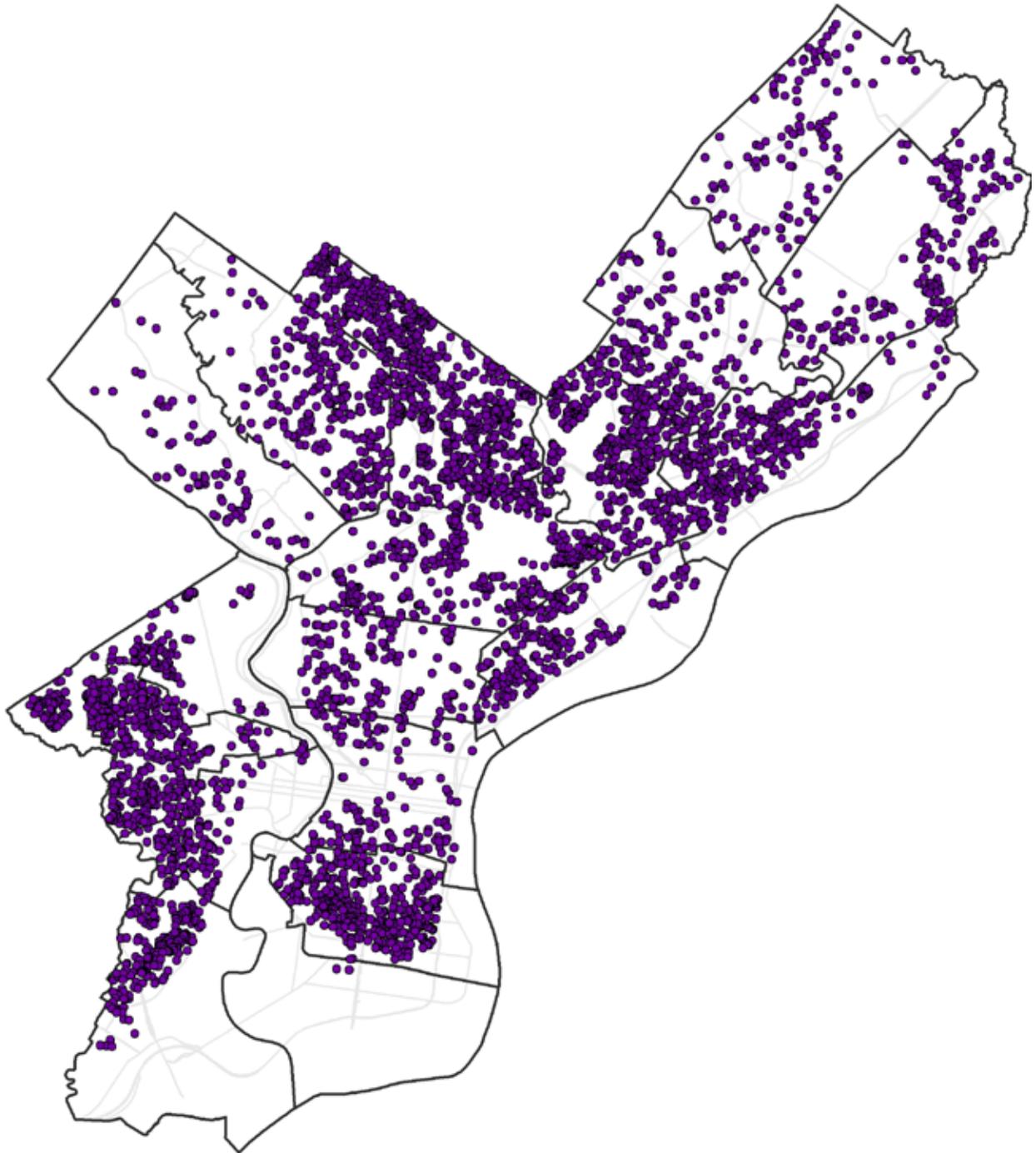
### ■ Project Sponsor Selection

In Year 38, OHCD intends to continue to contract with existing project sponsors in Philadelphia and in the suburban counties to support rental assistance, provision of housing information, operating costs of residential facilities, and supportive services for people with HIV/AIDS. In Year 37, OHCD issued a Request for Proposal (RFP) to select a project sponsor to manage a housing needs assessment to examine current housing requirements for people living in the five county area. This needs assessment will be completed in Year 38.

### ■ Goals and Urgent Needs to be Met

OHCD proposes to allocate HOPWA funds to program activities in the five counties of Southeastern Pennsylvania, including Philadelphia, as described in the program activities on the following page. This allocation plan supports the most urgent and immediate housing needs by concentrating on direct housing assistance, including rental assistance vouchers, short-term (emergency) payments to prevent homelessness, and direct operating costs for residential facilities. Funding is continued for information/referrals (housing counseling) and for supportive services linked to housing services for persons with mental illness and substance abuse issues. A new Housing First program, targeted for homeless people with HIV/AIDS with a serious mental illness or chronic substance abuse issues, was initiated in Year 37.

## Homes Saved from Foreclosure: July 2008 to Present



Using Year 38 HOPWA funds, the City expects to provide housing for 950 households through short-term payments to prevent homelessness, through tenant-based rental assistance and through units provided in HOPWA-funded housing facilities.

### ■ **Private and Public Funding Sources**

For most of the housing activities to be funded, there is little other public or private funding available. The Ryan White CARE Act funds case management services that serve as the basic social service system for persons with HIV/AIDS. Ryan White funds in the Philadelphia region have not traditionally been used to provide housing or housing services and regulations severely limit the kind and nature of housing that can be provided. Gaudenzia House provides drug and alcohol treatment services for clients in its HOPWA-funded rental assistance program. The City and Delaware County both utilize HUD's Shelter Plus Care program to provide housing vouchers and supportive services for homeless persons with HIV/AIDS and other special needs. Private foundation fundraising and fundraising by The AIDS Fund support many of the organizations that carry out HOPWA-funded activities.

### ■ **Harbor Project: Housing First**

In Year 37 OHCD awarded a three-year grant to ActionAIDS to implement Philadelphia's initial Housing First program for people with HIV/AIDS. ActionAIDS implements this program in partnership with Pathways to Housing.

As suggested by its name, the Housing First model first provides housing, then combines housing with supportive treatment services. These services include mental and physical health, substance abuse, education and employment. Housing is provided in apartments scattered throughout a community to create a sense of home and self-determination, helping to reintegrate clients into the community.

Founded in New York, the program maintains an 85 percent retention rate.

### ■ **Return-to-Work**

OHCD proposes to provide support to ActionAIDS for its Positive Action Program. This program is a return-to-work program for people living with HIV and AIDS. It will be funded in part through the Philadelphia Workforce Development Corp. (PWDC). The HOPWA funds will be used to serve persons who are ineligible for the PWDC program.

### ■ **Adaptive Modifications Program for Persons with Disabilities**

OHCD plans to maintain as a priority increasing housing accessibility for people with disabilities through the Adaptive Modifications Program. A complete description of the program can be found on page 14.

## HOPWA Budget Detail CDBG Year 38 (FY 2013)

HOPWA Eligibility Category	Rental Assistance*	Short Term Payments & Emergency Grants	Operating Costs	Information Referrals & Housing Counseling	Supportive Services	Subtotal Program Costs	Admin. Costs	Contract Total
ActionAIDS	\$228,000			\$295,000		\$523,000	\$39,000	\$562,000
ActionAIDS/Pathway Housing	\$236,000		\$29,281		\$134,360	\$399,641	\$28,359	\$428,000
ActionAIDS (Job Training)					\$60,500	\$60,500	\$4,500	\$65,000
Calcutta House			\$227,850			\$227,850	\$17,150	\$245,000
Catholic Social Services					\$305,000	\$305,000	\$18,000	\$323,000
CO-MHAR	\$487,200				\$358,660	\$845,860	\$40,770	\$886,630
Congreso	\$625,000			\$157,535		\$782,535	\$51,465	\$834,000
Delaware County	\$520,000		\$15,500	\$175,000		\$710,500	\$47,000	\$757,500
Bucks Co. Family Services	\$320,300			\$52,500		\$372,800	\$25,200	\$398,000
Family Service of Chester County	\$128,500			\$20,300		\$148,800	\$11,200	\$160,000
Gaudenzia	\$115,100					\$115,100	\$8,400	\$123,500
Keystone House			\$153,450			\$153,450	\$11,550	\$165,000
Mazzoni Center	\$901,000			\$231,520		\$1,132,520	\$80,000	\$1,212,520
Montgomery County . Family Services	\$78,000			\$25,000		\$103,000	\$7,000	\$110,000
Non-Profit - High St. Manor	\$108,000				\$80,815	\$188,815	\$10,000	\$198,815
PCRC/TURN	\$2,390,000			\$583,000		\$2,973,000	\$170,000	\$3,143,000
PHMC - AACO				\$144,000		\$144,000	\$10,000	\$154,000
PHMC - DEFA		\$56,000		\$26,000		\$82,000	\$6,000	\$88,000
OHCD Administration Costs							\$231,000	\$231,000
<b>Total</b>	<b>\$6,137,100</b>	<b>\$56,000</b>	<b>\$426,081</b>	<b>\$1,709,855</b>	<b>\$939,335</b>	<b>\$9,268,371</b>	<b>\$816,594</b>	<b>\$10,084,965</b>

## Increase Affordable Housing Options

Low- and moderate-income residents of the City of Philadelphia face a number of challenges in trying to find affordable housing that meets their needs. In 2010, one-third of homeowners and more than half of renters were cost-burdened, spending more than 30 percent of their income on housing. Similarly, 15 percent of homeowners and 31 percent of renters face severe cost burdens in which they spend more than 50 percent of their income on housing.

For renters, the situation is particularly dire. The average apartment rent requires 45 percent or more of the average household income. Not surprisingly, the cost burden of rental housing increases as the household income decreases.

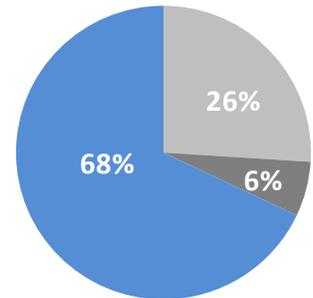
Homeowners face similar burdens, although not as severe. Very low-income and low-income homeowners are slightly less cost burdened than renters – 70 percent and 68 percent respectively – while 47 percent of moderate-income homeowners are cost burdened.

While homeowners and renters both face significant challenges in obtaining affordable housing, that renters face greater challenges guides OHCD’s efforts as it works to increase affordable housing opportunities. In addition, the City’s need for affordable rental opportunities, the ability of rental developments to leverage private investment through tax credits, and the tight credit market that makes qualifying for a mortgage difficult for many prospective homeowners further informs OHCD’s affordable housing production priorities.

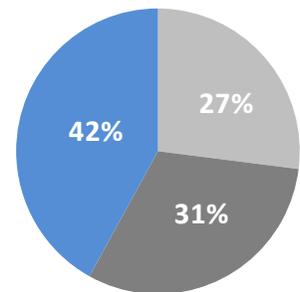
### Funding Approach for Housing Production

OHCD selects development ventures for funding through competitive Requests for Proposals (RFPs). These RFPs include homeownership and rental development, special-needs housing and rental developments seeking Low-Income Housing Tax Credits (LIHTC) from the Pennsylvania Housing Finance Agency (PHFA). Selected developments are added to the production pipeline. RFPs may also be issued for specific sites that have been assembled by the City and are available for development.

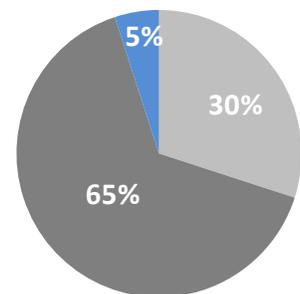
**Cost-Burdened Philadelphia Households  
Very-Low Income Renters**



**Cost-Burdened Philadelphia Households  
Low-Income Renters**



**Cost-Burdened Philadelphia Households  
Moderate-Income Renters**



**% of Income Paid Towards Housing**



In its role as the City of Philadelphia's housing finance agency, the Philadelphia Redevelopment Authority (PRA) has developed a reliable process for delivering CDBG and HOME funds for rental housing production by for-profit, nonprofit and CDC developers. Since 1993, most tax-credit-supported rental housing ventures in Philadelphia have been financed through a combination of CDBG- or HOME-development subsidies combined with Low-Income Housing Tax Credits. PRA underwriting staff has developed a close working relationship with counterparts at PHFA, the state agency that administers tax-credit financing allocated to Pennsylvania. Because of this close working relationship and the capability of many developers of Philadelphia's affordable-housing, the City has succeeded in receiving awards of tax-credit financing in every funding cycle since 1993.

Financing for the rehabilitation, new construction and preservation of rental projects is provided using CDBG, HOME and HTF funds in accordance with the Selection Criteria for Rental Projects (see Appendix 16). Projects are selected through a competitive RFP process. Project financing for rental ventures is usually made available in the form of a long-term, low- or no-interest loan. Financing administered by OHCD through PRA may leverage PHFA PennHOMES funds, Low-Income Housing Tax Credits, and, in some cases, foundation or other private funding.

Also, in order to ensure the most efficient use of funds, OHCD will require any project that does not achieve settlement within six months to undergo a PRA staff review. Following PRA review, OHCD may decide to withdraw project funding, extend its commitment or have a different development entity undertake the construction to ensure project completion.

In Year 38, funding is proposed to support activities that represent a continuation of development ventures to which commitments had been made in prior years or that will be added to the production pipeline as a result of RFPs.

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## Interim Construction Financing

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In Year 38, OHCD proposes to commit up to \$20 million in CDBG funds to provide interim construction financing to eligible developers who have received a funding commitment. Interim construction assistance loans, or float loans, are CDBG funds that are borrowed against budgeted but unexpended CDBG activities. Eligible developers may receive float loans at zero-percent interest for up to one year, producing lower costs as compared to a construction-financing loan obtained from a conventional lender. The savings generated by reducing the construction-financing costs are used to reduce the City's development subsidy for each approved venture.

OHCD will also ensure that if the repayment period of a float loan is extended past the prescribed period set by federal regulations, the loan will be identified. OHCD will report it as a new float loan activity, in accordance with federal regulations, in the subsequent *Consolidated Plan* or through an amendment to the existing *Consolidated Plan*. In the event of a float loan default, OHCD will identify the activities from which funds will be reprogrammed.

The City may also use a float loan to improve the timeliness of payment to developers. In the event of a default on any of these float loans, OHCD will reprogram funds in accordance with the Amendment Policy listed in the Appendix.

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## Neighborhood Stabilization Program

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Year 38 is the final year in which OHCD will have funds from the American Recovery and Reinvestment Act's Neighborhood Stabilization Program 2 (NSP2) initiative. The City has strategically administered the NSP2 funds to rehabilitate and resell foreclosed homes to prevent them from weakening neighborhoods; to demolish blighted buildings; and to build new affordable homes in key communities affected by foreclosure. Funds have been invested across the city, with particular emphasis in Point Breeze, Mantua and Nicetown. See map on page 36 for geographic locations.

The City will continue to use NSP2 funds in Year 38 in support of these activities.

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## Affordable Rental Housing

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The City uses several means to increase the availability of rental housing opportunities. It funds new and preserved rental housing developments by for-profit, nonprofit and CDC developers, including those developments that receive Low-Income Housing Tax Credits (LIHTC) from PHFA. Similarly, OHCD provides development financing for homeless and special-needs housing. In order to promote transitional and permanent housing for special-needs populations, projects recommended to receive financing must allocate 20 percent of the developed units for special-needs housing. Finally, OHCD supports efforts of developers to create specific types of housing under HUD programs, namely HUD 202 for senior citizens and HUD 811 for people with disabilities, and the OHCD subsidies for these developments is capped at \$15,000 per unit, based upon a dollar for dollar match of other funds.

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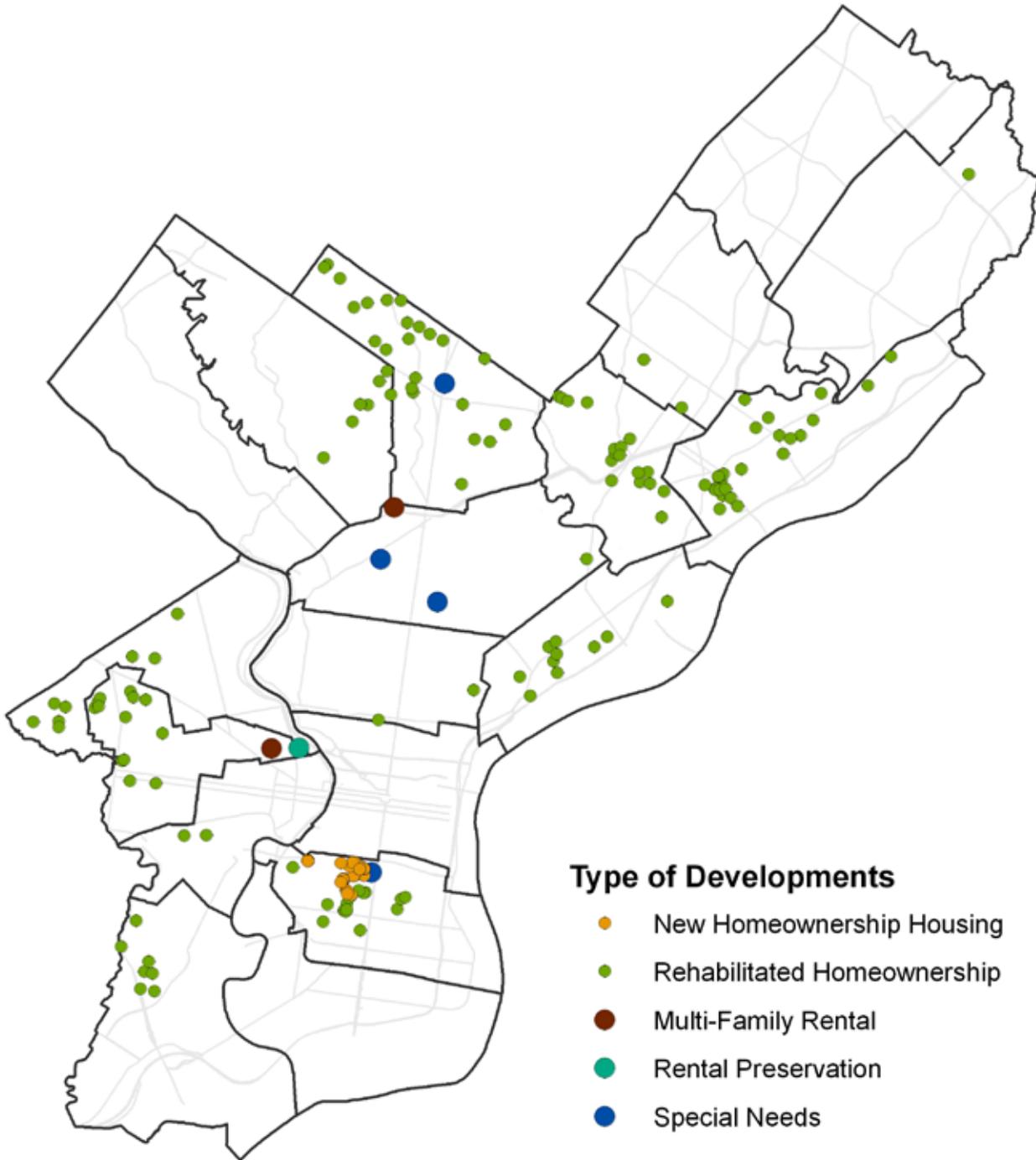
## Neighborhood-Based Rental Production

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In Year 38 OHCD will provide funding for those developments already in its pipeline. (Please see the Planning District Activities section beginning on page 51 for the specific developments to be funded.) However, the developments added to its pipeline in Year 38 will be modest. The City anticipates issuing a Request for Proposals only for those developments seeking LIHTC. Special-needs developments seeking LIHTC will be eligible for this RFP.

OHCD also expects to issue RFPs for site-specific developments for which the City has assembled land.

## Neighborhood Stabilization Program Developments



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## Development Financing for Homeless and Special-Needs Housing

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In Year 38 OHCD will provide funding for those developments already in its pipeline. (Please see the Planning District Activities section beginning on page 51 for the specific developments to be funded.) However, OHCD does not anticipate issuing an RFP for homeless and special-needs housing in Year 38, although developments serving those populations that are seeking LIHTC will be eligible for the rental RFP cited above.

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## Public Housing Production

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The City's housing agencies support PHA in its development efforts in a variety of ways, including the acquisition of property through Act 94 and Urban Renewal condemnation by PRA and OHCD participation in planning efforts for PHA development priorities.

OHCD provided funds used for acquisition, demolition, site preparation, remediation, and construction in support of the following PHA developments: Schuylkill Falls HOPE VI; Martin Luther King Plaza HOPE VI; Ludlow HOPE VI; and Mill Creek HOPE VI (now Lucien E. Blackwell Homes).

PHA encourages its residents to become more involved in management and to participate in homeownership. The City encourages PHA residents to become homeowners using ADDI or settlement assistance funds.

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## Affordable Homeownership Housing

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OHCD promotes increased homeownership opportunities by supporting new homeownership developments and by funding first-time homebuyer programs. In addition, the housing counseling services funded by OHCD include prepurchase counseling to prepare potential homeowners for the rights and responsibilities of owning a home.

### ■ Neighborhood-Based Homeownership Production

In Year 38 OHCD will provide funding for those homeownership developments already in its pipeline. (Please see the Planning District Activities section beginning on page 51 for the specific developments to be funded.) However, OHCD does not anticipate issuing an RFP for homeownership development in Year 38.

### ■ American Dream Downpayment Initiative

The American Dream Downpayment Initiative (ADDI) aims to revitalize and stabilize neighborhoods by helping income-eligible families and individuals become first-time homebuyers. It provides a grant of up to \$10,000 (or 6 percent of the purchase price of a house, whichever is lower) per household to assist with downpayment and closing costs. ADDI also includes free homeownership counseling.

The City has targeted ADDI funds to approved City-sponsored new construction or substantial rehabilitation developments. Using prior years' resources, in Year 38 the City will continue to provide ADDI support to those developments currently in the ADDI program.

### ■ Settlement Assistance Grant

The Settlement Assistance Grant provides up to \$500 per household to assist income-eligible first-time Philadelphia homebuyers pay for closing costs. The home must be a single-family house or a duplex. Potential homeowners must apply for the grant through an OHCD-funded housing counseling agency, and homeownership housing counseling must be completed prior to signing an agreement of sale. In Year 38, OHCD proposes to allocate General Funds to support Settlement Assistance Grant.

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### Neighborhood Benefit

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Affordable housing production not only provides housing opportunities for low- and moderate-income households, it also provides benefits to the neighborhoods in which developments are located and opportunities for neighborhood residents and businesses. The City of Philadelphia is committed to maximizing those opportunities.

The City's Neighborhood Benefit Strategy, implemented by Council Bill # 9910563, requires project sponsors to return half the economic value of housing production, preservation and economic development activities to the local community through employment, contracting and purchasing. Federal Section 3 guidelines require that 30 percent of all construction and construction-related new hires be residents of the local area where the project occurs. In Year 38, OHCD will continue to make equal opportunity and employment and training for local residents an integral part of its program.

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## Strengthen Communities—Eliminate Blight; Support Neighborhood Planning

In addition to quality affordable housing, vibrant neighborhoods support a quality of life that makes them communities of choice. OHCD recognizes this fact, and accordingly supports efforts to strengthen communities by eliminating blight and promoting neighborhood planning. To accomplish this goal, OHCD focuses on four key areas:

- Improving, maintaining and managing vacant land.
- Supporting community development corporations.
- Enhancing neighborhood services.
- Coupling residential improvement efforts with commercial corridor improvements.

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### Vacant Land Management

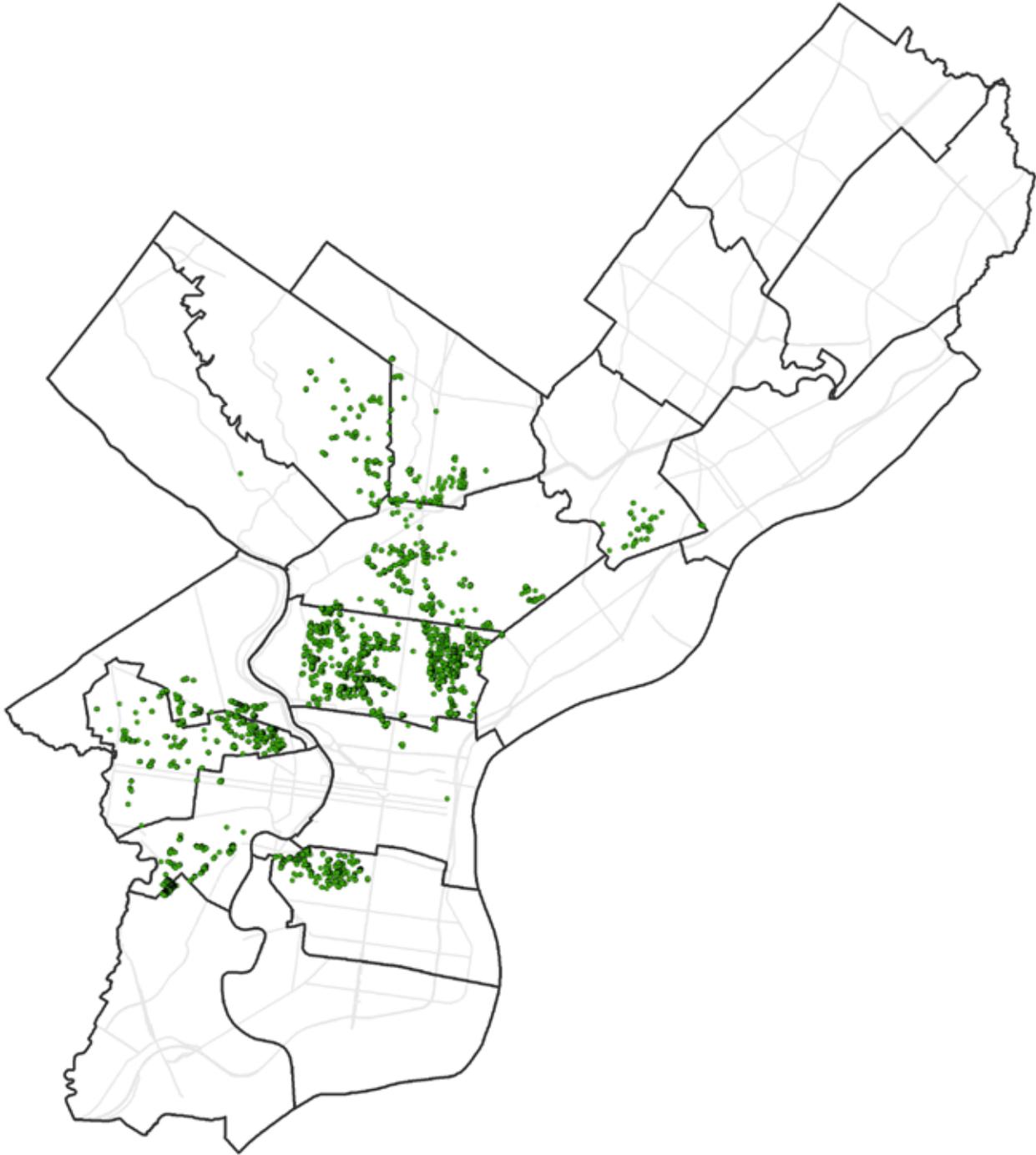
One challenge of revitalizing communities is to combat the blighting influence of vacant lots. Citywide, approximately 40,000 lots are vacant, and one study found that blighted vacant lots reduce the value of nearby homes by 20 percent.

To address the negative influence uncared for vacant lots have on the neighborhoods around them, in 2003 the City entered into a partnership with the Pennsylvania Horticultural Society (PHS), a partnership now called the Philadelphia LandCare Program. Under the LandCare Program, unkempt vacant lots are cleaned, grass and trees are planted, a farm-like wood post and rail fence is erected and ongoing maintenance is contracted for.

Since the start of the program, nearly 5,500 public and privately-owned parcels have been cleaned, greened and maintained. (See map on page 40.) Where vacant lots filled with debris have a negative impact on neighborhoods, the LandCare lots have a transformative effect on communities. The same study that identified the 20 percent decline in home value near blighted lots found a 17 percent increase in value near stabilized lots. A recent study found that greening vacant lots were linked to reduced gun crime rates, increased resident exercise and reduced resident stress. The cleaned lots also brought investment to neighborhoods, as nearly 500 of the lots have been used for development.



## LandCare Parcels Managed by the Pennsylvania Horticultural Society



The ongoing maintenance of the lots not only supports property values and development, but also creates economic and employment opportunities.

### **Economic Impact of LandCare Program**

Contractors receiving lot maintenance contracts each year	15-20
Percentage of contractors either minority-owned or community-based	50-60%
Green jobs created each maintenance season	100+
Square feet of land mowed & cleaned each April-October	7 million

The LandCare program is an award-winning national model. The Ash Center for Democratic Governance and Innovation at Harvard University recognized the program as a Bright Ideas recipient, and AIA Philadelphia presented PHS with its Urban Design Committee Award for its Green City Strategy. Among the cities that have adopted a LandCare-style program are Youngstown, Ohio, and New Orleans.

OHCD will continue to support the LandCare program in Year 38 with CDBG and general funds.

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### **Community Planning and Capacity Building**

Local community development corporations play a critical role in the redevelopment and revitalization of Philadelphia’s neighborhoods. To assist CDCs with their neighborhood planning and to educate them regarding community development best practices, OHCD funds capacity-building support for CDCs.

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### **CDC Support Services and Planning**

OHCD will continue to support a structured program of technical assistance to help neighborhood-based nonprofit and citizen organizations participate in community development activities.

#### **■ Community Design Collaborative**

OHCD intends to provide support to the Community Design Collaborative, which provides architectural planning and design assistance to CDCs located in neighborhoods with OHCD-funded community development activities.

#### **■ Philadelphia Association of Community Development Corporations**

OHCD intends to support the Philadelphia Association of Community Development Corporations (PACDC) to provide technical assistance to CDCs on housing and economic development issues.

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## Neighborhood Services

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OHCD's Neighborhood Advisory Committee (NAC) Program offers community-based nonprofit organizations the opportunity to lead and engage neighborhood residents in eligible areas<sup>1</sup> in activities that support the City's core objectives, including:

- Promoting sustainability through recycling, cleaning, planting and alternative energy efforts.
- Creating employment opportunities through job placement and training, retail revitalization, and educational assistance efforts.
- Enhancing neighborhood safety through town watches, youth mentoring and community outreach programs.
- Educating residents as to the programs and opportunities available to them, such as new affordable housing, housing preservation programs, mortgage foreclosure prevention services, and other City programs and services.
- Ensuring resident participation in City planning efforts.

The City expects to fund 21 NACs in Year 38. See page 43 for a map with funded NACs and their service areas.

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## Elm Street Program

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The Philadelphia Elm Street Program is funded through a grant from the Pennsylvania Department of Community and Economic Development (DCED). OHCD oversees this program to strengthen the residential blocks in older neighborhoods adjacent to commercial corridors.

Elm Street operates in tandem with existing commercial corridor revitalization programs. OHCD selects and funds neighborhood-based nonprofit organizations to implement this comprehensive strategy. Each organization develops and implements a plan of action targeted to address the specific needs of its area.

The Elm Street concept implements simultaneous actions in five focus areas, integrated through a community-based strategic planning process. The focus areas include cleaning, safety and greening efforts; property improvement initiatives; neighborhood design guidelines; community image and identity; and organizational sustainability.

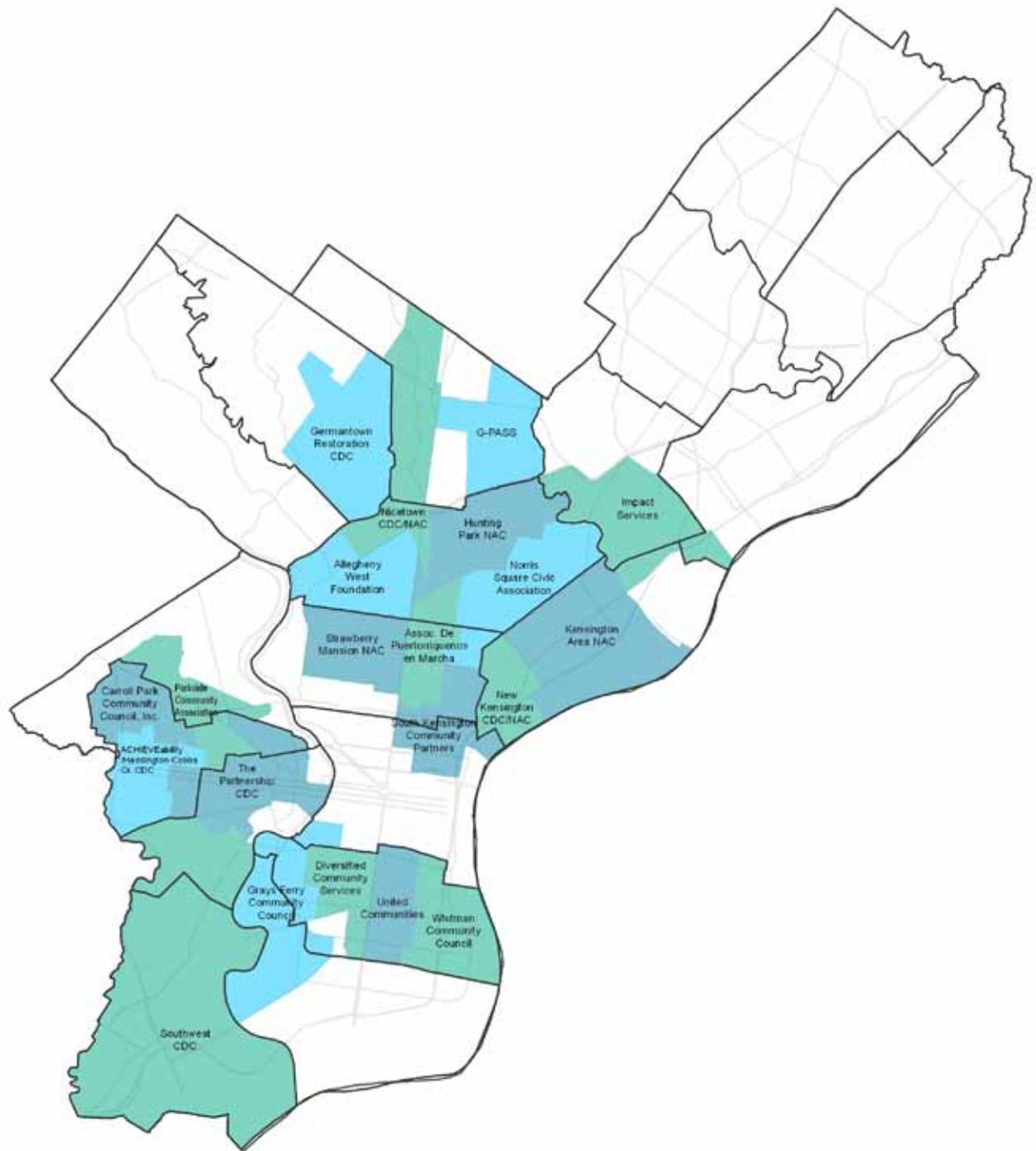
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## Lead-Based Paint Hazard Reduction

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Starting in 2002, there has been an unprecedented public commitment to reduce the number of housing units with identified lead hazards. Compared to the same period in 2001, the compliance rate between March and November 2002 almost tripled, and has remained high since that time. Since January 2002, more than 9,000 properties had lead hazards remediated, including more than 4,200 HUD-reposessed

## Neighborhood Advisory Committees: Service Areas



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

properties as a primary prevention effort. By December 2007, the backlog of more than 1,400 outstanding violations was eliminated.

As a result of orders issued by the Health Department (and subsequent enforcement actions through Lead Court), property owners are expected to reduce the lead hazards in the homes in which children with confirmed EIBL levels reside.

### ■ **Primary Prevention**

The requirements of the HUD regulation on lead-based paint hazards in housing receiving federal assistance, known as the ‘Title X Final Rule,’ became mandatory in September 2000. The HUD regulation calls for significant attention to lead-hazard control in most of the City’s housing repair programs, rehabilitation or rental assistance funding per unit.

In all its housing rehabilitation programs, that create new housing units, the City requires that properties be made lead-safe. Wipe tests are required.

The U.S. Environmental Protection Agency (EPA) passed the Renovation and Remodeling Law in 2008. Since April 2009, this law required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust.

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## Create Jobs – Attract and Retain Businesses

Healthy neighborhoods include not only quality affordable housing but also vibrant commercial corridors and local employment opportunities. Toward that end, the City will support community economic development services in three broad categories: business assistance; targeted neighborhood commercial area assistance; and community-based organization project assistance.

These investments will help create economic opportunity; revitalize neighborhood commercial areas; eliminate blight; and stabilize and expand the City's employment base.

The largely CDBG-supported economic development activities are managed by the City's Commerce Department. In addition to the local businesses and nonprofit organizations that are key partners in these initiatives, the Philadelphia Industrial Development Corp. (PIDC) plays an important role in their implementation through an array of business lending products as well as the Section 108 Loan Program.

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### Business Assistance

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#### ■ PIDC Business Loan Programs

PIDC will provide several business lending products, including Growth Loans, Small Business Loans and Gap Financing.

The Growth Loan is low-interest, second-mortgage financing for business expansion in the city. Combined with private financing, this revolving loan pool contributes to the capital necessary to complete private business expansion that could not occur solely through private financial markets. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be available for low- and moderate-income people.

The Small Business Loan provides financing for small business start-up and expansion. PIDC will assist small businesses to obtain financing for expansion and start-up, working capital and real estate acquisition for business uses.

Gap Financing provides low-interest second mortgages to businesses for capital improvements for projects that have secured other funding but that have a financing gap that prevents the project from moving forward.

In addition, PIDC-assisted business projects will retain and expand the retail base to provide goods and services to neighborhoods or assist in the prevention or elimination of slums or blight. PIDC projects will stimulate investment in economic activity in the city, the generation of tax ratables throughout the city and investment by other lending institutions.

## ■ Section 108 Loan Program

The City's Section 108 Loan Program expands the capacity for commercial and industrial lending and assists potential development. The City plans to apply for \$20 million of Section 108 funding in Year 38. Loans will be used to support an array of development needs – acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and other related project costs. The loans seek to create or retain permanent jobs for residents of Philadelphia, especially those with low and moderate incomes, to stimulate private investment that will expand retail goods and services in the neighborhoods, to eliminate blight and to generate tax ratables for the City.

Under the Section 108 Loan Program, the City borrows funds against its future CDBG entitlement receipts. This activity is expected to be self-sustaining with private developer debt service payments repaying the City for Section 108 loan obligations. The City guarantees all Section 108 loans with future CDBG entitlement receipts and other security. Any use of future CDBG funds for this purpose will reduce CDBG funds allocated to economic development activities by an equal amount for the years affected.

## ■ Technical Assistance to Small Businesses

The Commerce Department and its nonprofit partners will provide managerial and technical assistance to new and existing retail or commercial firms that provide goods and/or services in the city's low- and moderate-income neighborhoods and/or to businesses that create employment opportunities for low- and moderate-income people. The technical assistance offered includes developing detailed business plans; preparing financial projections for business operations; merchandising; advertising; planning for controlled growth; credit assessments; pre-loan counseling; loan packaging; creating management and organizational structures; developing procurement processes; and designing and implementing system controls. The Commerce Department seeks proposals from organizations that target underserved communities such as commercial corridors and immigrant businesses.

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## Targeted Neighborhood Commercial Area Assistance

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Vibrant commercial corridors provide the stable center of healthy neighborhoods. These commercial centers offer necessary retail goods and services, local employment opportunities and sustainable economic activity. In doing so they also combat and reduce blight while supporting healthy residential communities.

The framework for the City's support of commercial corridors is the Commerce Department's ReStore Philadelphia Corridors (ReStore) initiative, which will continue to be a major component of the City's Targeted Neighborhood Commercial Area (TNCA) strategy.

The goal of ReStore is to revitalize neighborhood commercial corridors and shopping areas and re-establish their historic roles as central places to shop, to work and to meet neighbors. To achieve this goal, ReStore has adopted the following strategies:

- Focus planning and data analysis on strengthening corridors.
- Align and leverage resources.
- Make neighborhood commercial corridors more welcoming places.
- Develop systems to attract and retain businesses on corridors.
- Support effective corridor management organizations.

By partnering with and providing support to community development corporations, Main Street groups, business improvement districts, business associations and other nonprofit organizations, the City offers corridors located in low- and moderate-income communities support to increase their ability to participate in the market and to bring quality goods and services to local residents. Businesses on these corridors receive services designed to help them prosper and serve as job-creating engines for their communities.

The City strategically designs the investments and services offered to specific TNCAs based upon the size and density of the corridor, existence of plans, capacity of local CDCs or other neighborhood-based organizations, and feasibility and proximity to other public and private investments. The City also seeks to use CDBG resources to leverage other City, state and federal resources to achieve the greatest impact on targeted corridors.

### ■ **Storefront Improvement Program and Targeted Block Façades**

The Storefront Improvement Program (SIP) provides rebates for façade and security upgrades on commercial buildings in or around TNCAs. SIP rebates may also be offered to businesses outside of TNCAs when doing so supports the City's economic development strategy. The City may also 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. The Commerce Department coordinates this program in partnership with Neighborhood-Based Organizations (NBOs) that provide outreach to business owners and assist with the application process.

### ■ **Targeted Corridor Revitalization Management Program**

The Targeted Corridor Revitalization Management Program (TCMP) supports economic development activities designed to enhance economic opportunities and create a sustainable neighborhood as a clean, safe, attractive and welcoming place that will benefit low- and moderate-income residents. More specifically, TCMP seeks to:

- Strengthen neighborhood commercial corridors through planning and research.
- Make commercial corridors more welcoming and viable through revitalization and elimination of blight.
- Increase the availability of jobs and retail goods and services through business development and retention.
- Strengthen businesses through marketing, technical assistance and financing.

These activities will be carried out primarily by Community-Based Development Organizations (CBDOs) working in TNCAs. The CBDOs work with local businesses, the local business association, the special services district, and with other local neighborhood organizations to stabilize and revitalize the targeted low- and moderate-income commercial corridor and the neighborhood that surrounds it. The specific activities that will be carried out by each group will be based upon the ReStore strategy and is determined by a work plan developed by the CBDO in conjunction with the City.

### ■ **Main Street Program**

The City's Main Street Program uses a five-point approach of organization, economic restructuring, promotion, design and public safety to develop a local, incremental and comprehensive strategy for targeted corridors. The Commerce Department utilizes State funding to carry out a Main Street Program in TNCAs and other neighborhood commercial corridors.

The Philadelphia Chinatown Development Corporation, which provides Main Street support for Chinatown, and the University City District, which does the same for Baltimore Avenue, are each entering their fifth and final year in the program.

The Commerce Department will also use the State funding to provide implementation and planning grants to an additional 4-8 organizations, as well as storefront improvement grants for neighborhood commercial corridors that are not designated as TNCAs. The Commerce Department will issue a Request for Proposals upon award of the funding from the State.

### ■ **Targeted Neighborhood Economic Development Program**

Expanding employment opportunities for residents in and near TNCAs and other economically distressed areas requires businesses to locate and expand in these neighborhoods and then to recruit area residents as employees. In the Targeted Neighborhood Economic Development Program, the City funds Neighborhood-Based Organizations (NBOs) and other nonprofit organizations to provide business and neighborhood support programs to assist business development in these communities and then to assist these businesses with employee recruitment in the neighborhood.

### ■ **Business Improvement District Assistance**

The City provides funding to support the activities of Business Improvement Districts (BIDs) and other community-based organizations that provide community services such as street and sidewalk cleaning, public safety services and neighborhood beautification in TNCAs and other commercial areas in low- and moderate-income communities.

### ■ **Targeted Neighborhood Business Attraction and Expansion**

New and expanding businesses increase availability of goods and services for low- and moderate-income people and create new employment opportunities for low- and moderate-income people, but the costs associated with capital improvements and rents are often a challenge for these businesses. The City supports

business attraction and expansion activities in TNCAs and other commercial areas through subsidies for capital improvements and rental rebates that reduce costs for new and expanding businesses.

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## Community-Based Organization Project Assistance

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In commercial corridors throughout the city, key partners in economic revitalization are the nonprofit community development corporations and neighborhood business organizations that work with private businesses to develop and implement strategic economic development plans. The City offers several programs to support that nonprofit assistance to businesses in low-and moderate-income communities.

### ■ PIDC Neighborhood Development Fund

PIDC will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. Coordinating with the Commerce Department, PIDC may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the city.

### ■ Neighborhood Development Grant Activities

The Commerce Department will target appropriate investments to selected commercial centers in support of community-based planning, predevelopment and economic development activities. These investments will often be coordinated with TNCA assistance. Based on level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations, and proximity to other public and private investments, the City will provide:

- Planning grants of up to \$50,000 each to support economic development planning activities for specific projects or strategic economic development plans targeted to neighborhood commercial revitalization and blight elimination. Every award must be matched on a one-for-one basis with non-City funds and applicants must coordinate their planning activities with staff of the Commerce Department and Philadelphia City Planning Commission.
- Predevelopment grants of up to \$50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. These may include but are not limited to architectural/engineering services and financial packaging of development projects. Every award must be matched on a one-for-one basis with non-City funds.
- Neighborhood development grants of up to \$500,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund. Grant requests must accompany public financing packages that demonstrate the financial need for the subsidy.

### ■ Capacity-Building Assistance for NBOs

The City supports capacity-building activities for NBOs working on neighborhood commercial corridors. Such activities may include technical assistance with planning, providing services to immigrant businesses,

corridor design, safety and management, real estate development, financial resource enhancement, financial management, and board and organizational development, as well as Main Street training.

### ■ **CDC Tax Credit Program**

Through the CDC Tax Credit Program, 35 companies contribute \$85,000 per year to 35 community development corporations engaged in neighborhood economic development and receive a full credit against their business privilege tax liability. The program requires a 10-year funding commitment to economically distressed communities, giving CDCs more financial capacity to support small business and foster economic development. The CDC Tax Credit Program provides funding that is both flexible and stable to CDCs undertaking a variety of economic development activities, all of which are designed to lead to increased employment opportunities for neighborhood residents.

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## **Employment and Training**

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A key element to any economic development strategy is an educated and well-trained workforce. Toward that end, and also to support the provision of affordable housing, in Year 38 the City will support YouthBuild.

YouthBuild involves high school dropouts between the ages of 18 and 21 in a program that enables them to complete their academic education and learn job skills by rehabilitating housing for low-income residents. The program is comprehensive with a strong emphasis on leadership development, decision-making and involvement in community issues. The program's components include counseling, peer support groups, driver's education, cultural and recreational events and job placement.

Over the past several years, YouthBuild has rehabilitated homes in Point Breeze, Southwest Center City, Nicetown, Ludlow, Germantown, and other neighborhoods. YouthBuild has also recently incorporated green-building techniques into their work, preparing their students for the construction trends of the future.

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## Neighborhood Planning and Development by Area

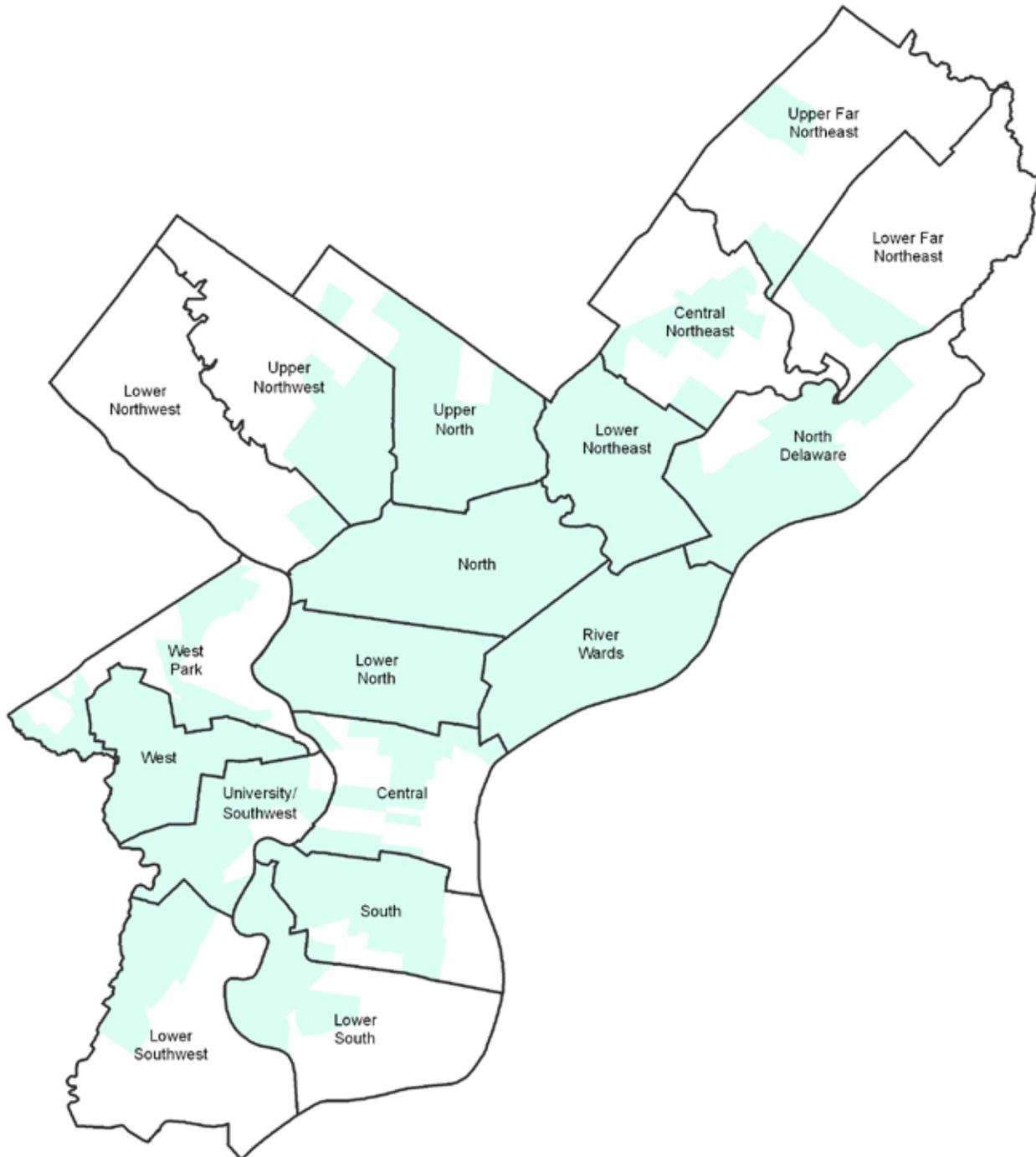
The City of Philadelphia uses its Community Development Block Grant and other available federal, state and local funds to invest in its neighborhoods, its people, its land and its homes. Some of those investments are targeted toward communities that meet CDBG eligibility guidelines in that their populations are at least 51 percent low- and moderate-income persons. Other activities are targeted toward individuals who are themselves low- or moderate-income.

The area-wide activities focus on census tracts in which at least 51 percent of the residents are of low- or moderate-income. The map on page 66 depicts those eligible census tracts and where they are located within the City Planning Commission's Planning Districts. As would be expected in a city with a significant population experiencing poverty, much of the city is affected, with the exceptions being parts of Northeast Philadelphia, neighborhoods in the Northwest, and portions of the Central, South, Lower South and Lower Southwest Planning Districts. Area-wide activities, such as Neighborhood Advisory Committees, benefit all residents of these eligible census tracts.

Other activities benefit individuals rather than entire areas. For example, neighborhood-based rental units or PHDC's Home Improvement Programs are available to any household that meets income criteria. As depicted in the maps earlier in the *Consolidated Plan*, these programs have benefited income-eligible households in every section of the city. The map on page 52 depicts housing production expected in Year 38.

The activities supported by the City are intended to complement each other, and they serve to support and implement neighborhood and area-wide plans. Coordination between housing development, vacant land management and commercial corridor improvement have led to revitalized communities across Philadelphia, and collaboration between Neighborhood Advisory Committee and housing counseling activities has been a critical element in the success of Philadelphia's foreclosure prevention efforts. That coordination and collaboration will continue.

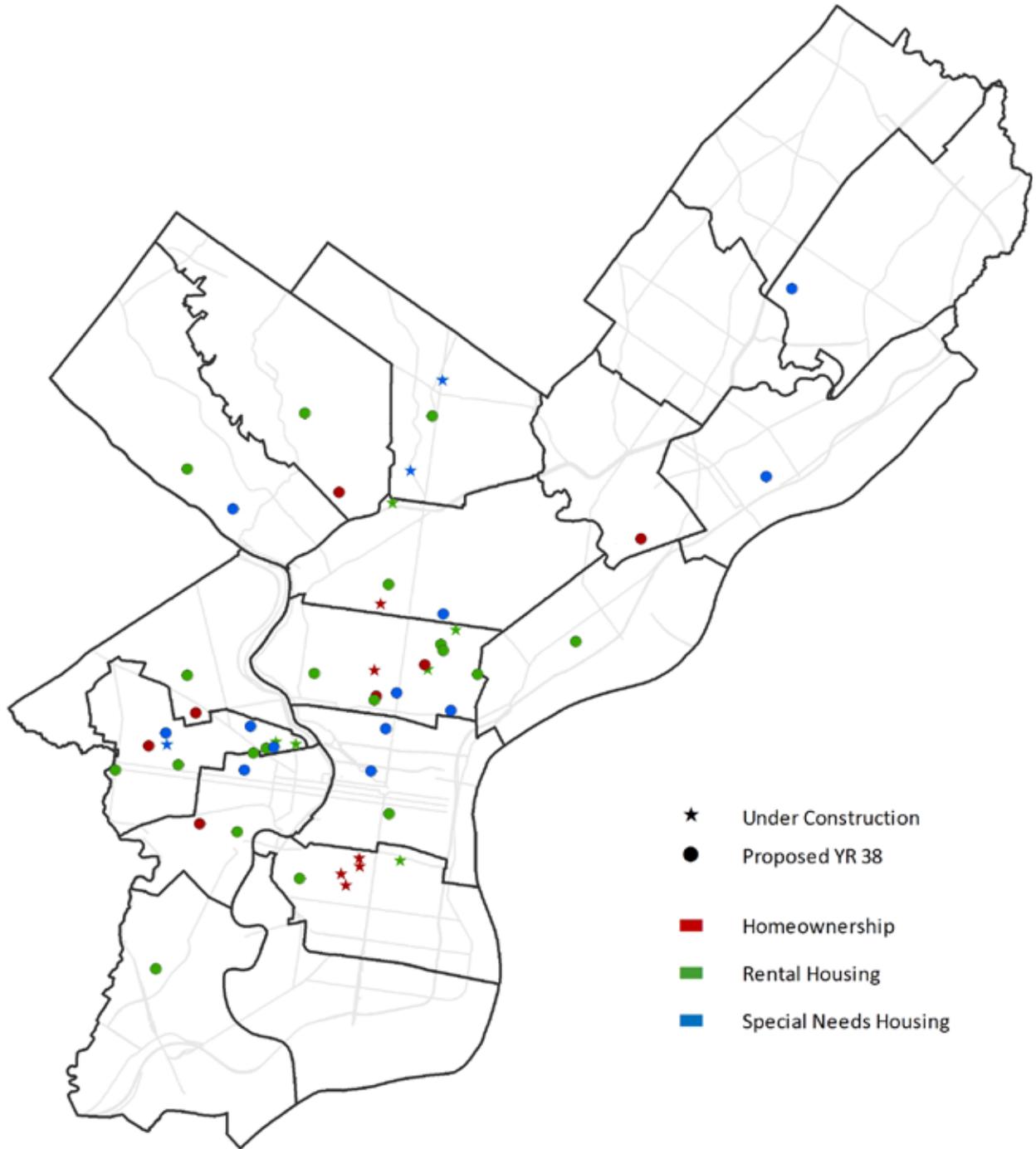
## Eligible Census Tracts<sup>2</sup>



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<sup>2</sup> The census tract map is based on data and census tract boundaries from the 2000 Census. HUD has not yet provided data from the 2010 Census.

## Year 38 Housing Production



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## North/River Wards

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Historically, the City has made significant investments in North Philadelphia and the neighborhoods between Front Street and the Delaware River, and those investments have resulted in significant neighborhood improvements. This area includes the Planning Commission’s North, Lower North and River Wards Planning Districts.

Just west of Broad Street, the Cecil B. Moore Homeownership Zone has decreased vacancies, increased property values, and boosted a neighborhood in which incomes are up and crime is down. East of Broad Street, new homes in the Pradera developments, nearby commercial development and cleaned and greened lots have created a housing market where one did not exist, and home values have increased significantly. In Juniata, the Twins at Powder Mill was not only the first new homeownership construction in 30 years but also won an award from the Philadelphia Business Journal.



*Pradera before and after*

Further east, new housing, commercial corridor improvements – including murals and other public art – and a nationally recognized vacant land management program have led to a rejuvenation of the Frankford Avenue corridor. Home repair programs and foreclosure prevention efforts have served residents throughout all three planning districts. Business development has focused on a number of commercial corridors throughout the districts.

In the North Planning District, the Nicetown neighborhood has been targeted for the use of NSP2 funds. Those funds are supporting the development of Nicetown Court II, a 50-unit rental building in the 4400 block of Germantown Avenue that will complement Nicetown Court I, which opened in Year 37, and SEPTA’s refurbishment of the Wayne Junction Train Station a block away. NSP2 funds are also being used to demolish unsafe and imminently dangerous buildings, including an abandoned warehouse in the 1800 block of Courtland Street.

Several developments began construction in Year 37 (or were, as of the writing of the *Year 38 Consolidated Plan*, scheduled to begin construction by June 30, 2012). In the area of Fifth Street and Lehigh Avenue, HACE had begun to preserve the 28 apartments at Lehigh Park II. Further west, Allegheny West Foundation had five homeownership units under

construction near 19th Street north of Lehigh Avenue. Habitat for Humanity is building five homes in the vicinity of 19th Street just north of Cecil B. Moore Avenue. Just to the east of the Temple University Regional Rail station at Ninth and Berks Streets, Asociación de Puertorriqueños en Marcha (APM) started construction on a \$40 million mixed-use, mixed-income facility with private sector investment that would have been unthinkable a decade earlier. Construction also began on Nicetown Court II.

In Year 38, the City will support rental, homeownership and special-needs developments in this area. At 30th and Oxford Streets, New Courtland will preserve 35 rental units. APM will advance two rental preservation developments, 24 units at One APM Plaza on Seventh Street just north of Germantown Avenue and 44 units at Projecto Escalera at 2203 Germantown Ave. Pending the receipt of Preservation Low-Income Housing Tax Credits, Women’s Community Revitalization Project (WCRP) will preserve 77 units of special-needs housing, 54 of which are located in the 700 block of Somerset Street and 23 of which are located at 4th and Master Streets.

Two rental developments will proceed upon the receipt of Low-Income Housing Tax Credits – WCRP’s Nitza Tufino Townhomes will provide 25 units at Front and Norris Streets, and New Courtland’s 1900 W. Allegheny Avenue development will provide 60 units at 19th Street and Allegheny Avenue. On Belgrade Street between East Westmoreland and East Allegheny Avenues, Catholic Health Care Services will construct a 63-unit senior citizen rental facility, and Gaudenzia’s Thompson Street Apartments will provide 6 rental units in the 1800 block of Thompson Street.

To serve people with special needs, Project H.O.M.E. will preserve 112 rental units in multiple buildings in the area.

Two homeownership developments will advance in Year 38. Metamorphosis CDC’s Diamond Green will create 20 homeownership opportunities at 10th and Diamond Streets in the first phase of a development that will ultimately also include student housing and retail. Community Ventures’ Ingersoll Commons will create nine homes at 16th and Master Streets.

Multiple services will be available to the residents of the largely income-eligible census tracts in these Planning Districts. Energy Centers in Strawberry Mansion, Hunting Park, Nicetown and Kensington will help residents save money by reducing energy consumption. Housing counseling will be available at APM, Congreso de Latino Unidos, HACE, Esperanza, Norris Square Civic Association and New Kensington CDC counseling agencies. Most of the Planning Districts will receive Neighborhood Advisory Committee services through the Allegheny West Foundation, APM, Hunting Park NAC, Nicetown NAC , Norris Square Civic Association, Strawberry Mansion Neighborhood Action Center, South Kensington Community Partners, New Kensington CDC/NAC, Impact Services and Kensington Area NAC.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts.

Receiving Targeted Commercial Management support will be:

- Allegheny West Foundation, Lehigh Avenue/North 22nd Street, up to \$75,000
- Esperanza Housing and Economic Development, North 5th Street/Wyoming Avenue, up to \$75,000
- New Kensington CDC, Front Street/Kensington Avenue, up to \$50,000

Receiving Business Improvement District support will be:

- Archdiocese of Philadelphia CDC, Front Street/Kensington Avenue/Lehigh Avenue, up to \$25,000
- The Village Center, Germantown Avenue (Cambria Street-Cumberland Street), up to \$41,000
- Fairmount CDC, Girard Avenue (25th Street-31st Street), up to \$15,000
- Nicetown CDC, Germantown Avenue (Venango Street-Cayuga Street), up to \$30,000

Receiving both Targeted Commercial Management and Business Improvement District support will be:

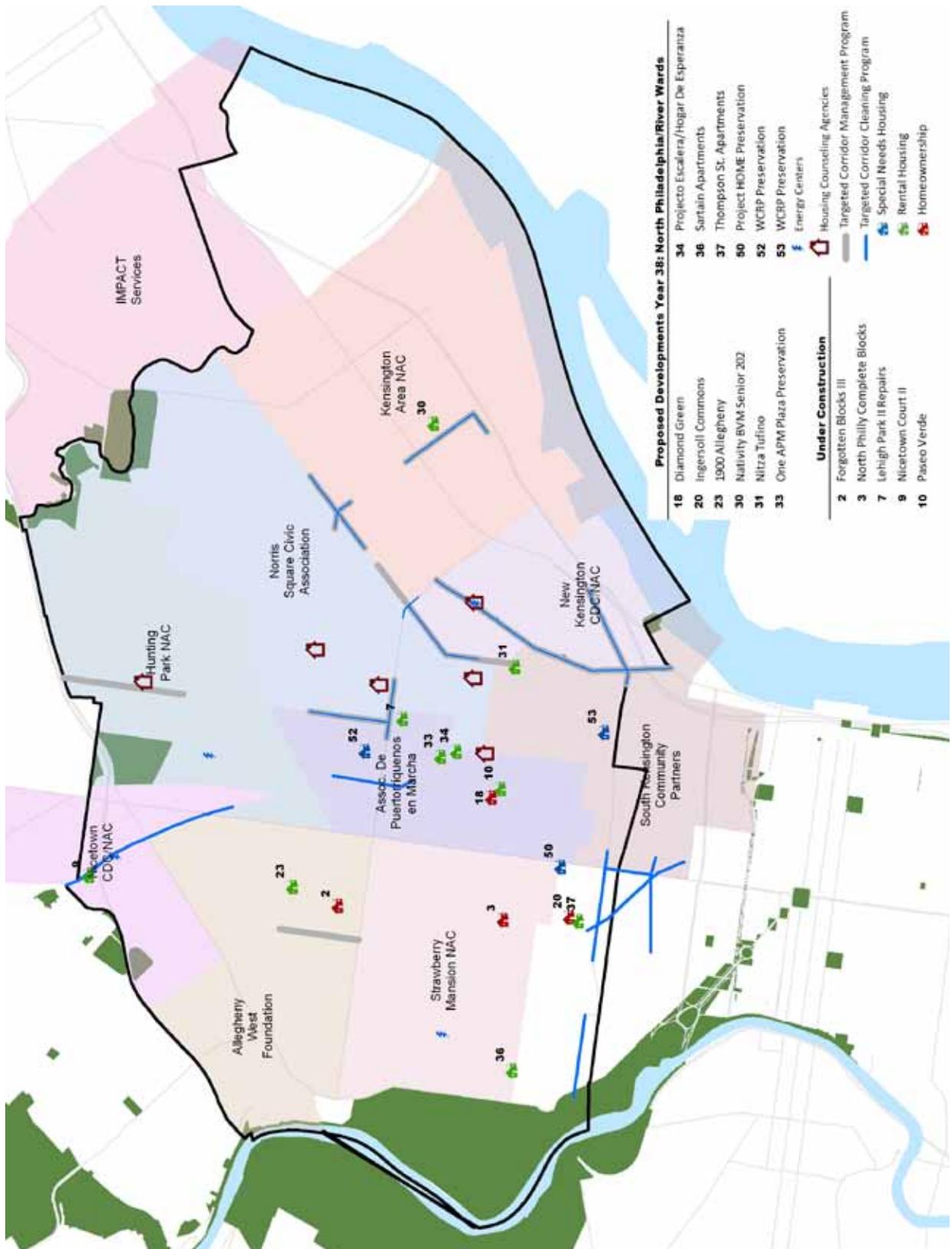
- HACE, 5th Street/Lehigh Avenue, up to \$120,000
- New Kensington CDC, Frankford Avenue (Delaware Avenue-Lehigh Avenue)\*; Girard Avenue (Front Street-I-95)\*; Allegheny Street/Richmond Street, up to \$130,000
- Impact CDC, Kensington Avenue/Allegheny Avenue, up to \$115,000

These Planning Districts have received past support from the Commerce Department in support of corridor revitalization, business improvement districts and other economic development programs. The Commerce Department is currently reviewing proposals from organizations to provide business development and support services in these areas.

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\*A small portion of this corridor is in the Central/South Planning District.

# North/River Wards Activity Map



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## Central/South

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The neighborhoods that comprise the Central and South Planning Districts did not experience the vast disinvestment, loss of manufacturing jobs and depopulation that the North/River Wards neighborhoods did. Accordingly, most city investment in this area has been more targeted to specific developments as opposed to wholesale neighborhood makeovers.

However, a neighborhood where the City has made a significant investment is Point Breeze. Over a 20-year period the City funded more than 450 new construction or rehabilitated homes in Point Breeze and made a major commitment to vacant land management. This investment in affordable housing has helped to preserve affordability as housing values in the neighborhood began to appreciate. A targeted investment with a similar goal was the Jefferson Square development at 4th Street south of Washington Avenue, which has maintained an affordable option in a neighborhood with appreciating market values.

The City also supported the Philadelphia Housing Authority as it sought to demolish its 1960s-era high rises. The City used CDBG funds for the acquisition, demolition and relocation costs associated with replacing public housing towers with affordable rowhome developments.

Home repair programs have benefited residents throughout the South District, while the City's foreclosure prevention efforts have had a significant impact in the South District and, to a somewhat lesser extent, in the Central District.

The City's commitment to Point Breeze has continued with an investment of NSP2 funds in the neighborhood. Five homeownership developments will be completed in 2012, adding 40 affordable opportunities throughout the neighborhood, and 15 special-needs units at CATCH's Patriot House at 15th and Federal Streets will also be completed in 2012. Elsewhere in the Central/South Planning Districts, construction began in Year 37 on St. Maron's Hall, a 60-unit senior citizen development in the 900 block of Ellsworth Street.

In Year 38, the City will add rental and special-needs housing opportunities in these districts. Pending the approval of Low-Income Housing Tax Credits, the Elon Group will develop 46 rental units for senior citizens in Anthony Wayne Senior Housing II at 27th and Morris Streets and Pennrose Properties will develop William Way Senior Residence, a 56-unit senior citizen building in the 200 block of South 13th Street. Project H.O.M.E.'s 112-unit preservation project will include units at 1515 Fairmount St. DePaul USA's St. Raymond development will produce 27 units of special-needs housing at 222 N. 17th Street.

Philadelphians who live or work in the Central/South Planning Districts have a wide range of services available to them. Ten housing counseling agencies have offices in the Central District, including agencies that focus their services on seniors, persons with HIV/AIDS, tenants and people with disabilities. In the South District there are housing counseling agencies both east and west of Broad Street. Similarly, there are energy centers on both sides of Broad Street in the South District, as well as one in the Central District. Most of the South District receives NAC services through the Whitman Community Council, United Communities, Diversified Community Services or Grays Ferry Community Council (whose service area also extends into

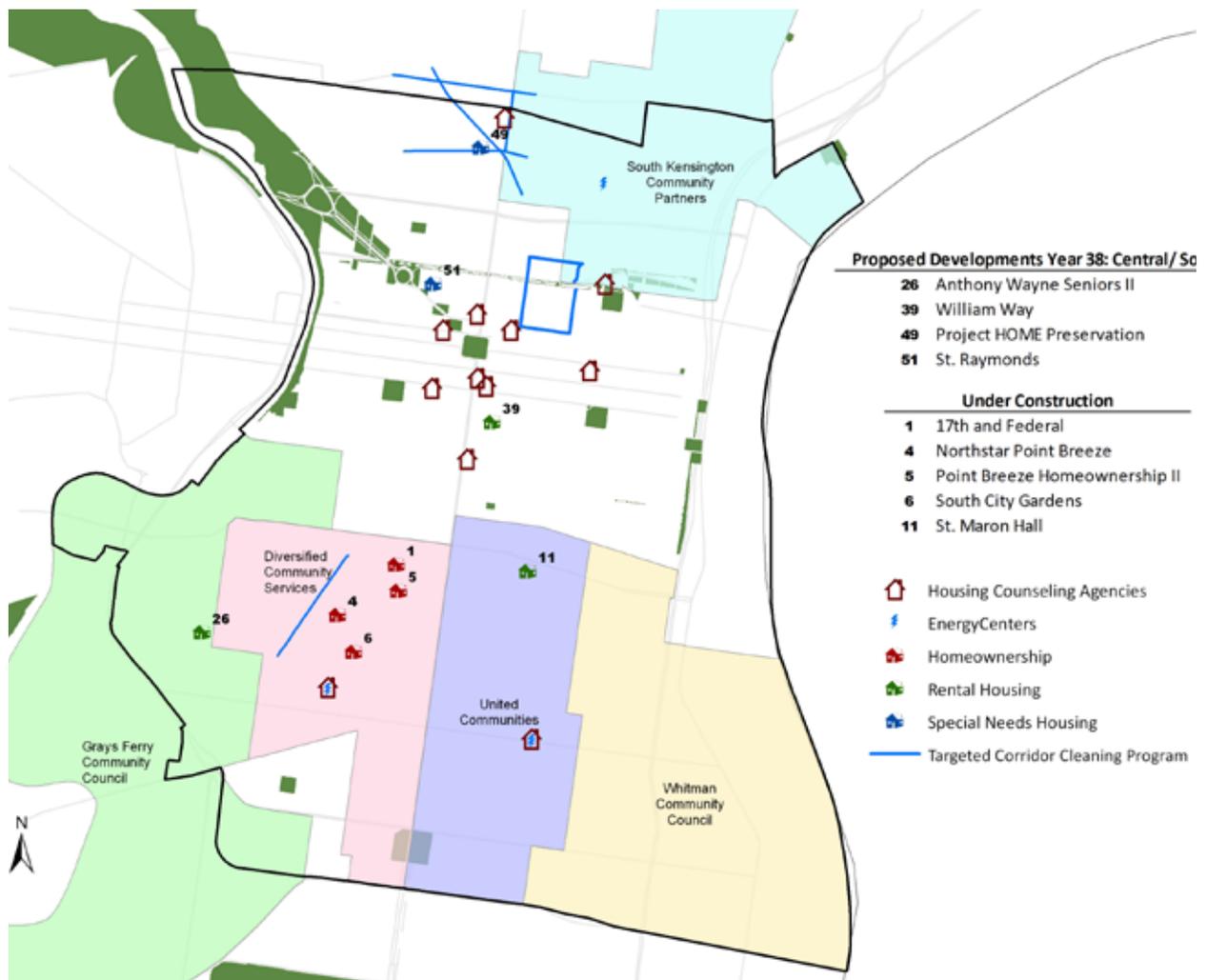
the northwestern end of the Lower South Planning District). The Central District has limited NAC-service eligible census tracts, located in the southeastern corner of the District where services are provided by Grays Ferry Community Council and the northeastern corner where services are provided by South Kensington Community Partners.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts.

Receiving Business Improvement District support will be:

- Francisville NDC, Broad Street/Fairmount Avenue/Girard Avenue/Ridge Avenue, up to \$40,000
- Philadelphia Chinatown Development Corporation, area bounded by 9th Street/12th Street/ Arch Street/Callowhill Street, up to \$56,000
- Diversified Community Services, Point Breeze Avenue (20th Street-Morris Street), up to \$30,000

## Central/South Activity Map



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## Southwest

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The Southwest section of the city includes the University/Southwest and the Lower Southwest Planning Districts. Over the years the City's investment in these districts has been planning support, small homeownership developments and rental developments targeted toward seniors and special-needs populations. Nearly all of the districts are income-eligible for NAC services, and the City's home repair and foreclosure prevention programs have served many clients on the western end of the districts.

Several developments will advance in Year 38. 4050 Apartments, a 21-unit People's Emergency Center (PEC) rental development in the 4000 block of Haverford Avenue, and HELP IV, a 61-unit rental development at 7200 Grovers Ave., will move forward pending the award of Low-Income Housing Tax Credits. A PEC 32-unit special-needs development in the 4200 block of Powelton Avenue and Beaumont Accessible Homes, two homeownership opportunities in the 5000 block of Beaumont Avenue, will also advance. HAS Investment Partners will advance a mixed-use development in the 4600 block of Woodland Avenue that will add commercial development and two rental units to the corridor.

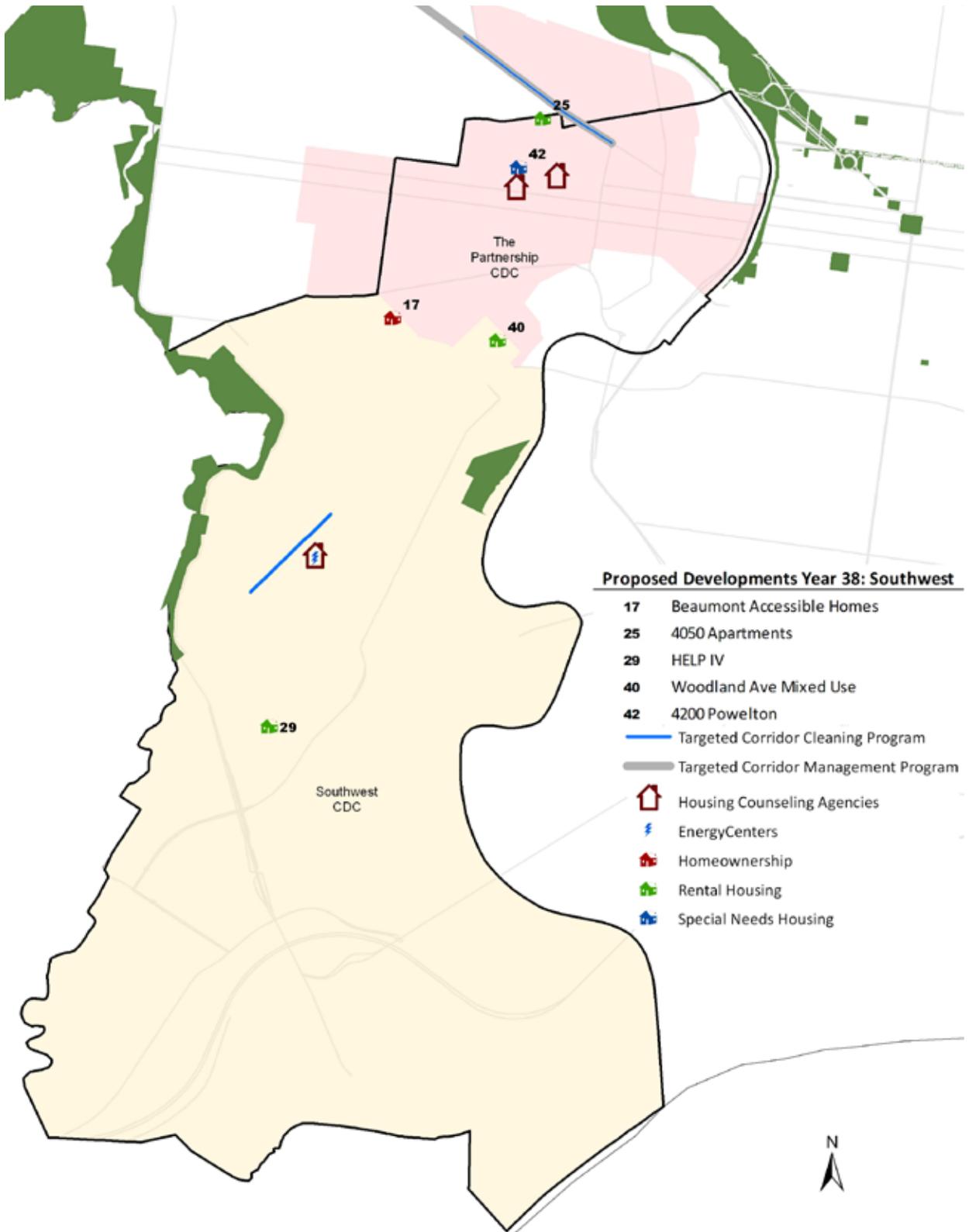
Most of the University/Southwest and Lower Southwest Districts are income-eligible and will receive NAC services through Southwest CDC and The Partnership CDC. Two housing counseling offices are in the University/Southwest District and one is in the Lower Southwest District. Lower Southwest also has an Energy Center. The LandCare Program will continue to maintain cleaned and greened lots, mostly along the Kingsessing Avenue corridor in both districts.

The Commerce Department will provide Business Improvement District support in the Woodland Avenue commercial corridor:

- Southwest CDC, Woodland Avenue (61st Street-68th Street), up to \$36,000

People's Emergency Center CDC will provide Targeted Corridor Management and Business Improvement District support on a small section of Lancaster Avenue (38th Street-39th Street) in this area. Most of the Lancaster Avenue commercial corridor is located in the West area described below.

## Southwest Activity Map



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## West

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West Philadelphia includes the West and West Park Planning Districts, and has long been a focus of investment by the City. Over the past 20 years, approximately 1,900 units of affordable homeownership, rental and special-needs housing has been constructed or rehabilitated. This production has included both single-site and scattered-site development, and has focused in particular on the neighborhoods of Haddington, Belmont and Mantua.

The City's efforts have been in partnership with other initiatives, in particular the Philadelphia Housing Authority, which renovated scattered-site, high rise and housing complex units with City support, and the activities of the West Philadelphia Empowerment Zone. The City has also funded planning efforts and supported activities undertaken through neighborhood plans, in particular PEC's plan for the West Powelton/Saunders Park neighborhood.

In the West Park Planning District, the Mantua neighborhood has been targeted for the use of NSP2 funds. Those funds are being used to rehabilitate the 75 rental units at Mount Vernon Manor in the 3300 block of Haverford Avenue and to demolish unsafe and imminently dangerous buildings. NSP2 funds also supported WPRE II, a completed 40-unit scattered-site rental development.

All of the West District and approximately one third of the West Park District are income-eligible for NAC services. Home repair programs have served residents throughout the West District and primarily in those income-eligible census tracts in the West Park District. Homes saved from foreclosure are concentrated in the western halves of the districts, and vacant land management is concentrated in the Mantua neighborhood in the West District. Business development support has been focused on the West District commercial corridors.

Several developments began construction in Year 37. In addition to Mount Vernon Manor, WPRE III will produce 60 scattered-site units throughout West Philadelphia. Liberty Housing Development is producing 13 units for people with disabilities in and around the 5500 block of Vine Street.

A number of developments are expected to move forward in Year 38. Pending the award of Low-Income Housing Tax Credits, Community Ventures will develop Centennial Village, a 41-unit rental development at 52nd Street and Parkside Avenue, and WPRE will develop WPRE IV, which is comprised of 20 rental units scattered throughout the West Planning District (and the University/Southwest Planning District). PEC will build 6 rental units at 3909 Haverford Ave., and Walnut Park Plaza's 224 rental units at 6250 Walnut St. will be preserved. PEC will also develop 6 units of special-needs housing in Fattah Homes II at 3813 Haverford Ave. Horizon House will develop Ogden House, an 18-unit special-needs development at 4040 Ogden St., and ACHIEVEability will build Cherry Tree Housing, consisting of 7 special-needs units at scattered sites. ACHIEVEability will also promote homeownership with Aspen Housing, ten scattered-site homes in the vicinity of 58th and Race Streets. An affordable housing RFP will be issued for 4900 W. Girard Ave. in the West Philadelphia Empowerment Zone.

All of the West Planning District and a portion of the West Park Planning district are income-eligible for NAC services, which are provided by ACHIEVEability/Haddington-Cobbs Creek CDC, Carroll Park Community

Council, Inc., Parkside Community Association and The Partnership CDC. Energy centers are located in both planning districts. Although there are no housing counseling offices located in the districts, housing counseling services are easily accessible through offices in the 4000 block of Market Street and the 4200 block of Chestnut Street. The LandCare program maintains lots in Mantua, in the area of 54th Street, and in locations throughout the West District.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts.

Receiving Targeted Commercial Management support will be:

- The Partnership CDC, 60th Street (Arch Street-Spruce Street), up to \$75,000

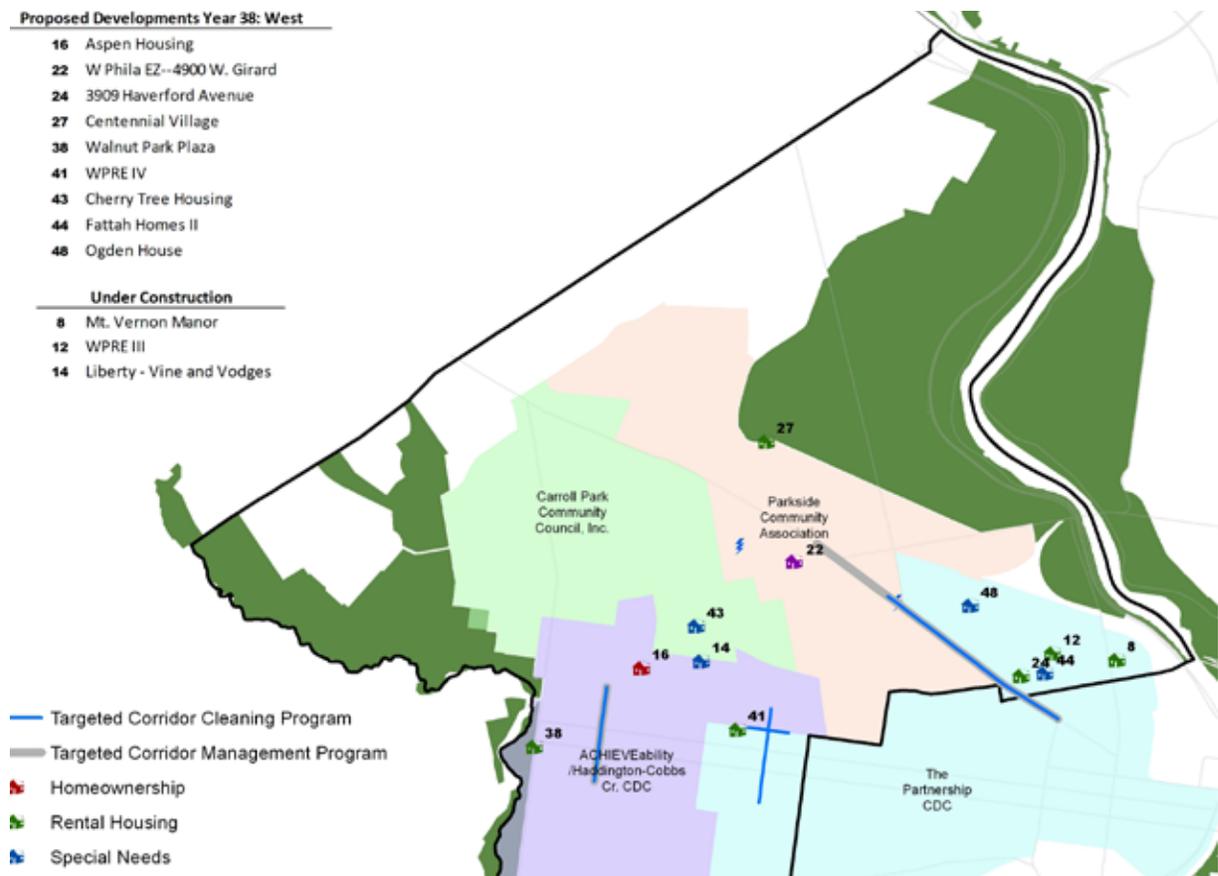
Receiving Business Improvement District support will be:

- ACHIEVEability, 60th Street (Arch Street-Spruce Street), up to \$30,000
- The Enterprise Center, 52nd Street/Market Street, up to \$50,000

Receiving both Targeted Commercial Management and Business Improvement District (BID) support will be:

- People’s Emergency Center CDC, Lancaster Avenue (39th Street-48th Street; BID support only to 44th Street), up to \$110,000

## West Activity Map



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## North/Northwest

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The North/Northwest section of the city includes the Upper North, Upper Northwest and Lower Northwest Planning Districts. Much of the housing development focus in this area has been in the Upper Northwest neighborhoods of Germantown and Mount Airy, while business development support has been directed to both Upper North and Upper Northwest commercial corridors. The City also funded the acquisition and relocation in the 1980s and 1990s of nearly 1,000 homes that were sinking due to subsidence issues in the Logan Triangle Area just north of Roosevelt Boulevard.

The income-eligible census tracts for NAC services are concentrated in the Upper North and the lower half of Upper Northwest. Not surprisingly, most of the home repair program benefits are seen in these areas. Foreclosure prevention efforts are also concentrated in these areas, although homes have also been saved in the Lower Northwest District. Vacant land management has focused on lots in the Logan Triangle Area and just west of the Stenton Avenue/Wister Street corridor.

Belfield Avenue Townhomes, three accessible homes targeted to people with special needs, are expected to have begun construction in Year 37. Shelton Court, a 20-unit development for people with special needs, received NSP2 funds and is under construction in the 6400 block of North Broad Street.

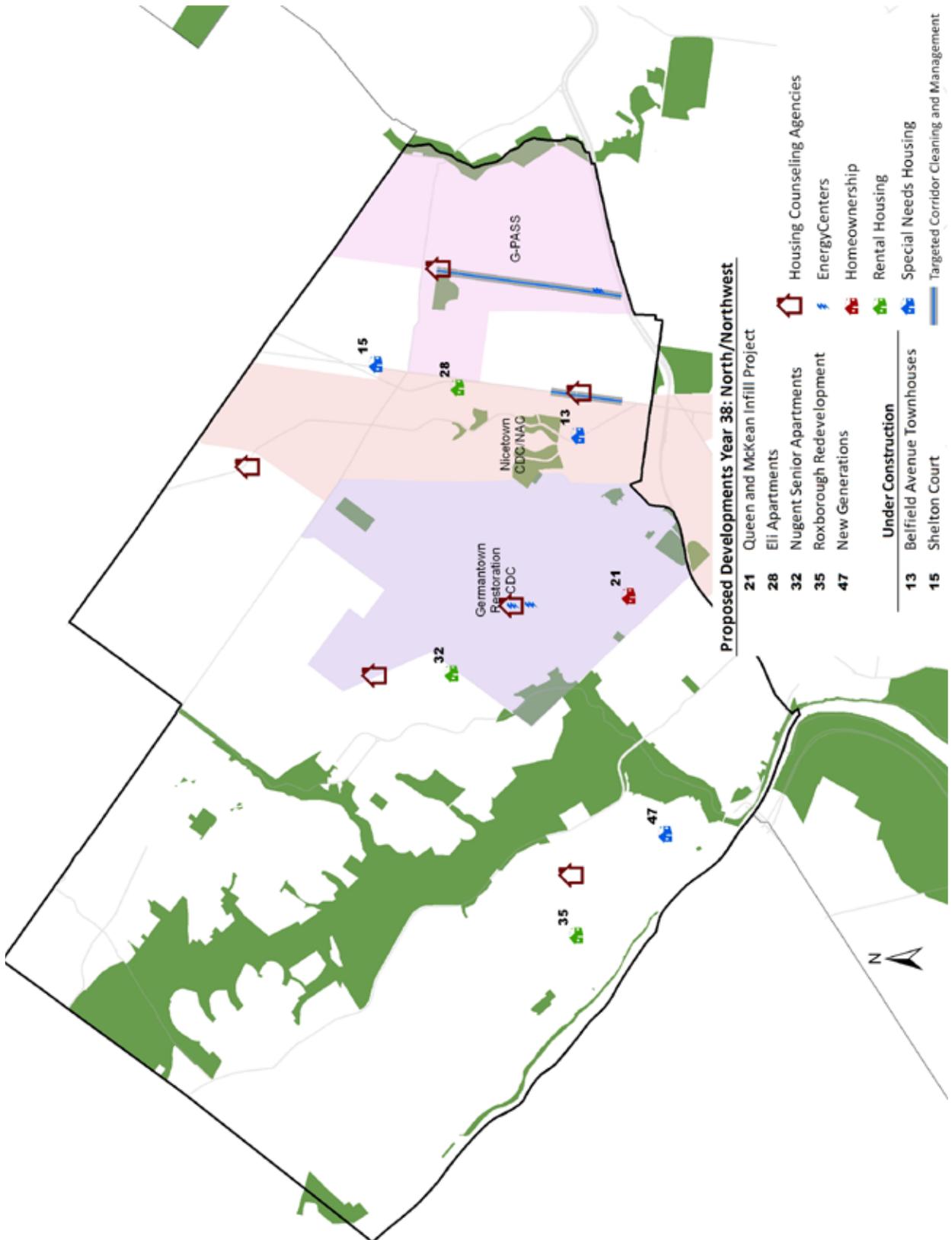
In Year 38, developments for renters, homeowners and people with special needs will advance in North/Northwest Philadelphia. Eli Apartments, an 88-unit rental development at 1418 Conlyn St. and Roxborough Redevelopment, six rental units in the 300 block of Dupont Street, will move to construction. Nugent Senior Center, a 57-unit rental development at 101 W. Johnson St., will move forward pending the award of Low-Income Housing Tax Credits. Northern Home for Children's New Generations will provide four units at 5301 Ridge Ave. for people with special needs. Habitat for Humanity will create four homeownership opportunities in the 5200 block of McKean Avenue.

North/Northwest Philadelphia is well-covered by service providers. Income-eligible census tracts form much of the Upper North Planning District and the lower half of the Upper Northwest Planning District, and these census tracts are served by the Germantown Restoration CDC and GPASS. Three energy centers are located in the North/Northwest, as are six housing counseling agencies, including two that focus on senior citizen housing needs. Vacant land parcels in the Logan Triangle Area and the Stenton/Wister corridor will continue to be managed through the LandCare Program.

The Commerce Department will provide support for economic development in multiple commercial corridors in these Planning Districts. Receiving both Targeted Commercial Management and Business Improvement District support will be:

- Korean Community Services Center, 5th Street (Spencer Avenue-Roosevelt Boulevard), up to \$115,000
- Logan CDC, North Broad Street (Wyoming Avenue-Wagner Avenue), up to \$120,000.

# North/Northwest Activity Map



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## Northeast

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The Northeast is comprised of five planning districts – Lower Northeast, Central Northeast, Upper Far Northeast, Lower Far Northeast and North Delaware. This section of the city has the fewest income-eligible census tracts and therefore has not seen the intense level of investment that has characterized other, less well-off sections of the city. Most of that investment has been in individual developments, frequently rental units serving senior citizens and people with disabilities. The City also supported planning initiatives in the North Delaware neighborhoods of Mayfair and Tacony.

NAC services are provided in the southern half of the North Delaware District and the southeastern corner of the Lower Northeast District. Home repairs are similarly clustered in these sections, and while foreclosure prevention has been most intense in these areas, there are saved homes distributed throughout the five Planning Districts. There is a small cluster of managed vacant parcels in the Lower Northeast's Frankford neighborhood. Business development efforts have focused in Frankford.

Two developments targeted toward people with disabilities, both by Liberty Housing Development Corp., will advance in Year 38. Liberty at Welsh Road will provide two units at 2628 Welsh Road, and Liberty at Disston will provide five units in the 4800 block of Disston Street. An affordable housing RFP will be issued for Gillingham Court in the 4500 block of Tackawanna Street in the Lower Northeast District.

Income-eligible census tracts are concentrated in the Lower Northeast and North Delaware Planning Districts, and residents of those census tracts are served by Impact Services. The Lower Northeast District also includes an energy center and a housing counseling agency. The LandCare Program maintains vacant parcels in Frankford.

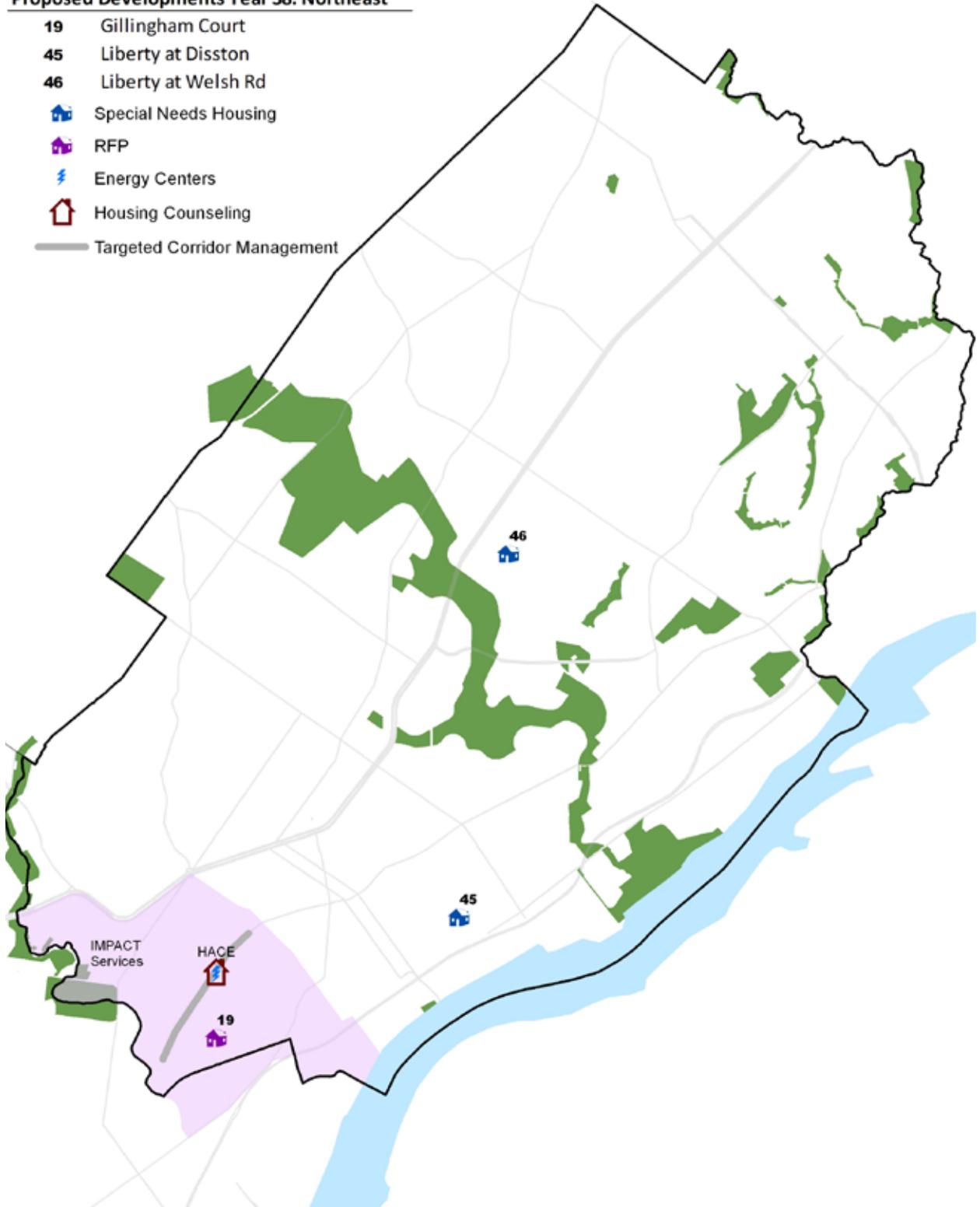
The Commerce Department will provide Targeted Commercial Management support:

- Frankford CDC, Frankford Avenue (Kensington Avenue-Bridge Street), up to \$75,000

## Northeast Activity Map

### Proposed Developments Year 38: Northeast

- 19 Gillingham Court
- 45 Liberty at Disston
- 46 Liberty at Welsh Rd
-  Special Needs Housing
-  RFP
-  Energy Centers
-  Housing Counseling
-  Targeted Corridor Management



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## Section 108 Loan Repayments

Although the commitment to repay prior years' Section 108 financing reduces the amount of funds available to support new activities in Year 38, the Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. A complete listing of Section 108-financed affordable housing activities is provided in the Appendix. These activities include new housing construction, vacant property rehabilitation, the development of homeless/special-needs housing, acquisition and relocation services in the Logan Triangle Area and continuation of home-repair services through the Basic Systems Repair Program and the Adaptive Modifications Program. In addition, securing Section 108 financing made it possible for the City to leverage outside financing from two sources: the Homeownership Zone program which awarded \$5.52 million to support homeownership production in the Cecil B. Moore Avenue neighborhood and \$59.8 million in Low-Income Housing Tax Credits and PennHOMES financing administered by the Pennsylvania Housing Finance Agency to support affordable rental housing production. Finally, new tax ratables will be generated for the City through the new housing construction and vacant-structure rehabilitation activities financed through Section 108 loans.

In Year 38 \$2.757 million is required for Section 108 loan repayment, a reduction from previous years.

# Budget



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## Anticipated Budgetary Resources

OHCD anticipates receiving federal, state and program income budgetary resources during Year 38, including Section 108 loans for economic development. In addition, OHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credits program; PHFA's PennHOMES program; and private mortgage lending. OHCD will also receive funds from the Philadelphia Housing Trust Fund.

The resources available to the City during Year 38 will represent a continued trend of reduced funding from federal and state sources. The City's Community Development Block Grant (CDBG) allocation has been reduced by nearly \$8 million for Year 38 which, when combined with the more than \$9 million reduction in Year 37, represents a two-year reduction of 31 percent. HOME funding has been reduced by more than \$6 million for a two-year reduction of nearly \$8 million, or 48 percent. Although the final funding allocation from the Commonwealth of Pennsylvania will not be known until a budget is passed for the state fiscal year that begins on July 1, 2012, the 55 percent reduction – nearly \$5 million – experienced in Year 37 will not be restored, and additional cuts are possible (and perhaps likely). The lone bright spot in Year 38 is an anticipated \$3 million increase in Philadelphia Housing Trust Fund revenues due to an increase in the City's mortgage and recording fees.

The two-year reduction in resources of more than \$37 million has required the City to make significant reductions in many of its core programs and to eliminate support for other previously funded programs.

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### Community Development Block Grant

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

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

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## Federal HOME Funds

The HOME Investment Partnership Program (HOME), implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program.

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

In Year 30, the City received funding for HUD's American Dream Downpayment Initiative (ADDI) for the first time. These funds, which were a federal set-aside from the HOME program, were available to entitlement communities to help low- and moderate-income persons buy homes. ADDI funds are used to promote the affordability of specific City-supported homeownership developments, usually in neighborhoods with escalating market prices. HUD no longer funds ADDI. OHCD expects to spend the remaining balance of ADDI funds in Year 38 on existing projects.

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## Federal HOPWA Funds

The Housing Opportunities for Persons With AIDS (HOPWA) program was initiated in FFY '92 to provide housing for low- and moderate-income persons living with HIV/AIDS. Entitlement funding for the program is provided to the largest CDBG community on behalf of each metropolitan region or state based on the number of AIDS cases in the region. The City of Philadelphia is the grantee for the Philadelphia metropolitan region, which includes Bucks, Chester, Delaware, Montgomery and Philadelphia counties.

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; for acquisition, rehabilitation and construction for community residences; for supportive services associated with housing; for operating costs for hospices and boarding homes; for housing counseling, information and referral services; and for development financing for the construction or rehabilitation of housing.

The HOPWA funding formula is based on cumulative AIDS cases reported and on the incidence rate for cases reported in the last year.

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## Federal Emergency Solutions Grant Funds

Emergency Solutions Grants funds (formerly Emergency Shelter Grant) support the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually and, due to the HEARTH Act, will also be allocated to continue the City's homelessness prevention and rapid rehousing activities. Funding was formerly used in Philadelphia solely to support emergency shelter operations. In 2012 and onward, under the new ESG, some funding will continue to support emergency shelter activities, as permitted by HUD, but the balance will be utilized for prevention, rental assistance, and HMIS. The proposed use of ESG funds for shelter leverages and augments state and local funds used by the City to provide 2,700 year-round shelter beds contracted under the Office of Supportive Housing (OSH). HUD requires that the City apply for ESG fund through the Consolidated Plan. In year 38, OHCD will continue to assign the administration of these funds under a Memorandum of Understanding with OSH. HPRP, and now ESG, are regular agenda items for the Continuum of Care Strategic Planning Committee, where consultation regarding the use of funding occurs.

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## Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care Funds were awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Lead Agency for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. The City is the direct recipient of McKinney grant funds for housing development and for rental assistance awarded under the Shelter Plus Care Program; non-profit organizations are awarded funding and execute grant agreements directly with HUD for Supportive Housing Programs in renewal status.

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## City Bond Financing

City Bond Financing supports PIDC business loan programs and other activities.

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## Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). The HTF provides a sustainable funding stream for affordable housing by dedicating a portion of document recording fees. Creation of the HTF required state enabling legislation, a City Council ordinance and a Mayor's Executive Order.

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

An increase in the fees that fund the HTF went into effect in 2012 and the HTF is expected to raise approximately \$10.5 million in Year 38.

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## Commonwealth of Pennsylvania Funds

In Year 37 the Department of Community and Economic Development provided \$4.062 million in support of the Weatherization Assistance, Main Street and Elm Street programs. Year 38 funding will not be known until a budget for the state fiscal year beginning July 1, 2012, is passed.

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## PHFA Financing, Low-Income Housing Tax Credits

The Pennsylvania Housing Finance Agency (PHFA) has a variety of financing mechanisms for creating affordable rental housing. It provides permanent financing for rental projects through the PennHOMES Program. PHFA also allocates federal Low-Income Housing Tax Credits (LIHTC) to generate private investment equity for rental ventures. Applications for both PennHOMES financing and LIHTC are competitive. Philadelphia developments may receive up to \$32,500/unit in PennHOMES financing but increase their chances of receiving financing by requesting a lower per-unit amount.

PHFA provides mortgages for homebuyers. In addition, PHFA can exercise its authority to provide volume-cap allocations for bond financing to the PRA. The PRA uses the volume-cap allocation to issue tax-exempt

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bonds to provide home-improvement loans and mortgages to the owners of multifamily projects and single-family homes. For example, the PHIL Program is financed through a volume-cap allocation allowing the sale of tax-exempt bonds.

In 2000, PHFA set aside funds to create the Homeownership Choice Program (HCP) to increase investment in housing in urban areas while building mixed-income communities and encouraging diversity of homeownership opportunities. The Homeownership Choice Program consists of three initiatives:

1. Homeownership Construction Initiative (HCI) to promote large-scale new construction developments of homeowner housing.
2. Mixed-Use Facility Financing Initiative (MUFFI) created to encourage the revitalization of commercial corridors.
3. Neighborhood Revitalization Initiative (NRI) to support smaller-scale infill and vacant-structure rehabilitation efforts.

In past years, HCP funds have supported wholesale neighborhood revitalization in Eastern North Philadelphia and west of Temple University, the first new homeownership development in 50 years in Juniata Park, new homeownership developments in South, West and North Philadelphia, and mixed-use developments throughout the city

PHFA did not provide HCP funding in FY 2011 or FY 2012 and has not announced HCP funding availability for 2013.

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## Section 108 Loan Program

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 OHCD and administered by OHCD, the Commerce Department, PIDC or PCDC. 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. Economic development projects funded through the Section 108 Loan Program include the Kvaerner Philadelphia Shipyard, the Reading Terminal, the PSFS building, City Hall Annex and Six Penn Center. Housing ventures include the Cecil B. Moore Homeownership Zone development, acquisition and relocation in the Logan Triangle Area, Basic Systems Repair Program and various homeownership, rental and special-needs housing developments.

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 Year 38 no Section 108 loans will be sought for housing development activities and a relatively modest loan in the amount of \$20 million will be sought for economic development activities. The Year 38 Section 108 loan for economic development is proposed to support a loan pool to make loans available for commercial and industrial lending throughout the city. The loans will 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.

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## 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 operated by the Philadelphia Housing Authority (PHA), frequently totaling more than \$150 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the Housing Choice Voucher program for other purposes, such as funding for capital activities like new construction, 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. In October 2008, PHA's MTW status was extended for another 10 years.

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## Interim Construction Assistance

The *Consolidated Plan* authorizing ordinance proposed to be adopted by City Council allows the City to use up to \$20 million for interim construction assistance ("float loans") provided that security requirements acceptable to the Director of Finance are met. These funds may support eligible activities by providing construction loans to approved projects and by improving the timeliness of payment to developers. Specific projects are identified and funded through *Consolidated Plan* amendments consistent with the City's amendment policy. In general, float loans are made for a period not to exceed one year.

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## City of Philadelphia General Funds

Historically, OHCD has received very limited resources from the City's General Fund, which is local tax dollars that support city services. In Year 38 OHCD expects to use General Funds in support of vacant land management, settlement assistance and Tangled Title Fund.

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## Neighborhood Stabilization Program Funds

During Year 34, the City was awarded \$16.8 million in Neighborhood Stabilization Program (NSP1) funds from the U. S. Department of Housing and Urban Development. The City's approved proposal, which was a substantial amendment to the Year 34 *Consolidated Plan*, is available in the Year 35 *Consolidated Plan* at [www.phila.gov/ohcd](http://www.phila.gov/ohcd). NSP1 funds had to be obligated within 18 months of the execution of the grant agreement with HUD. The City also received from the Pennsylvania Department of Community and Economic Development (DCED) an additional \$3.75 million in NSP funds.

During Year 35 in the second round of NSP funding, Philadelphia was awarded \$43.9 million in Recovery Act funding to stabilize neighborhoods with high levels of foreclosure, vacant housing and the blight those factors can cause. Funded through the American Recovery and Reinvestment Act of 2009, this second round of NSP grants (NSP2) was awarded competitively to applicants who developed innovative ideas to address the impact the housing crisis has had on local communities while demonstrating that they have the capacity to be responsible stewards of taxpayer dollars. The Year 36 *Consolidated Plan* assumed that one third of the NSP2 funds would be expended in FY 2011. The Year 37 *Consolidated Plan* assumed that an additional one third of the NSP2 funds would be spent in FY 2012.

The Year 38 *Consolidated Plan* assumes that the final third of the NSP2 funds will be spent in FY 2013.

## Schedule A: Year 38 Economic Development Activities (In Thousands)

### CDBG Year 38 - Fiscal Year 2013

	CDBG	State	Other	Total
<b>A. Business Assistance</b>				
1. PIDC Business Loan Programs	2,700		3,100	5,800
2. Section 108 Loan Program	1,600		20,000	21,600
3. Technical Assistance to Small Businesses	650			650
<i>Subtotal: Business Assistance</i>	<i>4,950</i>		<i>23,100</i>	<i>28,050</i>
<b>B. Targeted Neighborhood Commercial Area Assistance</b>				
1. Storefront Improvement Program & Targeted Block Façades	400		100	500
2. Targeted Corridor Revitalization Management Program	800			800
3. Main Street Program		500		500
4. Targeted Neighborhood Economic Development Program	200			200
5. Business Improvement District Assistance	653			653
6. Targeted Neighborhood Business Attraction & Expansion	300			300
<i>Subtotal: Targeted Neighborhood Commercial Area Assistance</i>	<i>2,353</i>	<i>500</i>	<i>100</i>	<i>2,953</i>
<b>C. Community-Based Organization Assistance</b>				
1. PIDC Neighborhood Development Fund	357			357
2. Neighborhood Development Grant Activities	1,000			1,000
3. Capacity-Building Assistance for NBOs	230			230
4. CDC Tax Credit Program			3,000	3,000
<i>Subtotal: Community-Based Organization Assistance</i>	<i>1,587</i>		<i>3,000</i>	<i>4,587</i>
<b>D. Annual Operating Costs</b>				
1. Commerce/Program Delivery	243			243
2. PIDC/Program Delivery	692			692
3. Commerce/General Administration	1,240			1,240
<i>Subtotal: Annual Operating Costs</i>	<i>2,175</i>			<i>2,175</i>
<b>Grand Total: Economic Development</b>	<b>11,065</b>	<b>500</b>	<b>26,200</b>	<b>37,765</b>

## Schedule B: Year 38 State Resources

(In Thousands)

### CDBG Year 38 - Fiscal Year 2013

	State-DCED		
	Weath.	Other	Total
<b>Housing Preservation</b>			
<b>A. Emergency Repairs, Preservation, Weatherization</b>			
1. Weatherization & BSRP - Tier 2	2,100		2,100
2. Weatherization (DCED to PHDC)	2,341		2,341
<i>Subtotal: Emergency Repairs, Preservation, Weatherization</i>	<i>4,441</i>		<i>4,441</i>
<b>Community Economic Development</b>			
<b>A. Targeted Neighborhood Commercial Area Assistance</b>			
1. Main Street Program		500	500
<b>Community Planning &amp; Capacity Building</b>			
<b>A. Elm Street Program</b>		100	100
<b>Annual Operating Costs</b>			
<b>A. Program Delivery</b>			
1. PHDC	724		724
<b>B. General Administration</b>			
1. PHDC	197		197
<i>Subtotal: Annual Operating Costs</i>	<i>921</i>		<i>921</i>
<b>Grand Total: State Resources</b>	<b>5,362</b>	<b>600</b>	<b>5,962</b>

## Schedule C: Year 38 Other Resources

(In Thousands)

### CDBG Year 38 - Fiscal Year 2013

	PRA Bond Proceeds	TNCA Bond Proceeds	General Fund	Emergency Solutions	Other Federal	Other Private	Section 108	Total
<b>Affordable Housing Production</b>								
<b>A. ARRA</b>								
<b>Housing Gap Financing</b>								
1. NSP 2 Housing Gap Financing					8,891			8,891
<b>Housing Preservation</b>								
<b>A. Home Equity Financing &amp; Rehab Assistance</b>								
1. Settlement Assistance Grants			100					100
2. Vacancy Prevention Activities			30					30
3. PHIL Program	4,000							4,000
4. NSP2					4,279			4,279
<b>Homeless &amp; Special-Needs Housing</b>								
<b>A. Emergency Solutions Grant</b>								
				4,000				4,000
<b>Vacant Land Management &amp; Community Improvements</b>								
<b>A. Management of Vacant Land</b>								
1. PHS Vacant Land Management			2,390					2,390
<b>Community Economic Development</b>								
<b>A. Business Assistance</b>								
1. PIDC Business Loan Programs		2,100				1,000		3,100
2. Section 108 Loan Program							20,000	20,000
<b>B. Targeted Neighborhood Commercial Area Assistance</b>								
1. Storefront Improvement Program & Targeted Block Façades		100						100
<b>C. Community-Based Organization Assistance</b>								
1. CDC Tax Credit Program						3,000		3,000
<b>Annual Operating Costs</b>								
<b>A. OHCD General Administration</b>								
					250			250
<b>B. PRA General Administration</b>								
					1,213			1,213
<b>Grand Total: Other Resources</b>	<b>4,000</b>	<b>2,200</b>	<b>2,520</b>	<b>4,000</b>	<b>14,633</b>	<b>4,000</b>	<b>20,000</b>	<b>51,353</b>

## Schedule D: Year 38 HTF Resources

(In Thousands)

### CDBG Year 38 - Fiscal Year 2013

	HTF Total
<b>Affordable Housing Production</b>	
<b>A. Affordable Rental Housing</b>	
1. Neighborhood-Based Rental Production	4,475
<b>Housing Preservation</b>	
<b>A. Emergency Repairs, Preservation, Weatherization</b>	
1. Heater Hotline - PHDC/ECA	1,000
2. Weatherization & BSRP - Tier 2	730
3. Utility Emergency Services Fund	770
<b>Homeless &amp; Special-Needs Housing</b>	
<b>A. Adaptive Modifications Program</b>	1,355
<b>B. Homelessness Prevention Program</b>	595
<b>Annual Operating Costs</b>	
<b>A. Program Delivery</b>	
1. OHCD	55
2. PHDC	516
3. PRA	359
<b>B. General Administration</b>	
1. OHCD	645
<b>Grand Total: HTF Resources</b>	<b>10,500</b>

## Schedule E: Year 38 CDBG Administrative Cost Limitation (In Thousands)

### CDBG Year 38 - Fiscal Year 2013

	CDBG
<b>A. Resource Base</b>	
1. CDBG Entitlement	38,345
2. Projected Program Income	6,221
<b>Total: Resource Base</b>	<b>44,566</b>
<b>B. Administrative Limitation (20%)</b>	<b>8,913</b>
<b>C. Administrative Budget</b>	
1. Housing Agencies	
a. OHCD	4,395
b. PHDC	1,430
c. PRA	702
d. Support Services & Project Planning	100
e. Nonprofit Subrecipients	100
2. Economic Development	
a. Commerce	1,290
b. Nonprofit Subrecipients	100
3. General Service Departments	
a. Law	253
b. City Planning	459
<b>Total: Administrative Budget</b>	<b>8,829</b>
<b>D. Administrative Allowance (B-C)</b>	<b>84</b>

## Schedule F: Year 38 CDBG Community Economic Development by CDCs

(Pursuant to Council Bill #000716)

(In Thousands)

### CDBG Year 38 - Fiscal Year 2013

	<b>CDBG</b>
<b>A. Resource Base</b>	
1. CDBG Entitlement	38,345
2. Projected Program Income	6,221
<b>Total: Resource Base</b>	<b>44,566</b>
<b>B. CDC Economic Development Requirement (5%)</b>	<b>2,228</b>
<b>C. CDC Economic Development Budget</b>	
1. Community-Based Organization Assistance	
a. PIDC Neighborhood Development Fund	357
b. Neighborhood Development Grants	1,000
c. Targeted Neighborhood Economic Development Program	200
d. Targeted Corridor Revitalization Management Program	800
e. Business Improvement District Assistance	653
f. Business Attraction and Expansion	300
g. Capacity-Building Assistance	230
<b>Total: CDC Community Economic Development</b>	<b>3,540</b>
<b>D. Amount In Excess of Requirement (C-B)</b>	<b>1,312</b>

## Resource Comparison CDBG Year 37 and CDBG Year 38

(In Thousands)

	CDBG Year 37 Fiscal Year 2012	CDBG Year 38 Fiscal Year 2013	Increase (Decrease)
<b>Resources Part I</b>			
<b>A. CDBG</b>			
1. Entitlement	46,187	38,345	(7,842)
2. Prior Years' Reprogrammed Funds	1,164	750	(414)
3. Reprogrammed - Economic Development	2,652	4,782	2,130
4. Program Income			
(a) OHCD	250	250	0
(b) PHDC	500	500	0
(c) PRA	2,920	2,920	0
(d) PIDC	9,318	1,440	(7,878)
(e) Commerce	1,620	1,111	(509)
(f) Central Germantown Council	16	0	(16)
<i>Subtotal: CDBG</i>	<i>64,627</i>	<i>50,098</i>	<i>(14,529)</i>
<b>B. HOME</b>			
1. Federal - Direct Allocation	14,530	8,479	(6,051)
<i>Subtotal: HOME</i>	<i>14,530</i>	<i>8,479</i>	<i>(6,051)</i>
<b>C. Other Federal</b>			
1. Emergency Solutions Grant	2,241	4,000	1,759
2. Housing Opportunities for Persons With AIDS (HOPWA)	7,385	7,702	317
3. HOPWA - Prior Years' Reprogrammed Funds	1,840	2,383	543
4. American Recovery and Reinvestment Act			
(a) Homelessness Prevention & Rapid Rehousing (ESG)	7,162	0	(7,162)
(b) Neighborhood Stabilization Program 2	14,633	14,633	0
<i>Subtotal: Other Federal</i>	<i>33,261</i>	<i>28,718</i>	<i>(4,543)</i>
<b>D. Commonwealth Of Pennsylvania</b>			
1. DCED			
(a) Housing - Reprogrammed Funds	0	2,100	2,100
(b) Elm Street Program	300	100	(200)
(c) Economic Development - Main Street Program	500	500	0
(d) Adaptive Modifications Program	0	0	0
2. Weatherization	3,262	3,262	0
<i>Subtotal: Commonwealth of PA</i>	<i>4,062</i>	<i>5,962</i>	<i>1,900</i>
<b>Subtotal: Resources Part I</b>	<b>116,480</b>	<b>93,257</b>	<b>(23,223)</b>
<b>Resources Part II</b>			
<b>E. Other Resources</b>			
1. Bond Proceeds (PRA)	4,000	4,000	0
2. Bond Proceeds (TNCA)	2,200	2,200	0
3. City General Fund (excluding HTF)	2,520	2,520	0
4. Small Business Loan Guarantee Pool (PIDC)	1,000	1,000	0
5. Economic Development (Section 108 Loan)	20,000	20,000	0
6. CDC Tax Credits	3,000	3,000	0
7. Housing Trust Fund (HTF)	7,000	10,500	3,500
<b>Subtotal: Resources Part II</b>	<b>39,720</b>	<b>43,220</b>	<b>3,500</b>
<b>Grand Total: Resources</b>	<b>156,200</b>	<b>136,477</b>	<b>(19,723)</b>

a Resources contained in Part I of the schedule are able to be accessed by OHCD 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 38.

b These awards are allocated directly to PHDC and are not appropriated by the City.

# Budget Detail - CDBG Year 37 (FY 12) and CDBG Year 38 (FY 13)

(in Thousands)

## CDBG Year 37 - Fiscal Year 2012

## CDBG Year 38 - Fiscal Year 2013

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
<b>Affordable Housing Production</b>																
<b>A. Affordable Homeownership Housing</b>																
1. Neighborhood-Based Homeownership Production		2,130						2,130		1,000						1,000
<i>Subtotal: Affordable Homeownership Housing</i>	0	2,130	0	0	0	0	0	2,130		1,000						1,000
<b>B. Affordable Rental Housing</b>																
1. Neighborhood-Based Rental Production	699	5,868			3,000			9,567	782	2,598			4,475			7,855
2. Development Financing for Homeless & Special-Needs Housing		2,500						2,500		2,000						2,000
3. Mixed-Use Program	500							500								0
<i>Subtotal: Affordable Rental Housing</i>	1,199	8,368	0	0	3,000	0	0	12,567	782	4,598	0	0	4,475	0	0	9,855
<b>C. American Recovery and Reinvestment Act - Housing Gap Financing</b>																
1. NSP2 Housing Gap Financing						8,891		8,891						8,891		8,891
<i>Subtotal: ARRA - Housing Gap Financing</i>	0	0	0	0	0	8,891	0	8,891	0	0	0	0	0	8,891	0	8,891
<b>Total: Affordable Housing Production</b>	<b>1,199</b>	<b>10,498</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>8,891</b>	<b>0</b>	<b>23,588</b>	<b>782</b>	<b>5,598</b>	<b>0</b>	<b>0</b>	<b>4,475</b>	<b>8,891</b>	<b>0</b>	<b>19,746</b>

# Budget Detail - CDBG Year 37 (FY 12) and CDBG Year 38 (FY 13)

(in Thousands)

## CDBG Year 37 - Fiscal Year 2012

## CDBG Year 38 - Fiscal Year 2013

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
<b>Housing Preservation</b>																
<b>A. Housing Counseling</b>																
1. Settlement Assistance Grants							100	100							100	100
2. Housing Counseling and Foreclosure Prevention	5,117		300					5,417	5,052							5,052
3. Vacancy Prevention Activities	110						30	140	110						30	140
4. UAC- Earned Income Tax Credit (EITC)	48							48	48							48
<i>Subtotal: Housing Counseling</i>	<i>5,275</i>	<i>0</i>	<i>300</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>130</i>	<i>5,705</i>	<i>5,210</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>130</i>	<i>5,340</i>
<b>B. Emergency Repairs, Preservation, Weatherization</b>																
1. Heater Hotline - PHDC/ECA					1,000			1,000					1,000			1,000
2. Weatherization & Basic Systems Repair Program - Tier 2	10,321							10,321	7,470			2,100	730			10,300
3. Weatherization (DCED to PHDC)				2,341				2,341				2,341				2,341
4. SHARP Home Repair Program	325							325								0
5. Utility Emergency Services Fund	1,275							1,275	300				770			1,070
6. Energy Coordinating Agency	669							669	522							522
<i>Subtotal: Emergency Repairs, Preservation, Weatherization</i>	<i>12,590</i>	<i>0</i>	<i>0</i>	<i>2,341</i>	<i>1,000</i>	<i>0</i>	<i>0</i>	<i>15,931</i>	<i>8,292</i>	<i>0</i>	<i>0</i>	<i>4,441</i>	<i>2,500</i>	<i>0</i>	<i>0</i>	<i>15,233</i>
<b>C. Home Equity Financing &amp; Rehabilitation Assistance</b>																
1. PHIL Loans							4,000	4,000							4,000	4,000
2. Neighborhood Housing Services - Loan Program	257							257								0
3. Impact Services Building Materials Program	123							123	123							123
4. Neighborhood Stabilization Program 2						4,279		4,279						4,279		4,279
<i>Subtotal: Home Equity Financing &amp; Rehab Assistance</i>	<i>380</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>4,279</i>	<i>4,000</i>	<i>8,659</i>	<i>123</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>4,279</i>	<i>4,000</i>	<i>8,402</i>
<b>Total: Housing Preservation</b>	<b>18,245</b>	<b>0</b>	<b>300</b>	<b>2,341</b>	<b>1,000</b>	<b>4,279</b>	<b>4,130</b>	<b>30,295</b>	<b>13,625</b>	<b>0</b>	<b>0</b>	<b>4,441</b>	<b>2,500</b>	<b>4,279</b>	<b>4,130</b>	<b>28,975</b>

# Budget Detail - CDBG Year 37 (FY 12) and CDBG Year 38 (FY 13)

(in Thousands)

## CDBG Year 37 - Fiscal Year 2012

## CDBG Year 38 - Fiscal Year 2013

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
<b>Homeless &amp; Special-Needs Housing</b>																
A. Emergency Solutions Grant	50						2,241	2,291	40						4,000	4,040
B. Rental Assistance	200	2,589	510					3,299	200	2,033						2,233
C. HOPWA (including Rental Assistance)			8,193					8,193			9,854					9,854
D. Adaptive Modifications Program					1,355			1,355					1,355			1,355
E. Homelessness Prevention Program					595			595					595			595
F. Homelessness Prevention & Rapid Re-Housing Services						7,162		7,162								0
<b>Total: Homeless &amp; Special-Needs Housing</b>	<b>250</b>	<b>2,589</b>	<b>8,703</b>	<b>0</b>	<b>1,950</b>	<b>7,162</b>	<b>2,241</b>	<b>22,895</b>	<b>240</b>	<b>2,033</b>	<b>9,854</b>	<b>0</b>	<b>1,950</b>	<b>0</b>	<b>4,000</b>	<b>18,077</b>
<b>Employment &amp; Training</b>																
A. YouthBuild Philadelphia	502							502	300							300
<b>Total: Employment &amp; Training</b>	<b>502</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>502</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>
<b>Vacant Land Management &amp; Community Improvements</b>																
A. Management of Vacant Land	1,025						2,390	3,415	727						2,390	3,117
<i>Subtotal: Management of Vacant Land</i>	<i>1,025</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2,390</i>	<i>3,415</i>	<i>727</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2,390</i>	<i>3,117</i>
<b>B. Site and Community Improvements</b>																
1. PNHS Community Improvements/Model Blocks	150							150								0
2. Child Care Facilities Fund	543							543								0
<i>Subtotal: Site and Community Improvements</i>	<i>693</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>693</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total: Vacant Land Management &amp; Community Improvements</b>	<b>1,718</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,390</b>	<b>4,108</b>	<b>727</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,390</b>	<b>3,117</b>

# Budget Detail - CDBG Year 37 (FY 12) and CDBG Year 38 (FY 13)

(in Thousands)

## CDBG Year 37 - Fiscal Year 2012

## CDBG Year 38 - Fiscal Year 2013

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
<b>Community Economic Development</b>																
<b>A. Business Assistance</b>																
1. PIDC Business Loan Programs	6,500						3,100	9,600	2,700						3,100	5,800
2. Section 108 Loan Program (PIDC)							20,000	20,000	1,600						20,000	21,600
3. Technical Assistance to Small Businesses	750							750	650							650
4. Mixed-Use Program	500							500								0
<i>Subtotal: Business Assistance</i>	<i>7,750</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>23,100</i>	<i>30,850</i>	<i>4,950</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>23,100</i>	<i>28,050</i>
<b>B. Targeted Neighborhood Commercial Area Assistance</b>																
1. Storefront Improvement Program & Targeted Façades	700						100	800	400						100	500
2. Targeted Corridor Revitalization Management Program (CDCs)	900							900	800							800
3. Main Street Program				500				500			500					500
4. Targeted Neighborhood Economic Development Program (CDCs)	200							200	200							200
5. Neighborhood Plans (PCPC)	100							100								0
6. Business Improvement District Assistance (CDCs)	453							453	653							653
7. Business Attraction & Expansion (CDCs)	300							300	300							300
<i>Subtotal: Targeted Neighborhood Commercial Area Assistance</i>	<i>2,653</i>	<i>0</i>	<i>0</i>	<i>500</i>	<i>0</i>	<i>0</i>	<i>100</i>	<i>3,253</i>	<i>2,353</i>	<i>0</i>	<i>0</i>	<i>500</i>	<i>0</i>	<i>0</i>	<i>100</i>	<i>2,953</i>
<b>C. Community-Based Organization Assistance</b>																
1. PIDC Neighborhood Development Fund (CDCs)	357							357	357							357
2. Neighborhood Development Grants	1,000							1,000	1,000							1,000
3. Capacity Building Assistance for NBOs	230							230	230							230
4. CDC Tax Credit Program							3,000	3,000							3,000	3,000
<i>Subtotal: Community-Based Organization Assistance</i>	<i>1,587</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3,000</i>	<i>4,587</i>	<i>1,587</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3,000</i>	<i>4,587</i>
<b>Total: Community Economic Development</b>	<b>11,990</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>26,200</b>	<b>38,690</b>	<b>8,890</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>26,200</b>	<b>35,590</b>

# Budget Detail - CDBG Year 37 (FY 12) and CDBG Year 38 (FY 13)

(in Thousands)

## CDBG Year 37 - Fiscal Year 2012

## CDBG Year 38 - Fiscal Year 2013

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
<b>Community Planning &amp; Capacity Building</b>																
<b>A. CDC Support Services and Planning</b>																
1. Community Design Collaborative	50							50	50							50
2. Philadelphia Association of CDCs	35							35	35							35
<b>B. Neighborhood Services</b>	1,350							1,350	1,053							1,053
<b>C. Elm Street Program</b>				275				275				100				100
<b>D. Vital Neighborhoods Initiative</b>	100							100								0
<b>Total: Community Planning &amp; Capacity Building</b>	<b>1,535</b>	<b>0</b>	<b>0</b>	<b>275</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,810</b>	<b>1,138</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,238</b>
<b>Section 108 Loan Principal &amp; Interest Repayments-Housing</b>																
<b>A. Rental &amp; Homeownership Development (Year 21)</b>	2,075							2,075								0
<b>B. Year 24</b>	1,396							1,396	1,332							1,332
<b>C. Year 25</b>	1,473							1,473	1,425							1,425
<b>Total: Section 108 Loan Principal &amp; Interest Repayments-Housing</b>	<b>4,944</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,944</b>	<b>2,757</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,757</b>

# Budget Detail - CDBG Year 37 (FY 12) and CDBG Year 38 (FY 13)

(in Thousands)

## CDBG Year 37 - Fiscal Year 2012

## CDBG Year 38 - Fiscal Year 2013

	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
<b>Annual Operating Costs</b>																
<b>A. Program Delivery</b>																
1. OHCD	630				55			685	554				55			609
2. PHDC	4,380			724	416			5,520	3,836			724	516			5,076
3. PRA	7,763				248			8,011	6,904				359			7,263
4. Commerce	276							276	243							243
5. PIDC	997							997	692							692
6. L&I	1,000							1,000	880							880
<i>Subtotal: Program Delivery</i>	<i>15,046</i>	<i>0</i>	<i>0</i>	<i>724</i>	<i>719</i>	<i>0</i>	<i>0</i>	<i>16,489</i>	<i>13,109</i>	<i>0</i>	<i>0</i>	<i>724</i>	<i>930</i>	<i>0</i>	<i>0</i>	<i>14,763</i>
<b>B. General Administration</b>																
1. OHCD	4,790	675	222		331	250		6,268	4,395	233	231		645	250		5,754
2. PHDC	1,454	176		197				1,827	1,430	141		197				1,768
3. PRA	798	592				1,213		2,603	702	474				1,213		2,389
4. Commerce	1,409			25				1,434	1,290							1,290
5. Law	288							288	253							253
6. City Planning	459							459	459							459
<i>Subtotal: General Administration</i>	<i>9,198</i>	<i>1,443</i>	<i>222</i>	<i>222</i>	<i>331</i>	<i>1,463</i>	<i>0</i>	<i>12,879</i>	<i>8,530*</i>	<i>848</i>	<i>231</i>	<i>197</i>	<i>645</i>	<i>1,463</i>	<i>0</i>	<i>11,914*</i>
<b>Total: Annual Operating Costs</b>	<b>24,244</b>	<b>1,443</b>	<b>222</b>	<b>946</b>	<b>1,050</b>	<b>1,463</b>	<b>0</b>	<b>29,368</b>	<b>21,639</b>	<b>848</b>	<b>231</b>	<b>921</b>	<b>1,575</b>	<b>1,463</b>	<b>0</b>	<b>26,677</b>
<b>Grand Total Program Activities</b>	<b>64,627</b>	<b>14,530</b>	<b>9,225</b>	<b>4,062</b>	<b>7,000</b>	<b>21,795</b>	<b>34,961</b>	<b>156,200</b>	<b>50,098</b>	<b>8,479</b>	<b>10,085</b>	<b>5,962</b>	<b>10,500</b>	<b>14,633</b>	<b>36,720</b>	<b>136,477</b>
<b>Resource Allocation</b>	<b>64,627</b>	<b>14,530</b>	<b>9,225</b>	<b>4,062</b>	<b>7,000</b>	<b>21,795</b>	<b>34,961</b>	<b>156,200</b>	<b>50,098</b>	<b>8,479</b>	<b>10,085</b>	<b>5,962</b>	<b>10,500</b>	<b>14,633</b>	<b>36,720</b>	<b>136,477</b>

\* Numbers do not add to subtotal due to rounding.

**Table 3a Objectives, Outcomes and Indicators:  
Performance Measures**

Objectives	Outcomes	Programs*	Indicators	Funding**	Totals
<b>Creating Suitable Living Environments (SL)</b>					
	Accessibility/ Availability	Emergency Solutions Grant (ESG) – Homeless and Special-Needs Housing - Short Term	3,000 Low- and Moderate-Income Households In Stable Housing	\$8,040,000	<b>\$8,040,000</b>
	Affordability	Neighborhood Services -NACS Community Capacity Building	550,000 Low- and Moderate-Income Residents Will Benefit	\$1,053,000	<b>\$1,053,000</b>
	Sustainability	Pennsylvania Horticultural Society Vacant Land Management Community Improvements	120,000 Low- and Moderate-Income Residents Will Benefit	\$3,117,000	
		PACDC	10 Organizations Assisted	\$35,000	<b>\$3,152,000</b>
		Operational Support		\$2,100,000	<b>\$2,100,000</b>
<b>Subtotal (SL)</b>					<b>\$14,345,000</b>
<b>Providing Decent Affordable Housing (DH)</b>					
	Accessibility/ Availability	Neighborhood-Based Homeownership Production Affordable Homeownership	50 Housing Units Created	\$1,000,000	
		Neighborhood-Based Rental Housing Production Affordable Rental Development	420 Housing Units Created/ Preserved	\$7,855,000	
		Development Financing Homeless and Special-Needs Housing Affordable Rental Development	110 Low- and Moderate-Income Households In Stable Housing	\$2,000,000	
		Community Design Collaborative - Planning and Design	10 Organizations Assisted	\$50,000	<b>\$10,905,000</b>
	Affordability:	Affordable Rental Housing Rental Assistance	300 Households Provided Rental Assistance	\$2,233,000	
		HOPWA Affordable Rental Housing Rental Assistance	1,100 Households Provided Rental Assistance	\$9,854,000	<b>\$12,087,000</b>

\* Programs are listed in the Budget Detail and expanded upon in the Action Plan narrative.

\*\* Funding is broken out in the Budget Detail.

**Table 3a Objectives, Outcomes and Indicators:  
Performance Measures**

Objectives	Outcomes	Programs*	Indicators	Funding**	Totals
<b>Providing Decent Affordable Housing (contd.)</b>					
	Sustainability:	Neighborhood and Citywide Housing Counseling	11,000 Low- and Moderate-Income Households Will Benefit	\$5,052,000	
		Vacancy Prevention Activities	50 Low- and Moderate-Income Households Will Benefit	\$140,000	
		Urban Affairs Coalition – Earned Income Tax Credit Program	650 Low- and Moderate-Income Households Will Benefit	\$48,000	
		Basic Systems Repair Program (BSRP) - Repairs/Preservation/Rehab Assistance	1,100 Housing Units Preserved	\$10,300,000	
		Utility Emergency Services Fund Utility Grants Housing Preservation	2,100 Housing Units Preserved	\$1,070,000	
		Energy Coordinating Agency (ECA) Housing Preservation	10,000 Housing Units Preserved	\$522,000	
		Repairs/Preservation/Rehab Assistance – PHIL Residential Loan Program	150 Housing Units Preserved	\$4,000,000	
		Impact Services Building Materials Exchange Program Repairs/Preservation/Rehab Assistance	1,000 Housing Units Preserved	\$123,000	
		Section 108 Loan Principal and Interest Repayments (Housing)	259 Housing Units Preserved	\$2,757,000	<b>\$24,012,000</b>
	Operational Support			\$23,577,000	<b>\$23,577,000</b>
<b>Subtotal – DH</b>					<b>\$70,581,000</b>

\* Programs are listed in the Budget Detail and expanded upon in the Action Plan narrative.

\*\* Funding is broken out in the Budget Detail.

**Table 3a Objectives, Outcomes and Indicators:  
Performance Measures**

Objectives	Outcomes	Programs*	Indicators	Funding**	Totals
<b>Creating Economic Opportunities (EO)</b>					
	Accessibility/ Availability	Philadelphia Industrial Development Corporation Business and Section 108 Loan Program For-Profit Financial Assistance Low/Mod Job Creation	711 Jobs	\$24,300,000	
		Technical Assistance to Micro-Enterprises Non-Financial Assistance	100 Businesses Assisted	\$650,000	
		Targeted Neighborhood Economic Development Program - Employment Training	200 Low- and Moderate-Income Persons Trained	\$200,000	
		Targeted Neighborhood Business Attraction and Expansion Small Business Assistance	10 Businesses Assisted	\$300,000	
		Neighborhood Development Grant Non-Profit Financial Grant Assistance Retail or Service Development	200,000 Low- and Moderate-Income Residents Will Benefit	\$1,000,000	
		Neighborhood Development Fund Non-Profit Financial Lending Assistance Retail or Service Development	100,000 Low- and Moderate-Income Residents Will Benefit	\$357,000	
		Capacity Building for CDC's	10 Organizations Assisted	\$230,000	<b>\$27,037,000</b>
	Sustainability:	Storefront Improvement Program and Targeted Block Façades Retail Façade Improvements	200,000 Low- and Moderate-Income Residents Will Benefit	\$500,000	
		Targeted Corridor Revitalization Management Program Neighborhood Commercial Area Support Program	310,000 Low- and Moderate-Income Residents Will Benefit	\$800,000	
		Business Improvement District Assistance Neighborhood Cleaning In Commercial Areas	300,000 Low- and Moderate-Income Residents Will Benefit	\$653,000	
		YouthBuild Philadelphia Job Training	75 Low- and Moderate Income Persons Trained	\$300,000	<b>\$2,253,000</b>
		Operational Support		\$1,000,000	<b>\$1,000,000</b>
<b>Subtotal (EO)</b>					<b>\$35,116,000</b>
<b>Total</b>					<b>\$120,042,000</b>

\* Programs are listed in the Budget Detail and expanded upon in the Action Plan narrative.

\*\* Funding is broken out in the Budget Detail.

**Table 3b Annual Housing Completion Goals**

	Annual Expected Number Completed	Resources Used During Period			
		CDBG	HOME	ESG	HOPWA
<b>Annual Affordable Rental Housing Goals (Sec. 215)</b>					
Acquisition of existing units	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	530	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental assistance	1,400	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
<b>Total Sec. 215 Rental Goals</b>	<b>1,930</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Annual Affordable Owner Housing Goals (Sec. 215)</b>					
Acquisition of existing units	0	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	50	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	2,250	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer assistance	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Owner Goals</b>	<b>2,300</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Annual Affordable Housing Goals (Sec. 215)</b>					
Homeless	3,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-Homeless	2,300	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	110	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>	<b>5,410</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Annual Housing Goals</b>					
Annual Rental Housing Goal	1,930	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	2,300	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	<b>4,230</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

= Resources used       = Resources not used       = Resources not available

# Appendix



## Income Eligibility Tables

<b>2012 Section 8 Annual Income Eligibility Guidelines</b>							
<b>Household Size</b>	<b>Very Low 25%</b>	<b>30%</b>	<b>Low 50%</b>	<b>60%</b>	<b>Moderate 80%</b>	<b>115%</b>	<b>Middle 120%</b>
1	\$14,275	\$17,150	\$28,550	\$34,260	\$45,500	\$65,665	\$68,520
2	\$16,300	\$19,600	\$32,600	\$39,120	\$52,000	\$74,980	\$78,240
3	\$18,350	\$22,050	\$36,700	\$44,040	\$58,500	\$84,410	\$88,080
4	\$20,375	\$24,450	\$40,750	\$48,900	\$65,000	\$93,725	\$97,800
5	\$22,025	\$26,450	\$44,050	\$52,860	\$70,200	\$101,315	\$105,720
6	\$23,650	\$28,400	\$47,300	\$56,760	\$75,400	\$108,790	\$113,520
7	\$25,275	\$30,350	\$50,550	\$60,660	\$80,600	\$116,265	\$121,320
8	\$26,900	\$32,300	\$53,800	\$64,560	\$85,800	\$123,740	\$129,120
More than 8 in household, add per person:							
	\$1,628	\$1,952	\$3,236	\$3,883	\$5,168	\$7,443	\$7,767

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 Dec. 1, 2011. HUD defines 50 percent of area median income as "very low income" and 80 percent as "low income." The definition of very low-, low- and moderate-income in this table are based on City Ordinance 1029-AA which defines 50 percent of area median income as "low income" and 80 percent as "moderate income."

### 2012 Income Eligibility Guidelines for the Following Programs:

Basic Systems Repair Program, Emergency Heater Hotline and Emergency Repair Hotline.

<b>Household Size</b>	<b>Maximum Annual</b>	<b>Maximum Monthly</b>
1	\$16,755	\$1,396
2	22,695	1,891
3	28,635	2,386
4	34,575	2,881
5	40,515	3,376
6	46,455	3,871
7	52,395	4,366
8	58,335	4,861
More than 8 in household, add per person:		
	5,940	495

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 26, 2012.

## OHCD Affordable Housing Production, July 1, 2000 - Present

FY*	Project Name	Developer(s)	Type	Units	Location
2001	YouthBuild	Eighteenth St. Dev. Corp.	H	2	1523 S. Hicks St.
2001	Partnership Homes II	PEC CDC	H	9	5018 Walnut St.
2001	APM Townhouses	APM	H	8	2147 N. 7th St.
2001	Poplar Nehemiah II-B	Poplar Enterprise Development Corp.	H	57	1222 Ogden St.
2001	Francisville VI	Community Ventures/Francisville CDC	H	8	808 Uber St.
2001	Villa III	Nueva Esperanza	H	7	1322 N. Hancock St.
2001	YouthBuild	GGHDC	H	4	5378 Chew St.
2001	Cecil B. Moore -- Beechwood	PHDC/Beech	H	14	1625 N. 19th St.
2001	Belmont Homes	Friends Rehab Corp.	H	10	4018 Parrish St.
2001	Homestart Mantua	PHDC	H	1	3816 Fairmount Ave.
2001	Homestart SW Phila.	PHDC	H	4	6064 Allman St.
2001	Homestart Stawberry Mansion	PHDC	H	1	1968 N. Napa St.
2001	Homestart Southwest Center City	PHDC	H	1	1010 S. 18th St.
2001	Wilmot Meadows	Frankford CDC	H	15	1821 Wilmot St.
2001	Homeownership Rehab Program	Various	H	40	Various
2001	Village Homes	Village of Arts of and Humanities	H	6	2549 N. 11th St.
2001	New Kensington Rehab	New Kensington CDC	H	10	2081 E. Haggert St.
2001	Kings Highway II	KAN/KARP	R	31	2927 Frankford Ave.
2001	Sharswood Apts.	Michaels Development	R	71	2122 Sharswood St.
2001	Southwark Plaza	NEF	R	470	1019 S. 5th St.
2001	Mt Sinai	Michaels Development	R	37	431 Reed St.
2001	Norris Square Senior	Norris Square Civic Assn.	R	35	2121 N. Howard St.
2001	St. Anthony's	Ingerman/SOSNA	R	54	2317 Carpenter St.
2001	Chatham	Ingerman	R	40	242 S. 49th St.
2001	Rose Gardens	North Phila. Community Help/TCB	R	43	2701 N. 11th St.
2001	Druding Apartments	Drueding Rainbow	SN	10	1348 N. 4th St.
2001	Ralph Moses House	Fam. & Com. Ser. Of Delaware Co.	SN	12	Chester City/HOPWA
2001	Center West	1260 Housing	SN	17	4101 Chestnut St.
2001	Rowan Homes II	Project HOME	SN	32	1900 Judson St.
2002	Homestart WP EZ	PHDC	H	2	4527 Parrish St.
2002	Homestart WP EZ	PHDC	H	3	5214 W. Thompson St.
2002	Homestart West Phila. (duplex)	PHDC	H	2	5623 Wyalusing St.
2002	Homeownership Rehab Program	Various	H	44	Various
2002	Ludlow IV	PHDC	H	25	1601 N. Franklin St.
2002	Homestart Lower Tioga	PHDC	H	4	3636 N. Percy St.
2002	Homestart Susquehanna	PHDC	H	7	2225 Carlisle St.
2002	Cecil B. Moore HoZo Phase 1A	PHDC	H	30	1514 N. 18th St.

\* Fiscal Year completed

Type: H=Homeownership, R=Rental, SN=Special Needs

FY*	Project Name	Developer(s)	Type	Units	Location
2002	Francisville IV-B	Community Ventures	H	11	813 Cameron St.
2002	Devon Manor	Regis Group	H	14	1415 Clearview St.
2002	Vineyard Place	Regis Group	H	14	1717 Ridge Ave.
2002	Doctor's Row II	Gary Reuben	H	10	1613 Christian St.
2002	210 Clapier St.	Resources for Human Development	H	1	210 Clapier St.
2002	Lillia Crippen II	WCRP	R	20	1800 N. 6th St.
2002	Francisville Elderly	Community Ventures/Francisville CDC	R	42	1731 Edwin St.
2002	Holmes School	Neighborhood Restorations, Inc.	R	42	5429 Chestnut St.
2002	Belmont Gardens (Sarah Allen V)	Friends Rehab	R	27	750 N. 41st St.
2002	16th and Federal	UCH	R	53	1620 Federal St.
2002	16th and Reed Elderly	Presbyterian Homes	R	85	1401 S. 16th St.
2002	Ralston/Mercy Douglass House 202	Ralston-Mercy Douglas	R	55	3817 Market St.
2002	4200 Mitchell St. 202	Friends Rehab	R	65	4200 Mitchell St.
2002	Dignity Enhanced Service Project	Dignity Housing	SN	2	1941 S. Ithan St.
2002	Dignity Enhanced Service Project	Dignity Housing	SN	7	1646 W. Nedro St.
2002	Potter's House	Potter's House Mission	SN	14	524 S. 52nd St.
2002	Families First	PEC CDC	SN	0	3939 Warren St.
2002	Horizon House II	Horizon House	SN	18	6015 Limekiln Pike
2002	Rowan Homes I	Project Home	SN	8	2721 W. Diamond St.
2002	Project Hope	Raise of Hope/Hope Partners	SN	1	5122 N. Carlisle St.
2002	Project Hope	Raise of Hope/Hope Partners	SN	1	6818 N. 17th St.
2002	Veteran Shared Housing	Impact Services	SN	7	124 E. Indiana Ave.
2002	Sheila Brown Women's Center	Sheila Brown/UCH	SN	9	2004 Ellsworth St.
2002	Rudolph-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
2002	Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd.
2003	Pradera Homes	APM	H	50	701 W. Berks St.
2003	Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
2003	Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
2003	PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
2003	Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
2003	Partnership Homeownership (incl 1 duplex)	Partnership CDC	H	8	5031 Irving St.
2003	Park Avenue	PHDC	H	4	2242 N. Park Ave.
2003	Sears St. II	PHDC	H	1	2731 Sears St.
2003	HRP	Various	H	30	Various
2003	Homestart WPEZ	PHDC	H	3	1463 N. 53rd St.
2003	Homestart Southwest Center City	PHDC	H	3	1914 Carpenter St.
2003	Spring Garden Rental	Spring Garden CDC	R	97	1902 Mount Vernon St.
2003	Belmont III	Harold Thomas	R	46	1023 Belmont Ave.
2003	Elkins Residence	Einstein	SN	73	5501 N. 11th St.
2003	Melville Way	Traveler's Aid	SN	8	4520 Walnut St.
2003	Imani Homes II	PEC	SN	7	4009 Green St.

## OHCD Affordable Housing Production, July 1, 2000 - Present

FY*	Project Name	Developer(s)	Type	Units	Location
2003	Veteran's Shared Housing	Impact Services	SN	10	124 E. Indiana St.
2003	Interim House West	PHMC	SN	20	4108 Parkside Ave.
2003	Avondale Housing (3rd district portion)	PCAH	SN	9	6212 Locust St.
2003	Avondale Housing (4th district portion)	PCAH	SN	9	5637 Appletree St.
2004	Greenwich-Whitman II	Community Ventures	H	13	2413 S. American St.
2004	Jefferson Square Rehabs	Jefferson Square CDC	H	6	1211 S. 4th St.
2004	31st and Berks	Friends Rehab	H	10	3104 W. Berks St.
2004	LaTorre	Norris Square Civic Assn	H	10	104 W. Norris St.
2004	Chinatown North	Phila. Chinatown Dev. Corp.	H	10	318 N. 9th St.
2004	CBM Homeownership Zone Ph II-B	PHDC	H	43	1717 N. Bouvier St.
2004	CBM Homeownership Zone Historic	PHDC	H	6	1739 N. 18th St.
2004	HRP	various	H	24	Various
2004	Homestart	PHDC	H	4	2618 Seybert St.
2004	Center in the Park	Pennrose	R	70	25 W. Rittenhouse St.
2004	Elders Place 202	GGHDC	R	40	80 Collum St.
2004	Belmont Affordable IV	Harold Thomas	R	11	922 Belmont Ave.
2004	St. Ignatius Seniors	St. Ignatius Nursing Home	R	67	4402 Fairmount Ave
2004	FOP Seniors	FOP	R	106	730 Byberry Rd.
2004	Mend II	various	R	8	Various
2004	Inglis Accessible	1260 Housing	SN	11	11901 Academy Rd.
2004	Imani III	People's Emergency Center CDC	SN	5	4036 Green St.
2004	Calcutta III	Calcutta House	SN	9	12211 N. 19th St.
2004	Dignity III	Dignity Housing	SN	8	5141 Pulaski St.
2004	Ruby Housing	AchieveAbility (PCAH)	SN	11	5936 Summer St.
2004	Visitation Transitional	Catholic Charities	SN	18	2640 Kensington Ave
2004	Project Advantage	RHD	SN	12	4702 Roosevelt Blvd
2005	16th and Federal II	UCH	H	18	1508 Federal St.
2005	Jefferson Square New Construction	Jefferson Square CDC	H	24	433 Wharton St.
2005	HRP	Various	H	37	Various
2005	Greenway Presby	Pres. Homes	R	68	2050 S. 58th St.
2005	Presbyterian Homes	Pres Homes	R	67	501 Jackson St.
2005	YouthBuild	UCH	R	4	2120 Cross St.
2005	Caribe Towers	HACE	R	57	3231 N. 2nd St.
2005	New Covenant Sr.	New Covenant	R	56	7500 Germantown Ave.
2005	4901 Spruce St.	Pennrose	R	33	4901 Spruce St.
2005	Kate's Place	Project HOME	R	144	1929 Sansom St.
2005	Anthony Wayne Senior	Altman Group	R	39	1701 S. 28th St.

\* Fiscal Year completed

Type: H=Homeownership, R=Rental, SN=Special Needs

FY*	Project Name	Developer(s)	Type	Units	Location
2005	Belmont V	Harold Thomas	R	24	918 N. 42nd St.
2005	Woodcrest Housing	PCAH	SN	11	103 N. 57th St.
2005	Monument Mews	1260 Hsg	SN	60	4300 Monument Ave.
2005	Casa Nueva Vida	ActionAIDS	SN	12	2629 N. 6th St.
2005	Karen Donnelly	WCRP	SN	32	318 Diamond St.
2006	Brewerytown Homestart	PHDC	H	11	1728 N. 28th St.
2006	Brewerytown Homestart	PHDC	H	4	1343 N. 28th St.
2006	Carroll Park Rehab	PNHS	H	7	1342 N. 59th St.
2006	Home in Belmont	Friends Rehab Program	H	9	4031 Ogden St.
2006	HRP Scattered	Various	H	29	Various
2006	Parkside I	Community Ventures/Parkside Assn.	H	19	5152 Parkside Ave.
2006	Parkside II	Community Ventures/Parkside Assn.	H	7	5230 Jefferson St.
2006	Mole Street (HRP)	UCH/YouthBuild	H	4	1145 Mole St.
2006	South Lehigh Homestart	PHDC	H	10	2302 W. Cumberland St.
2006	Southwest Renewal (HRP)	PHDC	H	9	2129 S. Cecil St.
2006	Center Park III	Jewish Federation	R	39	1901 Red Lion Road
2006	Coral Street Arts House	New Kensington CDC	R	27	2444 Coral St.
2006	Neumann North Senior	Dale Corp.	R	67	1729 Frankford Ave.
2006	Neumann Senior Housing	NCC Neumann Senior Corp.	R	70	1741 Frankford Ave.
2006	New Courtland 202	Germantown Homes Corp.	R	60	6950 Germantown Ave.
2006	Simpson Senior Housing	Simpson Senior Services, Inc.	R	40	1011 Green St.
2006	Vernon House	Pennrose Properties	R	68	1719 N. 33rd St.
2006	Gaudenzia-Tioga Arms	Gaudenzia House	SN	30	1828 W. Tioga St.
2006	Imani Homes IV	PEC CDC	SN	8	4009 Green St.
2006	Mascher St. Townhouses (Iris Nydia Brown)	WCRP	SN	12	2742 Mascher St.
2006	Respite II	CATCH Inc.	SN	16	1208 S. 15th St.
2007	Montana Street	Mt. Airy USA	H	11	251 E. Montana St.
2007	Reinhard Street	Resources for Human Dev.	H	15	4702 Reinhard St.
2007	Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
2007	New Kensington Homeownership	New Kensington CDC	H	8	2045 Dauphin St.
2007	HRP	Various	H	53	Various
2007	Pradera II	APM	H	53	1726 N. 7th St.
2007	Commons at Point Breeze	Universal Community Homes	R	55	1621 Ellsworth St.
2007	Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
2007	Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
2007	Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
2007	Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna St.
2007	Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
2007	Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
2007	Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
2007	Inglis Gardens 811	Inglis House	SN	15	1200 E. Washington Lane

## OHCD Affordable Housing Production, July 1, 2000 - Present

FY*	Project Name	Developer(s)	Type	Units	Location
2007	Mantua 811	1260 Housing Corp.	SN	10	3613 Fairmount Ave.
2007	Keystone House repairs	Keystone Hospice	SN repairs		8765 Stenton Ave.
2007	Cecil Housing	AchieveAbility	SN	11	5936 Summer St.
2007	Powelton Heights	1260 Housing Corp.	SN	48	4113 Warrant St.
2008	Cross-Greenwich Homeownership	Universal Community Homes	H	9	2312 Cross St.
2008	Dewey Housing	AchieveAbility	H	10	217 N. Peach St.
2008	HRP FY 2008	Various	H	14	Various
2008	Brewerytown Homestart	PHDC	H	5	3018 Redner St.
2008	St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
2008	Ludlow VI	PHA	H	54	1504 N. 8th St.
2008	St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
2008	Casa Farnese Repairs	Casa Farnese	R	288	1300 Lombard St.
2008	Angela Court II	St. Ignatius	R	54	4400 Fairmount Ave.
2008	Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
2008	Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
2008	Fresh Start	Methodist Services	SN	11	4200 Monument Rd.
2008	Inglis Gardens at Germantown	Inglis House	SN	15	332 E. Walnut Lane
2008	Melon SIL	1260 Housing	SN	10	3616 Melon St.
2008	Inglis Apartments at Elmwood	Inglis House	SN	40	6100 Elmwood Ave.
2009	Pradera III aka Ludlow V	APM	H	25	1507 N. 8th St.
2009	Hunter School Homeownership Initiative	Norris Square Civic Association	H	46	2331 N. Howard St.
2009	Twinhomes at Frankford Creek	Frankford CDC	H	50	4401 Castor Ave.
2009	Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
2009	Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
2009	Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
2009	Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
2009	20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
2009	Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
2009	Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
2009	Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
2009	Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
2009	St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
2009	HRPS			8	Various
2010	Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
2010	4008 Haveford Avenue	PEC CDC	H	1	4008 Haverford Ave.
2010	CBM III-2	HERB	H	54	1704 N. Uber St.
2010	Norris Street Development	PHDC	H	8	1601 W. Norris St.

\* Fiscal Year completed

Type: H=Homeownership, R=Rental, SN=Special Needs

<b>FY*</b>	<b>Project Name</b>	<b>Developer(s)</b>	<b>Type</b>	<b>Units</b>	<b>Location</b>
2010	Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
2010	HRP completions to 12/31	Various	H	18	Various
2010	Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
2010	Pensdale II	InterCommunity Action	R	38	4200 Mitchell St.
2010	Spring Garden Community Revitalization	Spring Garden CDC/Michaels Dev.	R	58	1612 Mount Vernon St.
2010	Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
2010	Temple I Preservation	1260 Housing	R	58	1702 N. 16th St.
2010	Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
2010	Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
2010	Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
2010	Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
2010	Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
2011	32nd and Cecil B. Moore Homeownership	Community Ventures	H	11	3123 Cecil B. Moore Ave.
2011	Cecil B. Moore Homeownership Zone III-3	HERB	H	33	1920 W. Jefferson Ave.
2011	Lawrence Court	HACE	H	50	3301 N. Lawrence St.
2011	Pensdale II	Intercommunity Action Inc.	R	10	4200 Mitchell St.
2011	Osun Village	Universal Community Homes/Odunde	R	16	2308 Grays Ferry Ave.
2011	Evelyn Sanders II	WCRP	R	31	3000 N. Percy St.
2011	Diamond Street Preservation	Pennrose Properties	R	44	3125 W. Diamond St.
2011	Francisville East	Community Ventures	R	44	1525 W. Poplar St.
2011	Hancock Manor preservation	Impact Services	R	45	164 W. Allegheny Ave.
2011	Presser Sr. Apartments	Phila. Preservation Group	R	45	101 W. Johnson St.
2011	HELP Philadelphia	HELP	R	63	6100 E.wick Ave.
2011	Casa Farnese Preservation Project	PRD Management Inc	R	288	1300 Lombard St.
2011	My Place Germantown	Community Ventures	SN	11	209 E. Price St.
2011	Rites of Passage	Covenant House	SN	18	2613 Kensington Ave.
2011	Connelly House	Project HOME	SN	79	1211 Clover St.
2012	Sheridan Street Green Building	APM	H	13	1801 Sheridan St.
2012	4200 Stiles Street	Habitat for Humanity	H	2	4200 W. Stiles St.
2012	Latona Street Project	Habitat for Humanity	H	4	2238 Latona St.
2012	Grays Ferry Crossing	Cashel	H	5	1221 S. 27th St.
2012	Strawberry Mansion Phase I	Friends Rehab	H	26	1919 N. 31st St
2012	WPRE II	WPRE	R	40	611 N. 39th St.
2012	Apartments at Cliveden	New Courtland	R	62	319 W. Johnson St.
2012	Nicetown Court	Nicetown Court Associates	R	37	4330 Germantown Ave.
2012	Pilgrim Gardens Senior	Pilgrim Gardens Senior	R	62	7023 Rising Sun Ave.
2012	Jannie's Place	PEC CDC	SN	26	640 N. 40th St.
2012	Ogden Gardens	Autism Living and Working	SN	4	4033 Ogden St.
2012	419 Chandler Supported Independent Living	1260 Housing Dev. Corp	SN	6	419 Chandler St.
2012	Patriot House	CATCH Inc.	SN	15	1225 S. 15th St.
2012	James Widener Ray Homes	Project HOME	SN	53	2101 W. Venango St

## Active Interim Construction Assistance Loans

Consolidated Plan Year Loan Made	Project	Loan Amount
Year 32	Union Hill Homes	\$4,400,000
Year 33	Norris Square Town Houses	\$3,500,000
	Ludlow V/Pradera III	\$2,960,000
Year 34	Cecil B. Moore Phase III-2	\$5,940,000
	Cecil B. Moore Phase III-3	\$3,630,000
Year 35	Lawrence Court	\$4,505,000
	Strawberry Mansion Homeownership	\$3,275,000
	32nd and Cecil B. Moore Homeownership	\$1,380,000
	Sheridan Street Green Building Initiative	\$1,980,000
Year 36	East Penn Street Affordable Housing	\$410,000
Year 37	South City Gardens	\$1,233,000

## Year 38 Targeted Neighborhood Commercial Areas

Corridor	Designated Blocks
5th Street & Lehigh Avenue	2600-3100 North 5th 400-500 West Lehigh
5th Street & Hunting Park Avenue	4200-4700 North 5th
5th Street & Roosevelt Boulevard	4800-5200 North 5th
5th Street & Olney Avenue	5300-5700 North 5th
7th Street & Snyder Avenue	1900-2500 South 7th
9th Street	800-1200 South 9th 700-1000 Washington
22nd Street	2700-3100 North 22nd 1900-2300 West Allegheny
29th & Dauphin Streets	2300 North 29th
34th Street	300-750 North 34th
40th Street & Girard Avenue	3800-4100 West Girard 1100 North 40th & 41st
40th & Market Streets	100 North-200 South 40th 4000 Market
45th & Walnut Streets	4400-4600 Walnut 100-300 South 45th
48th & Spruce Streets	300 South 48th 4700-4800 Spruce
52nd & Market Streets	100 North-300 South 52nd
52nd Street	600-1700 North 52nd
54th & Berks Streets	1800-2000 North 54th
60th & Market Streets	100 North-300 South 60th
63rd Street	1200-2100 North 63rd
Baltimore Avenue	4000-5400 Baltimore
Broad Street, Fairmount & Ridge Avenues	700-800 North Broad 1400-1800 Ridge 1400-1900 Fairmount
Broad Street & Cecil B. Moore Avenue	1400-1600 North Broad 1400-1900 Cecil B. Moore
Broad Street & Susquehanna Avenue	2200 North Broad 1400-1500 Susquehanna
Broad Street & Germantown Avenue	3600-3800 North Broad 3400-4000 Germantown
Broad Street, Old York Road & Olney Avenue	5500-5900 North Broad 5700-5900 Old York 1300 Olney
Broad Street & Snyder Avenue	1900-2100 South Broad 600-1600 Snyder
Castor Avenue	5900-7200 Castor
Chester Avenue	5400-5800 Chester
Chew & Cheltenham Avenues	5600-5700 Chew 700-800 East Cheltenham
Chew Avenue & Washington Lane	6300-6800 Chew
Elmwood Avenue	6500-6700 Elmwood

Corridor	Designated Blocks
Frankford Avenue (New Kensington)	1200-3100 Frankford
Frankford Avenue (Frankford)	4000-5300 Frankford
Frankford Avenue (Mayfair)	6200-8500 Frankford
Front Street & Kensington Avenue	1700-2300 North Front 2400-2600 Kensington
Germantown & Lehigh Avenues	2500-2900 Germantown
Germantown Avenue (Nicetown)	4100-4400 Germantown
Germantown Avenue (Lower)	4900-5300 Germantown
Germantown Avenue (Central Germantown)	5400-6200 Germantown Maplewood Mall 100-300 East Cheltenham 100-300 West Cheltenham
Germantown Avenue (Lower Mt. Airy)	6300-6700 Germantown
Girard Avenue East	Unit-800 East Girard
Girard Avenue	Unit-900 West Girard 900-1100 North Marshall
Girard Avenue West	2500-2900 West Girard
Kensington & Allegheny Avenues	2800-3600 Kensington 800-1800 East Allegheny
Lancaster Avenue (UCD)	3400-3700 Lancaster
Lancaster Avenue	3800-5100 Lancaster
Lancaster Avenue	5200-6200 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 North Broad 4700-5100 Old York 4700-4900 North 11th 1200-1600 Louden
Market Street (West Philadelphia)	4600-6300 Market
Ogontz & Cheltenham Avenues & Washington Lane	6800-8000 Ogontz 1800-1900 Cheltenham 1900 Washington
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
Passyunk Avenue	1200-1900 East Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	3100 Richmond 2300-2700 East Allegheny
Ridge & Cecil B. Moore Avenues	2000-2400 Ridge 1900-2300 Cecil B. Moore
Rising Sun Avenue	5700-7700 Rising Sun
South Street (West)	900-2200 South
Stenton Avenue	6100-6400 Stenton
Torresdale Avenue	5200-7200 Torresdale
Wayne Avenue	5000 Wayne
Woodland Avenue (West Philadelphia)	4600-4800 Woodland
Woodland Avenue (Southwest Philadelphia)	5800-6600 Woodland

# 2011 City of Philadelphia's Office of Housing and Community Development Analysis of Impediments to Fair Housing Choice

In accordance with 24 CFR 570.601(b), which describes the activities required of Community Development Block Grant entitlement jurisdictions in fulfilling their mandate to affirmatively further fair housing, the City of Philadelphia's Office of Housing and Community Development (OHCD) completed an Analysis of Impediments to Fair Housing Choice ("Analysis of Impediments") in 2011. Conducting an Analysis of Impediments is required as the first step in a fair housing planning process, which must also include the following: taking appropriate actions to overcome the effects of any impediments identified through that analysis; and maintaining records reflecting the analysis and actions taken. An Analysis of Impediments is conducted every five years by OHCD in coordination with a comprehensive profile of Philadelphia's housing and community development needs, a market analysis, and a five-year strategy for addressing those needs. Specific actions to be taken each year are included in OHCD's Consolidated Plan.

The Analysis of Impediments was conducted by staff from OHCD, using data reported to the Philadelphia Commission on Human Relations and the Pennsylvania Human Relations Commission. Pursuant to federal and state criteria the three key issues were race, disability and sex.

Information was gathered from published reports, agency studies, data from the Bureau of the Census and interviews with various public agencies and private nonprofit organizations (see list at the end of this section). The Analysis of Impediments provides an overview of both the fair housing resources in Greater Philadelphia and the hierarchy of local, state and federal fair housing laws.

The issues were selected as impediments because of the pervasive and particularly obstructive nature of their effects on fair housing. The intent of identifying these impediments was not to suggest that they are the only fair housing concerns in Philadelphia, but rather that additional intervention in these areas would make the most difference in improving fair housing options for families. A brief description of each impediment is provided below.

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## **Lack of Accessible Units for Persons with Disabilities**

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According to the Housing Consortium of Disabled Individuals (HCDI), approximately 1 in 6 Philadelphians has a disability of some sort. At the same time, accessible housing makes up approximately one percent of Philadelphia's housing stock. Despite efforts such as the Adaptive Modifications Program, which assists persons with disabilities in making modifications to housing, advocates for persons with disabilities feel strongly that the demand for accessible housing is greater than the supply. Several factors contribute to a lack of affordable and accessible housing in the city, including the nature of the housing stock in Philadelphia (modifying a typical rowhouse is difficult and expensive) and landlord non-compliance and lack

of understanding regarding requirements under fair housing laws that allow tenants to make “reasonable modifications” to their dwelling units.

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## **Training and Education**

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Historically, the fair housing advocates surveyed in 2011 believed that major impediments to housing choice of Philadelphia residents was more a factor of preparation, saving and credit history. While the general public may not be well-informed in fair housing laws, they do rely on the major public and nonprofit organizations to provide them with assistance when needed. To this end, Philadelphia has an extensive housing counseling network to work with the protected classes of individuals under federal, state and local laws. Educating Philadelphians on fair housing laws is a major preventive measure to discourage those who either are unaware of the laws, or who choose to ignore the laws, from discriminating. Two characteristics that need to be better understood by Philadelphia protected classes are the importance of saving and addressing issues in their credit history.

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## **Economic Opportunity and Residential Accessibility**

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Broader impediments to Fair Housing Choice were predominately economic: Income, Current Employment, Affordability of Housing Rental, or Condition of the Housing Stock. Indeed, the most common fair housing complaint documented by OHCD-funded housing counseling agencies remains affordability. Each of these broader measures is addressed in the Consolidated Plan under economic development, homeownership or rental assistance programs.

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## **Conclusion**

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Because the impediments identified cover a broad area of fair housing concerns, developing appropriate actions to address them will require innovative thinking as well as time and resources. The City has instituted a process whereby each impediment can be examined further by community and fair housing professionals and appropriate actions developed. These actions include specific goals to be achieved over a five-year period and target dates for projected accomplishments.

## Actions

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### Improving Housing Accessibility for Persons with Disabilities

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OHCD has maintained its commitment to increasing housing accessibility for persons with disabilities through the Adaptive Modifications Program. The Adaptive Modifications Program provides assistance to disabled homeowners and renters to make their residences accessible. In addition, OHCD requires that housing developed with City funds comply with federal accessibility housing regulations. Developers of rental housing must make at least 10 percent of the total dwelling units (but not less than one unit) accessible to persons with mobility impairments. Four percent of the units (but not less than one unit) must be made accessible to persons with a vision or hearing impairment. For new-construction homeownership developments, OHCD requires that 10 percent of the units (or at least one unit) must be accessible for persons with mobility impairments and four percent for people with vision or hearing impairments. For rehabilitation projects, the developer must make reasonable accommodations for buyers with special needs. OHCD also requires developers of City-funded accessible housing to market those units to the disabled community on a Home Finder website ([www.phillyhomefinder.org](http://www.phillyhomefinder.org)) for a 30-day period prior to marketing accessible and non-accessible units to the general public.

OHCD has encouraged proposals for housing development to include visitability design features and requires, to the extent feasible, that all new construction rental or homeownership units include visitability design features. Also known as universal design, these features make homes usable by most people despite their level of ability or disability and goes beyond the minimum requirements and limitations of accessibility law. Examples include no-step entrances, wider room entrances and hallways.

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### Conducting Training and Education

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The City's commitment to address all of the listed impediments to fair housing has awakened and ignited a resurgence of proactive methods to combat both overt and covert forms of housing discrimination. Some of the impediments are substantiated with tangible evidence identified by quantifiable data; others are more institutional in nature and therefore complex and difficult to eliminate without a regulatory body or the passing of legislation that serves to mitigate them.

The City of Philadelphia funds 27 housing counseling agencies. Housing counseling activities include housing education, as well as pre-purchase, home inspections, anti-predatory lending, mortgage delinquency, tenant counseling, post-rental counseling, and problem resolution. One private housing agency to which the City has awarded funding to handle fair housing issues reached their normal documented number of housing complaints for a year within five months. It attributes this increase in complaints to the success of the outreach service that was provided in previous years.

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OHCD funds the News on TAP newsletter, which publicizes issues related to housing for persons with disabilities in the City of Philadelphia. The newsletter has been expanded to an online version.

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## **Increasing Economic Opportunity and Improving and Residential Accessibility**

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The City of Philadelphia has invested in a variety of programs designed to increase economic opportunity for low- and moderate-income persons, to increase the availability of affordable homeownership and rental options, and to preserve existing affordable housing. Economic Development initiatives include Business assistance programs to retain and create employment opportunities for low-income people and Commercial Area Improvement programs. To increase homeownership opportunities the City provides Settlement Assistance Grants and American Dream Downpayment Initiative Grants. To preserve existing homes, the City funds multiple home improvement programs, including the Basic Systems Repair Program, the Weatherization Assistance Program, and the Heater Hotline Program.

The following organizations were solicited for participation in the 2011 updating of the City's 1999 and 2006 reports:

1. Philadelphia Commission on Human Relations
2. Pennsylvania Human Relations Commission
3. U. S. Department of Housing and Urban Development (HUD)
4. Liberty Resources
5. People's Emergency Center CDC
6. Affordable Housing Centers of America
7. Philadelphia Housing Authority
8. Philadelphia Neighborhood Housing Services
9. Philadelphia Council on Aging
10. Homeownership Counseling Association of the Delaware Valley
11. New Kensington CDC
12. AIDS Law Project
13. Philadelphia Association of Community Development Corporations
14. Mayor's Commission on People with Disabilities
15. Urban Affairs Coalition
16. Tenant Union Representative Network (TURN)
17. Fair Housing Rights Center
18. Equality Pennsylvania
19. Fair Housing Council of Suburban Philadelphia
20. Lesbian Gay Bisexual Transgender Center

The participants rated the following impediments to fair housing choice:

1. Access to Insurance/Affordable Insurance
2. Affordability of Housing Purchase
3. Affordability of Housing Rental
4. Age
5. AIDS / HIV
6. Ancestry
7. Condition of Housing Stock
8. Credit History
9. Criminal History
10. Current Employment
11. Employment History
12. Gender Identity
13. Income
14. Marital Status / Familial Status
15. National Origin
16. Physical Disability or Handicap
17. Presence of Children /Number of Children
18. Race / Color
19. Retaliation
20. Savings
21. Sex / Gender
22. Sexual Harassment
23. Sexual Orientation
24. Source of Income
25. Other

Of the identified conditions above, the participants ranked the following issues as the top impediments to fair housing choice:

1. Income
2. Credit History
3. Physical Disability or Handicap
4. Current Employment
5. Condition of Housing Stock
6. Affordability of Housing Rental
7. Savings

The City will update the Analysis of Impediments to Fair Housing Choice in 2016.

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# HOME Program Guidelines

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## Ownership and Interest Standards for Homeownership Programs

All properties will be sold at market value to homebuyers who will finance their purchase through a bank mortgage. Assistance will be provided to prospective buyers to secure a bank mortgage. Ownership interest will be in the form of fee-simple title or ownership or membership in a cooperative.

**Initial Buyer/Owner**—must occupy the property as his/her principal residence, retaining legal title to the property. The owner will not lease all or any portion of the property unless the HOME funds were used to assist the low-income owner to acquire single-family housing that contains more than one unit. In this case, the owner must occupy one unit as his/her principal residence and lease the rental unit in accordance with the HOME rental housing affordability requirements.

**Period of Affordability**—the property 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.

**Maintenance of Affordability**—if the property is offered for resale during the period of affordability, OHCD will impose one of several options to assure compliance with the HOME requirements.

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### Option 1.

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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 percent to 80 percent of the median income for the Philadelphia Area as determined by the Department of Housing and Urban Development or as otherwise approved.

- b) The purchase price of the property by the buyer cannot exceed an “affordable price.” An affordable price is the lower of:
  - 1) The purchase price paid by the buyer to acquire the property, which price may be increased annually by an amount equal to ten percent (10%) of the buyer’s original purchase price; or
  - 2) The amount of \$180,000 increased annually at a rate of two percent (2%).
- c) The seller of the property will be entitled to receive a “fair return” on his/her investment, which will consist of the seller’s equity (down payment paid by seller at the time of his/her purchase, principal payments made on any loan used to acquire the property, the cost of any capital improvements) and a share of the net proceeds from the sale (sale price less seller’s equity) to be determined by the City on a project-by-project basis.

The above conditions and restrictions will be incorporated in a mortgage securing repayment of the Development Subsidy. The mortgage will remain in full force and effect for the period of affordability from the date of its execution.

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### **Option 2.**

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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.

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### **Option 3.**

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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.

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## HOME Program Timetable

It is anticipated that federal HOME funds will be used for programs and projects according to the following schedule.

- **Neighborhood-Based Homeownership**  
Projects identified and funds obligated in Year 38.
- **New Construction**  
Projects identified and funds obligated in Year 38.
- **Neighborhood-Based Rental**  
Projects identified and funds obligated in Year 38.
- **Homeless and Special-Needs Housing— Development Financing**  
Projects identified and funds obligated in Year 38.
- **Housing Development Assistance**  
Projects identified and funds obligated in Year 38.
- **Homeless and Special-Needs Housing— Housing Assistance - MH/MR**  
Obligated and spent during Year 38.
- **Homeless and Special-Needs Housing—Rental Assistance**  
Obligated and spent during Year 38.
- **General Administration**  
Spent during Year 38.

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## Long-Term Compliance

The Philadelphia Redevelopment Authority (PRA), which provides HOME funds to affordable housing developments under contract to OHCD, reviews these developments for compliance with HOME guidelines, including long-term affordability and beneficiary incomes. The PRA will continue to provide this monitoring during Year 38.

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## Affirmative Marketing

Each developer of a HOME-funded development of five or more HOME-assisted units must adopt an approved affirmative marketing plan consistent with the requirements of 24 CFR 92.351. Affirmative marketing is a threshold criteria for HOME-funded rental, homeownership and special-needs projects, as outlined in the Selection Criteria found in the Appendix of the *Consolidated Plan*.

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## CHDO Set-Aside

OHCD's Policy and Planning Unit tracks the expenditure of HOME funds to ensure that a minimum of 15 percent is set aside for qualified Community Housing Development Organizations (CHDO).

The City will continue to commit at least 15 percent of HOME funds to CHDO activities, as required by the HOME regulations at 24 CFR 92.300. The reservation of funds will be 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.

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# CDBG Program Guidelines

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## CDBG Low-Mod Benefit

Based on the City's experience in the year ending June 30, 2010, it is estimated that approximately 98.8 percent of CDBG funds will be used for activities that benefit persons of low- and moderate-income.

No geographical distinctions are anticipated in activities based on low or moderate income.

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## Public Services Certification

In accordance with CDBG regulations, the City certifies that all activities to be carried out with CDBG funds and made eligible as "public services" under 24 CFR 24.201(e) represented new activities or increases in the levels of service in the first year in which they were funded. These activities include:

- Housing Counseling
- Housing Counseling - Foreclosure Prevention
- Anti-Predatory Loan Products
- Tangled Title
- Community Legal Services
- Community Legal Services - SayYourHomePhilly Hotline
- Utility Emergency Services Fund
- UAC's Earned Income Tax Credit Counseling Program
- YouthBuild Philadelphia
- Emergency Shelter Grant
- Rental Assistance/Homeless & HIV/AIDS
- Business Improvement District Assistance
- Neighborhood Economic Development
- Energy Coordinating Agency
- Philadelphia Green Community Gardening

## Equal Opportunity/Affirmative Action Requirements and OHCD Policies

As a recipient of federal Community Development Block Grant (CDBG) funds and other financial assistance including but not limited to HOME, McKinney Homeless Assistance, Housing Opportunities for Persons With AIDS (HOPWA) and Section 202, the City of Philadelphia, through the Office of Housing and Community Development (OHCD), is responsible for implementing a variety of federal laws including those pertaining to equal opportunity and affirmative action. These laws find their origin in the Civil Rights Act of 1964 which prohibits discrimination based on sex, race, color, religion and national origin in employment, public accommodation and the provision of state and local government services. While OHCD affirms its responsibility to implement all applicable local, state and federal requirements, including local anti-discrimination policies, it hereby underscores its commitment to complying and requiring compliance with federal equal opportunity and affirmative action requirements under the applicable housing and community development programs, including the following provisions:

- **Section 3 of the Housing and Urban Development Act of 1968**, as amended by Section 915 of the Housing and Community Development Act of 1992, requires that economic opportunities generated by the U.S. Department of Housing and Urban Development (HUD) financial assistance for housing and community development programs will, to the greatest extent feasible, be given to low- and very low-income persons residing in the area in which the project is located.

Specific housing and community development activities include construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other buildings or improvements (regardless of ownership). They cover a broad range of tasks including planning, architectural services, consultation, maintenance, repair and accounting. In addition, contracts for work in connection with housing and community development programs will, to the greatest extent feasible, be awarded to area business concerns. These are construction and construction-related firms that are substantially owned by low-income persons and/or those who provide economic opportunities to low- and very low-income persons residing in the area where the project is located.

Currently, Section 3 requires project sponsors to establish a 30-percent aggregate new-hire goal and a 10-percent contracting goal on all HUD-assisted projects.

- **Section 504 of the Rehabilitation Act of 1973** requires that federal fund recipients make their programs and activities accessible to qualified individuals with disabilities. In effect, these regulations are designed to eliminate all vestiges of discrimination toward otherwise qualified individuals. A person is “disabled” within the meaning of Section 504 if he or she has a mental or physical impairment which substantially limits one or more of such person’s major life activities, has a record of such impairment, or is regarded as having such an impairment.

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- **The Americans with Disabilities Act (ADA) of 1990** provides federal civil rights protection in the areas of employment, public services and transportation, public accommodations, telecommunications and other provisions to people who are considered disabled. As is the case with Section 504, the ADA is not an affirmative action statute. Instead, it seeks to dispel stereotypes and assumptions about disabilities and ensure equal opportunity and encourage full participation, independent living and economic self-sufficiency for disabled persons.
  - **Executive Order 11246** provides civil rights protection to persons in all phases of employment during the performance of federal or federally assisted contracts. As specified in the implementing regulations, contractors and subcontractors on federal or federally assisted construction contracts will take affirmative action to ensure fair treatment in employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship. The Executive Order requires construction contractors to make “good faith efforts” to employ minority and female craft-workers at a percentage level of 17.4 percent and 6.9 percent respectively in each trade on construction work in the covered area.

OHCD also complies with and implements local guidelines, including:

- **Chapter 17-1000 of the Philadelphia Code**, which works with Executive Order 14-08 (see following) as local requirements that together provide a citywide anti-discrimination policy in awarding City contracts. Under Chapter 17-1000, participation goals of 15 percent, 10 percent and 2 percent respectively have been established for Minority- (MBE), Women- (WBE) and Disabled- (DSBE) Business Enterprises in bidding procedures for City professional services and supply contracts.
- **Fair Practices Ordinance, Bill No. 110050, amended Chapter 9-1100 of The Philadelphia Code** by replacing “handicap” with disability as a protected status; by adding domestic or sexual violence victim status, familial status, and genetic information to the prohibited bases for discrimination; by amending the definition of discrimination, employer, life partnership, public accommodation and other terms, and by adding or deleting other definitions; by narrowing certain exemptions with respect to employment preferences; by amending the prohibition against housing discrimination to include commercial property and real property; by reordering and clarifying the complaint, mediation and hearing procedures of the Philadelphia Commission on Human Relations (Commission); by amending and clarifying the remedies available to the Commission upon a finding of a violation; and by changing the order of sections and making other changes, all under certain terms and conditions.
- **Executive Order 2-95 Neighborhood Benefit Strategy** requires every project sponsor, developer or builder working in OHCD or Department of Commerce development projects to verify that they will, to the greatest extent feasible, provide employment and training opportunities for low-income neighborhood residents for planning, construction, rehabilitation and operations of the development. In addition, Executive Order 2-95 encourages project sponsors, developers or builders to establish a goal of employing low- and very low-income neighborhood and area residents as 50 percent of the new hires associated with the project

and awarding 50 percent of all construction and service contracts to neighborhood and area businesses.

- **Executive Order 14-08 established an Economic Opportunity Cabinet (EOC)** to oversee the development and implementation of City-wide goals for the participation of M/W/DSBEs in City contracts, to advance economic opportunities for M/W/DSBEs, and to establish benchmarks for substantially increasing the membership and hourly deployment of minority and female tradespersons in the building trades unions and construction industry. In addition, Executive Order 14-08 established the Office of Economic Opportunity within the Commerce Department to further implement the goals and objectives of the EOC.
- **Executive Order 5-10** outlines City policy and requirements for contracting opportunities for the participation of MBEs, WBEs and DSBEs.

OHCD policies that relate to these requirements include:

**1. Up-front commitments from developers and general contractors**

OHCD will make a concerted effort to maximize local resident training, employment and contracting opportunities by requiring its subrecipients to secure up-front commitments in the form of Affirmative Action Plans (AAPs) from local business firms. Bidder compliance will be evaluated prior to selection and contract awards. Also, competitive proposals will be evaluated on the basis of past performance or evidence of commitment to contract with or employ local concerns.

**2. Coordinate job fairs and other local outreach activities**

OHCD will continue to work with community development corporations (CDCs), community organizations, developers and others in an effort to create local talent pools of skilled and semiskilled workers for housing and community development activities.

**3. Utilize the Philadelphia Housing Authority (PHA) Jobs and Skills Bank**

OHCD will continue the partnership with PHA to refer qualified residents to employment opportunities in OHCD-assisted projects.

**4. Meet or exceed federal program accessibility requirements**

OHCD policy ensures that, where practicable, rental and homeownership projects will be developed to exceed federal standards of accessibility.

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# Selection Criteria for Rental Projects

Neighborhood-Based Rental production activities are designed to respond to the housing affordability crisis by producing more affordable housing units through rehabilitation and new construction. The Office of Housing and Community Development (OHCD) believes that the creation and maintenance of viable residential neighborhoods involve a combination of homeownership, rental and special-needs units. Accordingly, OHCD supports the production of affordable rental units.

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. OHCD reserves the right to select the source of funds for each rental project. OHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations and policy. At a minimum, OHCD will review and, if needed, revise the criteria annually.

## A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
  - Facilitating economic growth by encouraging market-rate investment;
  - Preserving existing housing stock by directing resources to strong blocks and neighborhoods that show signs of decline;
  - Rebuilding inner-city markets at scale from the ground up; and
  - Promoting equity by providing affordable housing to low-income, elderly and special-needs citizens.
2. Projects that request more than 50 percent of total project financing from OHCD will not be considered. Exceptions will be granted on a case-by-case basis. However, the developer must demonstrate a good-faith effort to secure additional public and/or private financing.
3. No project may apply for more than \$1.5 million in total subsidies administered by OHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by OHCD.
4. Project costs must meet at least one of the following guidelines:
  - a. A maximum of \$225 per square foot (replacement cost plus developer's fee); or
  - b. A per unit replacement cost not to exceed 120 percent of HUD 221(d)(3) maximum mortgage limits for the Philadelphia area

The 120 percent of 221(d)(3) limits are:

<b>Unit Type</b>	<b>Non-Elevator</b>	<b>Elevator</b>
0 bedrooms	\$161,546	\$170,002
1 bedroom	\$186,260	\$194,878
2 bedrooms	\$224,635	\$236,973
3 bedrooms	\$287,539	\$306,565
4+ bedrooms	\$320,328	\$336,516

The above maximum mortgage limits are subject to change.

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

All referrals for Special Needs units are required to come from the Deputy Mayor for Health and Opportunities Supportive Housing Clearinghouse. The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.

8. All housing projects developed with City housing funds must comply with the City’s Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website ([www.phillyhomefinder.org](http://www.phillyhomefinder.org)) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

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## B. Financial Analysis

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. For projects requiring Low-Income Housing Tax Credits, developers may apply for and receive a developer's fee up to the maximum allowed by the PHFA. However, developer's fees earned in excess of the maximum allowed by the City must be reinvested in project reserves such as operating deficit, rent subsidy and social services.
2. Project must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.
3. Soft costs, defined as all costs included in replacement cost other than construction costs, may not exceed 20 percent of replacement costs.
4. Legal fees for both project development and syndication may not exceed \$40,000 for each purpose for a total of \$80,000.
5. Rent-up and marketing expenses may not exceed 1.5 percent of replacement costs.
6. Construction contingency must be at least 2.5 percent for new-construction projects and 5 percent for rehabilitation and no more than 10 percent in either case. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by the PRA.
7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
8. The architect's fee may not exceed the figures shown at the end of this section.
9. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to OHCD. OHCD may approve or deny the waiver request.
10. For rental developments with commitments of HUD 202 or HUD 811 financing, the OHCD subsidy is capped at \$15,000 per unit, based upon a dollar-for-dollar match of other funds, so long as funds are available.

## C. Cost Efficiency

Projects that leverage a larger percentage of private and non-OHCD resources will be given a preference in the evaluation process. Priority will be given to those projects that can be designed and constructed for less total dollars, as well as less City subsidy dollars. In addition, financing requests that can reduce costs below the stated maxima will be given a priority.

## **D. Developer Profile**

A developer will submit a written summary of completed and current development activity. OHCD/PRA will examine the developer's past performance in completing OHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. OHCD/PRA may deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial capacity to complete projects. OHCD/PRA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to making any funding commitment.

## **E. Neighborhood and Community Impact**

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or improve an uninhabitable living condition for existing residents.
3. The project must not cause direct or indirect displacement.
4. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. OHCD/PRA will consider community support in evaluating projects.
5. Projects involving the conversion of non-residential buildings may be given lower priority if the conversion is less cost-efficient and does not promote the stabilization of existing deteriorated housing.
6. Additional services and/or benefits to the community (such as the provision of jobs) provided by the project will be considered favorably when evaluating the project for funding.
7. Projects in conformance with an OHCD-endorsed Neighborhood Strategic Plan will be given a priority.
8. The developer must submit an affirmative marketing plan to the PRA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

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## Development Process

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

1. OHCD will describe those projects that are being proposed to receive financing from OHCD resources in the *Consolidated Plan*. Once City Council approves the Plan, developers will be notified of OHCD's intent to finance their project. In its Letter of Intent, OHCD will indicate its intent to provide financing, the number of units it expects to have produced by providing financing and will require the developer and the development team to meet with the PRA within 60 days of the date of the letter. The letter will also remind developers that they must meet certain conditions before receiving financing including adherence to affirmative action, energy conservation and environmental review requirements, and that Davis-Bacon wage rates may apply depending on the type of funding provided and the type and size of the proposed project. The OHCD reservation of funding for a specific project will be in effect for six months from the date of the beginning of the fiscal year, which is July 1. To ensure efficient use of funds, OHCD will require any project that does not achieve settlement within six months of OHCD's reservation of funding to be subject to a PRA staff review. Following PRA review, OHCD may decide to withdraw project funding, extend the reservation of funds or have a different development entity undertake the construction to ensure project completion.
2. During the design development phase of the project, project costs will be reviewed and evaluated by the PRA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost effectiveness of the project. The PRA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project. Disagreements between the developer and the PRA will be resolved by the Executive Director of the PRA.
3. Projects anticipating PRA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the PRA and the developer at the initial development team meeting:
  - Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc.
  - A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
  - 80-percent complete plans and specifications;
  - Developer Profile that includes previous affordable-housing projects developed by the sponsor, location of developments, number and type of units built and owned, etc.;

- Sponsor/Developer Financial Statements that must be prepared by a CPA/IPA and must be for the last two years. Signed federal tax returns may be substituted when no CPA/IPA audits are available;
- Partnership Financial Statements (required only if the Partnership owns other real estate);
- Partnership Agreement (if applicable);
- Tax Credit Subscription Agreement (if applicable);
- Management Plan and Agreement;
- List of Project Development Team, including names, addresses and telephone numbers;
- Relocation Plan (if applicable);
- Neighborhood Strategic Plan (if available);
- Evidence of community support;
- Letter(s) of Intent or Commitment from financing sources such as indication of receipt of PHFA feasibility;
- Tax Status Certification Form, which must be submitted for the sponsor, partnership, general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from OHCD/PRA financing;
- Proof of Site Control;
- Photograph of Development Site (front & rear);
- Site survey, Surveyor's Report and Title Report;
- Architect's Agreement (executed and dated);
- General Contractor's Contract (executed and dated);
- Consultant Contract (if applicable);
- Construction Cost Breakdown (per PRA form);
- Contract and/or Agreement for Legal Services (development and tax counsel);
- Special-Needs Plan;
- EEO/AA Plan;
- Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
- Letter from accounting firm for cost certification;
- Most recent PHFA Form 1 (if applicable);
- Development and Operating Budgets including all sources and uses, not just those on PHFA's Form 1. Operating budgets are to be projected for 15 years;
- Schedule of all Project Financing, including source, rate and term if applicable;
- Board of Directors List (if applicable); and
- Resolution Authorizing Transaction.

In addition to all the previous documentation, nonprofit sponsors are required to submit the following documentation, if applicable:

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws;
- Articles of Incorporation; and
- CHDO/NBO/CBDO Designation Letter from OHCD.

If the development entity is a joint venture between a for-profit and a nonprofit, the following documentation must be provided:

- Detailed description of the joint venture and the role of the nonprofit partner.
4. If the PRA determines that the documentation is acceptable and complete, the project will be submitted to its board of directors for review and approval. The guidelines and criteria in effect at the time a project receives board consideration will be applied, regardless of what guidelines and criteria were in effect at the time of the original funding allocation.
  5. Upon board approval, the PRA (or other designated agency) will issue a commitment letter. The commitment letter will be in effect for 90 days. If settlement with all financing sources does not occur within 90 days, the PRA may extend the commitment. However, if it appears that any outstanding issues (such as lack of financing, sponsor capacity, additional project costs) cannot be resolved in a timely fashion and that settlement will be further delayed, the PRA, in consultation with OHCD, may decide to recapture the funding or have PHDC, PRA or another organization perform the development.

## Table Showing Maximum Architect's and Engineer's Fees\*

Construction Costs (\$)	Total Fee %	Design Fee	Administration Fee
100,000	9.0	Maximum	Maximum
1,000,000	7.5	of	of
3,000,000	6.5	75% of	25% of
5,000,000	6.0	total fee	total fee
7,000,000	5.5	Includes	Includes
10,000,000	5.0	weekly job	weekly job
15,000,000	4.75	meetings	meetings

\* See Selection Criteria for Rental Projects, Homeownership Projects and Special-Needs Projects

## Selection Criteria for Homeownership Projects

Housing preservation and homeownership are critical elements in the establishment and maintenance of Philadelphia neighborhoods. Homeownership provides the stability needed to ensure the ongoing viability of the community. It has been argued that the City should only invest in rental housing because the leveraging of private funds is significantly higher than it is for homeownership, and that too much public subsidy is needed to create affordable homeownership units. The Office of Housing and Community Development (OHCD) believes that the creation and maintenance of viable residential neighborhoods involves a combination of both homeownership and rental units. In order to revitalize Philadelphia neighborhoods and preserve their viability, OHCD will support and encourage the development of homeownership opportunities affordable to low- and moderate-income Philadelphians.

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. OHCD reserves the right to select the source of funds for each homeownership project. OHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U. S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) guidelines, regulations and policy. At a minimum, OHCD will review and, if needed, revise the criteria annually.

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### Project Review and Selection Criteria

Neighborhood-Based Homeownership production activities are administered by the Philadelphia Redevelopment Authority (PRA). The PRA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the PRA's Housing Review Committee and approval by the PRA Board of Directors.

#### A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
  - Facilitating economic growth by encouraging market-rate investment;
  - Preserving existing housing stock by directing resources to strong blocks and neighborhoods that show signs of decline;
  - Rebuilding inner-city markets at scale from the ground up; and
  - Promoting equity by providing affordable housing to low-income, elderly and special-needs citizens.
2. Projects that request more than 70 percent of total project financing in permanent project financing (i.e, subsidy) from OHCD will not be considered. Exceptions will be granted on a

case-by-case basis. However, the developer must demonstrate a good-faith effort to secure additional public and/or private financing and a compelling reason to exceed criterion.

3. No project may receive more than \$1.5 million in total subsidies administered by OHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by OHCD.
4. Project costs must meet at least one of the following guidelines:
  - a. A maximum of \$225 per square foot (replacement cost plus developer’s fee); or
  - b. A per unit replacement cost not to exceed 120 percent of HUD 221(d)(3) maximum mortgage limits for the Philadelphia area.

The 120 percent of 221(d)(3) limits are:

<b>Unit Type</b>	<b>Non-Elevator</b>	<b>Elevator</b>
0 bedrooms	\$161,546	\$170,002
1 bedroom	\$186,260	\$194,878
2 bedrooms	\$224,635	\$236,973
3 bedrooms	\$287,539	\$306,565
4+ bedrooms	\$320,328	\$336,516

The above maximum mortgage limits are subject to change.

5. The unit must be sold at fair-market value as determined by an independent appraisal. Waivers may be granted on a case-by-case basis in neighborhoods where the fair-market value is not affordable to low- or moderate-income buyers.
6. The developer must comply with local, state and federal regulations including wage rate, MBE/WBE/DSBE and HUD Section 3 and Neighborhood Benefit Strategy requirements and energy and construction specifications as required by OHCD and the PRA.
7. For new-construction projects, environmental remediation and site improvements costs will be considered separately. However, developers must submit a Phase I environmental survey with a request for funding.
8. For new-construction projects, a minimum of 10 percent of the units, or at least one unit, must be disabled-accessible for persons with mobility impairments and 4 percent for people with hearing or vision impairments. For rehabilitation projects, the developer must make reasonable accommodations for buyers with special needs. The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances, at least 36 inches wide.

9. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website ([www.phillyhomefinder.org](http://www.phillyhomefinder.org)) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

## **B. Financial Analysis**

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. The developer's fee is exclusive of other costs. Projects including a developer's fee lower than the maximum amount allowed will be given a preference in the evaluation process.
2. Soft costs, including developer's fee, may not exceed 22 percent of total development costs. Soft costs are defined to be architectural and engineering fees, market surveys, environmental assessment and testing costs, marketing costs, legal costs, holding costs, settlement costs, construction loan interest and fees, insurance, credit enhancement, appraisal fees, social service/counseling costs and other miscellaneous project charges.
3. Construction contingency must be at least 2.5 percent for new construction and 5 percent for rehabilitation, and no more than 10 percent in either case. Consideration will be given to project size and property condition when determining the amount of the contingency.
4. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
5. Architectural and engineering fees for homeowner-ship projects vary widely depending on the nature of the project. Project variables that will affect the scope of the architect's and engineer's work include: the extent and nature of site improvements; type of structure (new construction or rehabilitation); type of construction (site-built or factory-built); use of pre-designed modular units; number of units or building types included and extent of unit design required (interior, exterior or both). It is expected that the architectural and engineering fees for many homeownership projects will be substantially less than the stated maximums. See the table at the end of "Selection Criteria for Rental Projects."
6. The developer must demonstrate the marketability of the units, based upon a neighborhood market analysis.
7. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to OHCD. OHCD may approve or deny the waiver request.

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### C. Cost Efficiency

Projects that leverage a larger percentage of private and non-OHCD resources will be given a preference in the evaluation process. Priority will be given to those projects that can be designed and constructed for less total dollars as well as for less City subsidy dollars. In addition, financing requests that can reduce costs below the stated maxima will be given a priority.

### D. Developer Profile

A developer will submit a written summary of completed and current development activity and the designated agency will examine the developer's past performance in completing OHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. OHCD/PRA may deny funding to a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies). OHCD/PRA will ensure that the developer receives acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to making any funding commitment.

### E. Neighborhood and Community Impact

1. The project should increase the supply of decent, affordable homeownership units for low- and moderate-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or improve an uninhabitable living condition for existing residents.
3. The project must not cause direct or indirect displacement.
4. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. OHCD/PRA will consider community support in evaluating projects.
5. Projects in conformance with an OHCD-endorsed Neighborhood Strategic Plan will be given priority.
6. The developer must submit an affirmative marketing plan to the PRA for review and approval prior to marketing. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

## Selection Criteria for Special-Needs Projects

Special-Needs Housing production activities are designed to respond to the housing demand and affordability crisis by producing more affordable housing units through rehabilitation and new construction. The Office of Housing and Community Development (OHCD) believes that the creation and maintenance of viable residential neighborhoods involves a combination of special-needs, homeownership and rental units.

These criteria are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies. OHCD reserves the right to select the source of funds for each special-needs project. OHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations and policy. At a minimum, OHCD will review and, if needed, revise the criteria annually.

### A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
  - Facilitating economic growth by encouraging market-rate investment;
  - Preserving existing housing stock by directing resources to strong blocks and neighborhoods that show signs of decline;
  - Rebuilding inner-city markets at scale from the ground up; and
  - Promoting equity by providing affordable housing to low-income, elderly and special-needs citizens.
2. Projects should request no more than 50 percent of their total project development financing from OHCD. Requests for more than 50 percent of project financing will be considered when the developer documents that operating funds are in place, or that the increased commitment will make it possible to secure operating funds or move the project more quickly to closing. Preference will be given to projects that have secured other, non-City funding at project submission.
3. No project may receive more than \$1.5 million in total subsidies administered by OHCD (CDBG, federal HOME, DCED and/or any other funding source administered by the City or its designee) unless approved by OHCD.
4. Projects must identify the project's support services plan and budget.
5. Project costs must meet at least one of the following guidelines:
  - a. A maximum of \$225 per square foot (replacement cost plus developer's fee); or
  - b. A per unit replacement cost not to exceed 120 percent of HUD 221(d)(3) maximum mortgage limits for the Philadelphia area.

The 120 percent of 221(d)(3) limits are:

<b>Unit Type</b>	<b>Non-Elevator</b>	<b>Elevator</b>
0 bedrooms	\$161,546	\$170,002
1 bedroom	\$186,260	\$194,878
2 bedrooms	\$224,635	\$236,973
3 bedrooms	\$287,539	\$306,565
4+ bedrooms	\$320,328	\$336,516

The above maximum mortgage limits are subject to change.

6. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements and energy and construction specifications as required by OHCD and the PRA.
7. While environmental costs associated with site clean-up will be considered separately, developers must submit a Phase 1 environmental survey with a request for financing that involves new construction or the rehabilitation of buildings that were previously used for commercial or industrial purposes.
8. A minimum of 10 percent of the total units must be accessible for people with physical disabilities/ mobility impairments and 4 percent for people with hearing or vision impairments. The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.
9. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website ([www.phillyhomefinder.org](http://www.phillyhomefinder.org)) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.

## **B. Financial Analysis**

1. The developer's fee is meant to compensate the developer for staff time, effort and work involved in the development of the project, developer's expenses, overhead and profit. The developer's fee is limited to 10 percent of replacement costs (less acquisition costs). All consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed as separate line items in the development budget. For projects requiring Low-Income Housing Tax Credits, developers may apply for and receive a developer's fee up to the maximum allowed by the PHFA. However, developer's fees earned in excess of

the maximum allowed by the City must be reinvested in project reserves such as operating deficit, rent subsidy and social services.

2. Projects must demonstrate sufficient cash flow to cover projected operating, reserve, debt service, and necessary social/support service expenses.
3. Soft costs, defined as all costs included in replacement cost other than construction costs, may not exceed 20 percent of replacement costs.
4. Legal fees for both project development and syndication may not exceed \$40,000 for each purpose for a total of \$80,000.
5. Rent-up and marketing expenses may not exceed 1.5 percent of replacement costs.
6. Construction contingency must be at least 2.5 percent for new-construction projects and 5 percent for rehabilitation and no more than 10 percent in either case. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by the PRA.
7. When there is no general contractor, construction management costs may not exceed 5 percent of total construction costs. If there is a general contractor and architectural supervision during construction, no construction management fee will be allowed.
8. The architect's fee may not exceed the figures shown in the table at the end of the section "Selection Criteria for Rental Projects."
9. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to OHCD. OHCD may approve or deny the waiver request.
10. For rental developments with commitments of HUD 202 or HUD 811 financing, the OHCD subsidy is capped at \$15,000 per unit, based upon a dollar-for-dollar match of other funds, so long as funds are available.

### **C. Cost Efficiency**

Projects that leverage a larger percentage of private and non-OHCD resources will be given a preference in the evaluation process. Priority will be given to those projects that can be designed and constructed for less total dollars, as well as less City subsidy dollars. In addition, financing requests that can reduce costs below the stated maxima will be given a priority.

### **D. Developer Profile**

A developer will submit a written summary of completed and current development activity. OHCD/PRA will examine the developer's past performance in completing OHCD-funded projects, general capability and capacity levels and current tax and financial status of partners involved in the project. OHCD/PRA may deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial

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capacity to complete projects. OHCD/PRA will ensure that the developer supplies acceptable references from past clients and supplies evidence that he/she has consulted the community about the proposed project prior to making any funding commitment.

## E. Neighborhood and Community Impact

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or improve an uninhabitable living condition for existing residents.
3. The project must not cause direct or indirect displacement.
4. Project sponsors must seek local community input for their plans and review their projects with community-based organizations prior to project's submission for funding consideration.
5. Projects involving the conversion of non-residential buildings may be given lower priority if the conversion is less cost-efficient and does not promote the stabilization of existing deteriorated housing.
6. Additional services and/or benefits to the community (such as the provision of jobs) provided by the project will be considered favorably when evaluating the project for funding.
7. Projects in conformance with an OHCD-endorsed Neighborhood Strategic Plan will be given a priority.
8. The developer must submit an intake and referral plan to the PRA for review and approval. The plan must ensure the units will be marketed in accordance with all local, state and federal fair housing laws.

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## Development Process

Special-Needs Housing activities are administered by the PRA in accordance with OHCD policy. The PRA reserves the right to require additional documentation and information necessary to assess project feasibility. All projects are subject to review by the PRA's Housing Review Committee and approval by the PRA Board of Directors.

1. OHCD will describe those projects that are being proposed to receive financing from OHCD resources in the *Consolidated Plan*. Once City Council approves the Plan, developers will be notified of OHCD's intent to finance their project. In its Letter of Intent, OHCD will indicate its intent to provide financing, the number of units it expects to have produced by providing financing and will require the developer and the development team to meet with the PRA within 60 days of the date of the letter. The letter will also remind developers that they must meet certain conditions before receiving financing including adherence to affirmative action, energy conservation and environmental review requirements, and that Davis-Bacon wage rates

may apply depending on the type of funding provided and the type and size of the proposed project. The OHCD reservation of funding for a specific project will be in effect for six months from the date of the beginning of the fiscal year, which is July 1. To ensure efficient use of funds, OHCD will require any project that does not achieve settlement within six months of OHCD's reservation of funding to be subject to a PRA staff review. Following PRA review, OHCD may decide to withdraw project funding, extend the reservation of funds or have a different development entity undertake the construction to ensure project completion.

2. During the design development phase of the project, project costs will be reviewed and evaluated by the PRA. Developers may be required to provide additional information regarding steps that they have taken or will take to ensure the cost-effectiveness of the project. The PRA may recommend design, financing and budget changes to ensure the cost-effectiveness of the project. Disagreements between the developer and the PRA will be resolved by the Executive Director of the PRA.
3. Projects anticipating PRA Board approval and settlement must submit the following documentation in accordance with the project schedule that was established by the PRA and the developer at the initial development team meeting:
  - Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc. A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
  - 80-percent complete plans and specifications;
  - Developer Profile that includes previous affordable housing projects developed by the sponsor, location of developments, number and type of units built and owned, etc.;
  - Sponsor/Developer Financial Statements that must be prepared by a CPA/IPA and must be for the last two years. Signed federal tax returns may be substituted when no CPA/IPA audits are available;
  - Partnership Financial Statements (required only if the Partnership owns other real estate);
  - Partnership Agreement (if applicable);
  - Tax Credit Subscription Agreement (if applicable);
  - Management Plan and Agreement;
  - List of Project Development Team, including names, addresses and telephone numbers;
  - Relocation Plan (if applicable);
  - Neighborhood Strategic Plan (if available);
  - Evidence of community input;
  - Letter(s) of Intent or Commitment from financing
  - sources such as indication of receipt of PHFA feasibility;

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- Tax Status Certification Form, which must be submitted for the sponsor, partnership, general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from OHCD/PRA financing;
  - Proof of Site Control;
  - Photograph of the Development Site (front and rear);
  - Site survey, Surveyor's Report and Title Report;
  - Architect's Agreement (executed and dated);
  - General Contractor's Contract (executed and dated);
  - Consultant Contract (if applicable);
  - Construction Cost Breakdown (per PRA form);
  - Contract and/or Agreement for Legal Services (development and tax counsel);
  - EEO/AA Plan;
  - Section 3 Project Area Business and Employment Plan and Neighborhood Benefit Plan;
  - Letter from accounting firm for cost certification;
  - Most recent PHFA Form 1 (if applicable);
  - Supportive services budget for five years;
  - Development and Operating Budgets including
    - all sources and uses, not just those on PHFA's Form 1. Operating budgets are to be projected for 15 years;
  - Schedule of all Project Financing, including source, rate and term if applicable;
  - Board of Directors List (if applicable); and
  - Resolution Authorizing Transaction.

In addition to all the previous documentation, nonprofit sponsors are required to submit the following documentation, if applicable:

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws;
- Articles of Incorporation; and
- CHDO/NBO/CBDO Designation Letter from OHCD.

If the development entity is a joint venture between a for-profit and a nonprofit, the following documentation must be provided:

- Detailed description of the joint venture and the role of the nonprofit partner.
4. If the PRA determines that the documentation is acceptable and complete, the project will be submitted to its board of directors for review and approval. The guidelines and criteria in

effect at the time a project receives board consideration will be applied, regardless of what guidelines and criteria were in effect at the time of the original funding allocation.

5. Upon board approval, the PRA (or other designated agency) will issue a commitment letter. The commitment letter will be in effect for 90 days. If settlement with all financing sources does not occur within 90 days, the PRA may extend the commitment. However, if it appears that any outstanding issues (such as lack of financing, sponsor capacity, additional project costs) cannot be resolved in a timely fashion and that settlement will be further delayed, the PRA, in consultation with OHCD, may decide to recapture the funding or have PHDC, PRA or another organization perform the development.

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## Continuum of Care Program Processes

The Office of Supportive Housing (OSH) follows the City's established process for advertising, posting, reviewing, and awarding funds to ensure a fair and competitive process.

All programs funded through OSH are monitored at least annually. In addition to program staff that conduct formal and informal monitoring activities, OSH has a Program Compliance Monitoring Unit to comprehensively review the performance of closed contracts. Deficiencies are communicated to the contractor, and a corrective action plan created and monitored for compliance.

When Emergency Solutions Grant (ESG) funds are used for emergency shelter, the Emergency Housing Standards, created with input from a Ten-Year Plan Advisory Committee, serve as the written standards for the provision of assistance. They ensure safety, fairness, and access to long-term housing opportunities.

Below are written standards for the provision of ESG funds for prevention and rental assistance. All households will be evaluated for prevention or rental assistance using a universal evaluation. OSH will incorporate all written standards into a training manual for the ESG prevention and rental assistance contracted providers. Written standards will minimally include standard policies and procedures for evaluating eligibility for assistance under ESG, determination of which individuals and families will receive prevention or rapid re-housing assistance, type, amount and duration of services and participation in HMIS. Below are the steps in the evaluation process.

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### Prevention Assistance Component

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- 1) Applicants will meet with a housing stabilization specialist to determine if client can demonstrate an eligible need.
- 2) The housing stabilization specialist completes a series of screens in the Homeless Management Information System (HMIS) to evaluate the applicant's eligibility and amount and level of service needed. The screens to be completed include:
  - a. Reception Interview – determines homelessness or at imminent risk of homelessness and if the applicant has any social supports.
  - b. Financial Screens – determines income eligibility for the program, overall budget issues and connection to entitlement benefits.
  - c. Self Sufficiency Assessment – identifies any social and behavioral support needs in order to determine an overall package of assistance.
  - d. Package of Assistance – generated as a result of the previous screens that indicate the initial amount and length of assistance needed.
    - i. The amount of financial assistance will be based on demonstrated need.

- ii. One-time assistance only to remedy rental arrearages.
- iii. Assistance will not exceed \$2500 per household. Exceptions will be made on a case-by-case basis.
- iv. Only clients with extenuating circumstances will be eligible to receive multiple episodes of ESG assistance, not to exceed a total of 24 months of assistance.

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## Rental Assistance Component

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- 1) OSH-funded emergency and transitional housing providers will submit applications to the OSH Prevention Unit Clearinghouse for initial determination of eligibility.
- 2) Applications initially determined to be eligible (based on minimum income and behavioral health needs) will be referred to a contracted provider (housing stabilization specialist) for further eligibility screening.
- 3) The housing stabilization specialist will complete a series of screens in the HMIS to evaluate the client's eligibility and amount and level of service needed. The screens to be completed include:
  - a. Reception Interview – determines homelessness or at imminent risk of homelessness and if the applicant has any social supports.
  - b. Financial Screens – determines income eligibility for the program, overall budget issues and connection to entitlement benefits.
  - c. Self Sufficiency Assessment – identifies any social and behavioral support needs in order to determine an overall package of assistance.
  - d. Package of Assistance – generated as a result of the previous screens that indicate the initial amount and length of assistance needed.
    - i. Amount of financial assistance is based on the rent calculation screen, which requires that a client contribute 30% of their gross adjusted income towards rent.
    - ii. All clients will receive a minimum of 12 months of financial assistance and case-management services. (Through HPRP, OSH learned that property owners are more likely to participate in the program when they are guaranteed a 12-month subsidy.)
    - iii. Clients will receive a maximum of 24 months of assistance. OSH will not establish a financial cap for rental assistance because the amount of assistance will be based on the household's rent calculation. The amount of financial assistance may be adjusted if the household's income changes.
    - iv. Only clients with extenuating circumstances will be eligible to receive multiple episodes of ESG assistance, not to exceed a total of 24 months of assistance.

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## Target Population

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- 1) Prevention – households who are at imminent risk of homelessness.
- 2) Rental Assistance – households currently residing in and referred from OSH-funded Emergency and Transitional Housing facilities.

OSH staff will meet regularly to determine the target population and to prioritize households that will receive prevention or rapid re-housing assistance. The target population is also determined by the amount of available funding for services and the needs of the OSH Continuum of Care. Specifically, the funding will be used to reduce the numbers of households in emergency housing and transitional housing facilities. OSH staff will also convene regularly scheduled meetings with contracted providers to ensure they are coordinating with mainstream services such as entitlements, job-training programs and affordable healthcare services.

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## Eligible Participants/Heads of Households

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- 1) Must be 18 years of age or older.
- 2) If not 18 years old, must provide documentation of legal emancipation.
- 3) Must be at or below 30% of Section 8 area medium income.
- 4) Must have the income, life skills, and social stability to sustain permanent housing once assistance ends.

## Citizen Participation Plan

The Office of Housing and Community Development (OHCD) 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, OHCD proposes to implement the following Citizen Participation Plan as part of its *Consolidated Plan*.

This amended Citizen Participation Plan was printed and made available for public comment. Advertisements notifying the public of its availability were placed in a newspaper of general circulation (Philadelphia Daily News) and on the OHCD website. In addition, notices of the availability of the amended Citizen Participation Plan were sent to all community groups, individuals, community development corporations (CDCs) and others who are on OHCD's electronic mailing list. Copies were made available at 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 from OHCD in both hard copy and online at [www.phila.gov/ohcd](http://www.phila.gov/ohcd).

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## Encouragement of Citizen Participation

OHCD encourages citizen participation in its housing and community development program in a variety of ways. (In the context of this plan, "citizen" refers to any member of the public wishing to provide input to OHCD.) It 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. Similarly, the Commerce Department funds neighborhood-based business associations located in key target areas for investment.

OHCD further promotes citizen involvement in its program by producing an external newsletter highlighting program accomplishments and community activities and distributing it to civic associations, CDCs, community residents, elected officials and the general public. In addition, public hearings will be held as described below and a *Proposed Consolidated Plan* published in order to elicit public input and comment.

As required, OHCD will take appropriate actions to encourage the participation of all residents, including low- and moderate-income persons, particularly those living in blighted areas and in areas where CDBG funds are proposed to be used, and of residents of predominantly low- and moderate-income neighborhoods, minorities and non-English speaking persons, as well as persons with disabilities.

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OHCD, in conjunction with the Philadelphia Housing Authority (PHA), will encourage the participation of residents of public and assisted-housing developments in the process of developing and implementing the *Consolidated Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. OHCD will make an effort to provide information to PHA about *Consolidated Plan* activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required under the Comprehensive Grant program.

### ■ Access to Meetings

OHCD will provide at least two weeks' notice of public hearings and public meetings that are part of the consolidated planning process. At least one of any series of hearings or meetings will be held at a location that is accessible to physically disabled persons.

### ■ Access to Information

OHCD 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 OHCD's use of assistance under the programs. Individuals and groups may also comment upon any proposed submission concerning the amount of funds available including the estimated amount proposed to benefit very low-, low- and moderate-income residents. Access will be provided to information about any plan that results in displacement. Any such plan will include strategies to minimize displacement and to assist those displaced as a result of these activities, specifying the types and levels of assistance the city will make available even if the City expects no displacement to occur. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

### ■ Preliminary Consolidated Plan

OHCD will publish annually a *Preliminary Consolidated Plan* for citizen review and comment. The contents of the *Preliminary Plan* will be briefly summarized and its availability advertised in a newspaper of general circulation, as required by regulation. Copies of the *Preliminary Plan* will be made available to citizens at public libraries and directly from OHCD.

OHCD will provide a period for public comment of not less than 30 days following the publication of the *Preliminary Plan*. During this period at least one public hearing will be held in order to obtain citizen input into the consolidated planning process. Two weeks' notice will be given before holding public hearings on the *Preliminary Plan*.

### ■ Proposed Consolidated Plan

Following the 30-day period for public review and comment on the *Preliminary Plan*, OHCD will issue a *Proposed Consolidated Plan*. This document, which will incorporate citizen input obtained during the comment period on the *Preliminary Plan*, will be submitted to the Philadelphia City Council as part of the ordinance that authorizes the City to apply for CDBG, HOME and other funding. During City Council

review, a public hearing on the ordinance and plan as submitted will be held prior to its adoption. The public hearing on the ordinance and plan will be scheduled by City Council, which has its own rules regarding public notice for public hearings.

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## Public Hearings

OHCD will hold at least two public hearings a year to obtain citizens' views and to respond to proposals and questions. At least one hearing will be held prior to publishing the *Preliminary Consolidated Plan* to ascertain housing and community development needs and to review past program performance. At least one hearing to consider the development of proposed activities will take place after publishing the *Preliminary Consolidated Plan* and prior to the submission of the *Proposed Consolidated Plan* to City Council. In addition, City Council will schedule a public hearing on the *Proposed Consolidated Plan* as part of its adoption of the ordinance that authorizes the City to apply for funding.

As described above, adequate advance notice will be given for each hearing, with sufficient information about the subject matter of the hearing made available to permit informed comment. Hearings will be held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, OHCD will provide translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

### ■ Comments and Complaints

OHCD will consider all citizen comments on the *Preliminary* and *Proposed Consolidated Plan*, any amendments and the annual performance report that are received in writing or orally at public hearings. A summary of these comments and a summary of any comments or views not accepted and the responses will be attached to the final *Consolidated Plan*, any amendments and annual performance report.

OHCD will notify citizens of the availability of the *Consolidated Plan* as adopted, any amendments, and its annual performance report, to afford a reasonable opportunity to review the documents. The materials will be available in a form accessible to persons with disabilities upon request.

Where practicable, OHCD will provide a written answer to complaints and grievances within 15 working days. If not practicable, OHCD and delegate agencies will respond within 15 days, stating the reasons for the delay.

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## Technical Assistance

OHCD 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. This program of technical assistance may include information about programs covered by the *Consolidated Plan* and how to prepare proposals for funding. In addition, OHCD funds citizen participation in income-eligible areas of the City through the NACs and similar community-based nonprofit organizations.

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## Amendment Policy

Under federal and local regulations, recipients of CDBG, HOME, ESG and HOPWA funds are required to develop criteria to guide them when the *Consolidated Plan* should be amended. The City realizes these requirements ensure that the public is informed of decisions that would affect them and give citizens adequate opportunities for participation. In complying with these regulations, it is the policy of the City of Philadelphia to amend its *Consolidated Plan* whenever there is a substantial change in an activity. This is done by publishing notice of the proposed changes in a newspaper of general circulation and guidance as to where the proposed changes may be reviewed to allow for citizen review and input.

To meet federal requirements, “activity” is generally defined as:

- a specific contract to provide housing, technical assistance, counseling, economic development or other eligible activities/services in a specific area or to specific beneficiaries; and
- a budget line if there is a citywide or non-area specific benefit.

### ■ Consolidated Plan Amendment Guidelines

In compliance with federal requirements, Philadelphia will amend its *Consolidated Plan* when:

- the City decides not to carry out an activity originally described in the *Consolidated Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Consolidated 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 the scope of an activity, for example, a funding change of 25 percent more or less than the original amount of the activity, unless the OHCD Director determines that the budget change is not substantial. Another example is a 25-percent change, more or less, in the number of units being produced;

- there is a substantial change in the location of an activity, the neighborhood of the activity is changed from the community originally proposed. For the purpose of conformity, the boundaries of the “OHCD Map of Neighborhoods” in the Appendix of the *Consolidated Plan* will be used to delineate neighborhoods; or
- there is a substantial change in the proposed beneficiaries, for example:
  - a change in beneficiaries’ income level from very low and low to moderate;
  - a change in the area benefit; or
  - a change in the limited clientele, if that is the activity’s basis.

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

Whenever an amendment to the *Consolidated Plan* is proposed, the City will publish notice of it in a newspaper of general circulation and guidance as to where it may be reviewed. A minimum of 30 days will be provided for public comment in writing. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice will also state that the public may receive a copy of the finalized amendment upon request.

If comments are received, they will be considered before adopting the amendment. If the City deems appropriate, it will modify the proposed amendment.

The City will submit a description of the adopted amendments to HUD. If comments are 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 *Consolidated Plan*) must be amended when the City proposes any change or changes that alone or in combination with previous changes amount to 10 percent or more in their cumulative effect on the allocation of any year’s CDBG program funds. This may occur when the City proposes to use the funds to undertake one or more new activities or proposes to alter the stated purpose, location or class of beneficiaries of previously authorized activities. In this situation, the City will provide notice of the proposed amendment to the individuals and organizations on OHCD’s electronic mailing list, publish notice of the proposed amendment in a newspaper of general circulation and guidance as to where it may be reviewed, and provide the public with at least two weeks to review the proposed change. The newspaper notice will indicate that if City Council adopts the amendment in the form of a resolution as submitted, it will be adopted without further notification. The notice will also state that the public may receive a copy of the final resolution (amendment) upon request.

After the two-week period expires, a public hearing will be scheduled to allow for citizen participation. 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.

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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.

# Summary of Beneficiary Policy

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## Program Benefit to Minority Residents and Families

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It is the policy of the City of Philadelphia to provide services without regard to race, color, religion, sex, gender identity, sexual orientation, having AIDS or being perceived to have AIDS, national origin, ancestry, physical handicap or age. No person will be excluded on any of these grounds from participation in the City's Community Development Program. The City will ensure that all equal opportunity regulations are enforced in its community development activities and no form of discrimination will be practiced in any phase of its programs. Full reporting on program participation — both beneficiaries and contractors — will be made available in accordance with the reporting provisions of City Council Ordinance #1029AA.

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## Income Distribution of Direct Program Beneficiaries

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Local Ordinance #1029AA requires that 75 percent of a Community Development Program year funds, exclusive of administration and program management costs, directly benefit very low-, low- and moderate-income people. This exceeds the current federal requirements. In all federally and state-funded housing and economic development programs sponsored by the City, more than 75 percent of the beneficiaries must meet federal Section 8 income guidelines or, if applicable, the federal poverty guidelines. Very low-, low- and moderate-income persons are income eligible, and are the beneficiaries, for all City sponsored housing and economic development programs, except as follows:

- The federal poverty guidelines are enforced under the DCED-funded Weatherization Assistance Program which results in only very low- and low-income people being served if the household's size is small;
- The public housing and homeless programs tend to serve the lowest-income households: however, households will remain income-eligible for services as long as their income does not exceed the Section 8 guidelines.

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## Monitoring

At the beginning of each calendar year, staff members of the Monitoring Division of OHCD develop an overall monitoring strategy and plan by carefully examining programs and subrecipients listed in the *Consolidated Plan*. Monitoring Division staff perform a risk assessment to identify which programs or subrecipients require comprehensive monitoring. The risk assessment factors include the newness of the program or subrecipient, the dollar amount allocated and the actual expenditures associated with a particular program or subrecipient, audit report findings, designation as a high-risk subrecipient, as well as recommendations from OHCD staff members.

The monitoring strategy is formulated into a monitoring plan and implemented through a formal review process that includes the following steps:

- Notification Letter
- Entrance Conference
- Documentation and Data Acquisition and Analysis
- Exit Conference
- Final Report
- Follow-up Letter

The standards and procedures used for administering CDBG- and HOME-funded contracts are detailed in OHCD's Uniform Program Management System (UPMS), which is undergoing revisions that were completed in 2011. Upon request, the UPMS is distributed to subrecipients and Major Delegate Agencies. As reported in the most recent HUD annual program review, for the year ending June 30, 2006, the City is meeting HUD program requirements, including the timeliness of expenditures.

The City monitors its performance in meeting its goals and objectives set forth in the *Consolidated Plan* through the review of monthly reports from its major delegate agencies and subgrantees as required by contract. In addition, OHCD's Policy and Planning Department prepares quarterly performance reports known as 1029AA Reports, as mandated by Philadelphia City Council, which report on all program activities. OHCD prepares the annual Consolidated Annual Performance and Evaluation Report (CAPER) which summarizes the City's performance in relation to the goals and objectives identified in the *Consolidated Plan*.

Inspectors from the Philadelphia Redevelopment Authority make annual inspections of HOME-funded rental units to ensure Housing Quality Standards (HQS) and other HOME program requirements are met.

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## Fiscal Management

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

# Summary of Section 108 Funding Years 21-37 (FY 1996-2012)

Activity & Project		Amount	CDBG Year	Units*	Status
<b>Acquisition, Demolition, Site Preparation, Remediation</b>					
Francisville Design Competition	Acquisition	\$543,500	21		Completed
CBM Acquisition	Acquisition	\$500,000	21		Completed
HERO	Acquisition—Special Needs	\$18,333	21	1	Completed
Raymond Rosen Replacement	Acquisition/site work	\$784,000	21		Completed
Potters House Mission	Acquisition—Special Needs	\$18,333	21	25	Completed
1536 Haines St.—YouthBuild	Acquisition	\$60,000	21		Completed
747 S. Broad St.	Acquisition	\$1,500,000	24		Completed
Jefferson Square	Acquisition	\$1,000,000	24		Completed
<b>Total</b>		<b>\$4,424,166</b>		<b>26</b>	
<b>Homeownership Developments</b>					
Poplar Nehemiah	Homeownership new construction	\$4,000,000	21	65	Completed
Homestart—SWCC	Homeownership rehab	\$623,970	21	7	Completed
Sears Street	Homeownership (acquisition/remediation)	\$39,072	21		Completed
Homestart—Mantua	Homeownership rehab	\$376,030	21	4	Completed
Ludlow Village	Acquisition and development	\$1,500,000	21	23	Completed
Sears Street Homeownership	Homeownership rehab	\$1,500,000	22	21	Completed
Beechwood Homeownership	Homeownership new construction & rehab	\$1,749,000	22	14	Completed
Poplar Nehemiah	Homeownership new construction	\$6,000,000	22	87	Completed
Homestart—Mantua	Homeownership rehab	\$254,245	22	3	Completed
CBM Homeownership Zone	Homeownership new construction & rehab	\$2,251,100	22		Completed
CBM Homeownership Zone	Homeownership new construction & rehab	\$14,000,000	HZ-23	142	Completed
Homestart	Homeownership rehab	\$1,000,000	23	12	Completed
Poplar Nehemiah	Homeownership new construction	\$2,396,500	23	35	Completed
Homeownership Rehab Program	Homeownership rehab	\$750,000	23	30	Completed
3100 block Berks Street	Homeownership rehab	\$1,000,000	24	9	Completed
CBM Homeownership Zone	Homeownership new construction & rehab	\$8,000,000	24	64	Completed
CBM Homeownership Zone	Homeownership new construction	\$10,500,000	25	87	Completed
<b>Total</b>		<b>\$55,939,917</b>		<b>603</b>	
<b>Logan Relocation</b>					
Logan Relocation	Acquisition & Relocation	\$1,641,000	21	21	Completed
Logan Relocation	Acquisition & Relocation	\$410,928	21	8	Completed
Logan Relocation	Acquisition & Relocation	\$2,031,655	22	34	Completed
Logan Relocation	Acquisition & Relocation	\$4,300,000	23	94	Completed
<b>Total</b>		<b>\$8,383,583</b>		<b>157</b>	
<b>Public Housing</b>					
Southwark Plaza	PHA/rental rehab & new construction	\$1,000,000	21	470	Completed
Southwark Plaza	PHA/rental rehab & new construction	\$1,000,000	23		Completed
<b>Total</b>		<b>\$2,000,000</b>		<b>470</b>	

Activity & Project		Amount	CDBG		Status
			Year	Units*	
<b>Rental Developments</b>					
Belmont Affordable Housing IV	Rental rehab	\$324,000	22&23	11	Completed
Belmont I	Rental rehab	\$425,000	21	17	Completed
Brantwood II	Rental rehab	\$500,000	21	16	Completed
Universal Court	Rental rehab	\$990,000	21	32	Completed
CBM Village	Rental rehab	\$1,100,000	21	34	Completed
Sarah Allen IV	Rental rehab	\$852,000	21	40	Completed
North 11th Street Rental	Rental rehab	\$1,214,000	22	43	Completed
Belmont Affordable II	Rental rehab	\$455,000	23	20	Completed
Chatham Apartments	Rental rehab	\$1,060,000	21&23	44	Completed
St. Anthony's Apartments	Rental rehab	\$1,500,000	23	53	Completed
Kings Highway II	Rental rehab & new construction	\$319,138	23	31	Completed
Anthony Wayne School	Rental rehab	\$500,000	24	39	Completed
<b>Total</b>		<b>\$9,239,138</b>		<b>380</b>	
<b>Repair Programs</b>					
BSRP-Tier 2	Owner-occupied rehab	\$2,000,000	21	350	Completed
BSRP-Tier 2	Owner-occupied rehab	\$1,750,000	23	260	Completed
Adaptive Modifications Program	Owner-occupied rehab—Special Needs	\$1,315,000	23	250	Completed
Adaptive Modifications Program	Owner-occupied rehab—Special Needs	\$1,000,000	24	60	Completed
<b>Total</b>		<b>\$6,065,000</b>		<b>920</b>	
<b>Special-Needs Projects</b>					
Station House (VOA)	Special-Needs rental rehab	\$1,500,000	21	108	Completed
Haddington II	Special-Needs rental rehab	\$760,000	21	28	Completed
Mid-City YWCA	Special-Needs rental rehab	\$2,000,000	21	60	Completed
Interac Capacity Building	Special-Needs rental rehab	\$18,333	21	8	Completed
Rowan Homes I Capacity Building	Special-Needs rental rehab	\$18,333	21	3	Completed
1260 Housing Capacity Building	Special-Needs rental rehab	\$18,333	21	1	Completed
Rowan House (PEC CDC)	Special-Needs rental rehab	\$500,000	21	26	Completed
PCAH Capacity Building	Special-Needs rental rehab	\$18,333	21	1	Completed
Marlton Court	Special-Needs rental rehab	\$1,250,000	21	25	Completed
Clapier Street (RHD)	Special-Needs rental rehab	\$11,113	21	1	Completed
Partnership Homes II	Special-Needs homeownership rehab	\$43,889	21	1	Completed
Appletree Housing (Haddington)	Special-Needs rental rehab	\$1,500,000	23	20	Completed
Reed House (Salvation Army)	Special-Needs rental rehab	\$924,389	23	66	Completed
Rowan Homes II	Special-Needs rental new const.	\$1,510,862	23	30	Completed
<b>Total</b>		<b>\$10,073,585</b>		<b>378</b>	
<b>GRAND TOTAL</b>		<b>\$96,125,389</b>		<b>2,934</b>	

\* Unit counts are for projects completed, under construction or financed.

# Public Notice of Environmental Review for Housing and Urban Development (HUD)-Funded Projects

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## Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds

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May 17, 2012

City of Philadelphia

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### 1. Housing and Community Development Activities

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Philadelphia.

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#### Request for Release of Funds

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On or about June 4, 2012 the City of Philadelphia will submit a request to the U.S. Department of Housing and Urban Development for the release of Community Development Block Grants and Economic Development Initiative Grants authorized by Title I of the Housing and Community Development Act of 1974, Emergency Solutions Grants authorized under Subtitle B of title IV of the McKinney-Vento Homeless Assistance Act of 1987, HOME funds authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, HOPWA funds authorized by the AIDS Housing Opportunity Act of 1992, and NSP2 funds authorized by the American Recovery and Reinvestment Act of 2009 for the following project:

#### ■ Housing and Community Development

The City of Philadelphia intends to provide financial support for new affordable housing construction and housing preservation. Activities include the acquisition and stabilization of vacant properties, demolition of blighted structures, housing renovation, and new housing construction. Development will occur on sites that have been identified for redevelopment, and rehabilitation activities will modernize existing housing stock. Of the approximately \$113,500,000 to be allocated to this program, activities will be funded as follows (actual numbers and detailed program descriptions are published in the City's annual *Consolidated Plan*):

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➤ **Affordable Housing Production (\$56,000,000)**

The City will fund the creation of approximately 400 new affordable units for homeownership and 2,000 new affordable units for rental housing. New construction projects will be identified through a Request for Proposals or another planning process and units will be developed through neighborhood-based community development corporations and developers who have formed partnerships with neighborhood organizations. Construction is targeted to areas in Philadelphia where revitalization is underway. Funding includes approximately \$6,000,000 in CDBG (\$1,200,000 annually), \$26,000,000 in HOME (\$5,200,000 annually), \$15,000,000 from the Housing Trust Fund (\$3,000,000 annually), and \$9,000,000 in NSP2 funds (to be spent in FY2013), and will pay for site acquisition, demolition of damaged properties when needed, and construction of new units.

➤ **Housing Rehabilitation, Preservation, and Adaptive Modifications (\$57,500,000)**

Housing preservation investments take the form of subsidies to rehabilitate vacant properties and financial assistance to support the repair and improvement of eligible properties. This category also includes funding to help make properties accessible for people with disabilities, basic systems repair, and weatherization. The City will offer assistance for the rehabilitation of approximately 10,000 units using approximately \$40,000,000 in CDBG (\$8,000,000 annually), \$12,500,000 from the Housing Trust Fund (\$2,500,000 annually), and \$5,000,000 in NSP2 funds (to be spent in FY2013).

Excluded from this project are all activities with any of the following characteristics: projects that a) exceed the thresholds of Section 24 CFR 58.37 (a) and (b) for the preparation of an environmental impact statement, b) have an adverse impact on cultural resources listed in or eligible for listing in the National Register, c) violate the City's code to comply with Federal flood plain regulations and HUD's rules for projects located in floodplains (24CFR55), d) are inconsistent with Pennsylvania's Coastal Zone Management Program, and e) are located in an airport clear zone. Any activity that has one of these characteristics will be regarded as a distinct project, and a separate environmental review record will be prepared.

This is a multi-year project. The Release of Funds will apply to Program Years 38-42 (City FY 2013-2017). Individual project details can be found in the City's Annual *Consolidated Plan* (<http://www.phila.gov/ohcd/consolplan.htm>).

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## **Finding of No Significant Impact**

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An environmental assessment has been prepared for this project. The City has fulfilled its responsibilities under Section 106 of the National Historic Preservation Act through a memorandum of agreement entered into by the City with the Advisory Council on Historic Preservation and the Pennsylvania State Historic Preservation Office. All activities will be reviewed on a case-by-case basis and findings will be made regarding the following factors: a) compliance with site-specific procedures developed by the environmental review officer to comply with Federal authorities in 24CFR58.5; b) significance of and mitigation of effects on social, economic, and natural environmental conditions; c) consistency with zoning, comprehensive plans and development policies; and d) compliance with air, water, and waste disposal regulations. Procedures

have been instituted by the City of Philadelphia to assure that every activity of this project satisfactorily meets the standards and guidelines for these review factors, and construction may not commence prior to clearance. Therefore, the City has determined that this project is not an action that will significantly affect the quality of the human environment and an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Philadelphia City Planning Commission, 1515 Arch Street, 13th Floor, where the ERR can be examined or copied weekdays 9:00 A.M. to 4:00 P.M.

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## Public Comments

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Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Martine Decamp, Philadelphia City Planning Commission, 1515 Arch Street, 13th Floor, Philadelphia PA 19102. All comments received by June 1, 2012 will be considered by the City of Philadelphia prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

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## Release of Funds

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The City of Philadelphia certifies to HUD that Deborah McColloch, in her capacity as Director of the City of Philadelphia's Office of Housing and Community Development, accepts the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Philadelphia to use Program funds.

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## Objections To Release of Funds

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HUD will accept objections to its release of funds and the City of Philadelphia's certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Philadelphia; (b) the City of Philadelphia has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD/State; or (d) another Federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Director, Community Planning and Development, U.S. Department of Housing and Urban Development, 100 Penn Square East, 12th Floor, Philadelphia, PA 19107. Potential objectors should contact HUD/State to verify the actual last day of the objection period.

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## 2. Economic and Community Development Activities

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Philadelphia.

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### Request For Release Of Funds

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On or about June 4, 2012 the City of Philadelphia will submit a request to the U.S. Department of Housing and Urban Development for the release of Community Development Block Grants, Section 108 Loan Guarantees, Urban Development Action Grants, Economic Development Initiative Grants, and Brownfields Economic Development Initiative Grants authorized by Title I of the Housing and Community Development Act of 1974, Energy Efficiency and Conservation Block Grants authorized by Title V of the Energy Independence and Security Act of 2007, Economic Development Administration Grants authorized and New Markets Tax Credits authorized by the Community Renewal Tax Relief Act of 2000 for the following project:

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### Commercial and Industrial Economic Development

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The City of Philadelphia intends to provide financial support for the acquisition, expansion, reconstruction and/or installation of commercial and industrial buildings and other real property equipment and improvements. New development will occur on previously developed sites, and rehabilitation activities will modernize existing operations. Of the approximate \$192,500,000 to be requested and/or used for this program, activities will be funded as follows (actual numbers and detailed program descriptions are published in the City's annual *Consolidated Plan*):

➤ **Business Assistance (\$145,000,000)**

The City will provide direct financial assistance to businesses on a citywide basis. Funding will include new construction projects on sites identified in City Plans for revitalization development (e.g., Philadelphia Navy Yard, South Schuylkill Waterfront, Delaware Waterfront, North Philadelphia and Philadelphia International Airports, universities, and industrial/commercial land along the Delaware and Schuylkill Waterfronts), projects in existing industrial parks, existing business expansion and rehabilitation, and to support economic development activities in Renewal Communities, State or Federally designated Enterprise Zones, and Federally designated Empowerment Zones. Funding will be allocated approximately as follows: \$15,000,000 of BEDI funds (\$3,000,000 annually), \$100,000,000 of Section 108 Loan Guarantees (\$20,000,000 annually), and \$30,000,000 in CDBG funding (\$6,000,000 annually).

➤ **Targeted Neighborhood Commercial Assistance (\$17,500,000)**

Funding will support programs in targeted neighborhood commercial areas and other commercial areas in low- and moderate-income communities. Projects include storefront improvements and other capital improvements to help business expansion and retention in these corridors. Funding will be allocated approximately as follows: \$2,500,000 in CDBG funding (\$500,000 annually) and \$15,000,000 EDI funding (\$3,000,000 annually).

➤ **Community-Based Organization Project Assistance (\$30,000,000)**

Financial assistance will be directed to nonprofit businesses, CDCs and joint ventures to fund projects that will stabilize and foster economic growth in distressed areas of the city. Funding will be allocated using approximately \$30,000,000 in CDBG funding (\$6,000,000 annually).

Excluded from this project are all activities with any of the following characteristics: projects that a) exceed the thresholds of Section 24 CFR 58.37 (a) and (b) for the preparation of an environmental impact statement, b) have an adverse impact on cultural resources listed in or eligible for listing in the National Register, c) violate the City's code to comply with Federal flood plain regulations and HUD's rules for projects located in floodplains (24CFR55), d) are inconsistent with Pennsylvania's Coastal Zone Management Program, and e) are located in an airport clear zone. Any activity that has one of these characteristics will be regarded as a distinct project, and a separate environmental review record will be prepared.

This is a multi-year project. The Release of Funds will apply to Program Years 38-42 (City FY 2013-2017). Individual project details can be found in the City's Annual *Consolidated Plan* (<http://www.phila.gov/ohcd/consolplan.htm>).

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## **Finding of No Significant Impact**

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An environmental assessment has been prepared for this project. The City has fulfilled its responsibilities under Section 106 of the National Historic Preservation Act through a memorandum of agreement entered into by the City with the Advisory Council on Historic Preservation and the Pennsylvania State Historic Preservation Office. All activities will be reviewed on a case-by-case basis and findings will be made regarding the following factors: a) compliance with site-specific procedures developed by the environmental review officer to comply with Federal authorities in 24CFR58.5; b) significance of and mitigation of effects on social, economic, and natural environmental conditions; c) consistency with zoning, comprehensive plans and development policies; and d) compliance with air, water, and waste disposal regulations. Procedures have been instituted by the City of Philadelphia to assure that every activity of this project satisfactorily meets the standards and guidelines for these review factors, and construction may not commence prior to clearance. Therefore, the City has determined that this project is not an action that will significantly affect the quality of the human environment and an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Philadelphia City Planning Commission, 1515 Arch Street, 13th Floor, where the ERR can be examined or copied weekdays 9:00 A.M. to 4:00 P.M.

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## Public Comments

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Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Martine Decamp, Philadelphia City Planning Commission, 1515 Arch Street, 13th Floor, Philadelphia PA 19102. All comments received by June 1, 2012 will be considered by the City of Philadelphia prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

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## Release of Funds

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The City of Philadelphia certifies to HUD that Deborah McColloch, in her capacity as Director of the City of Philadelphia's Office of Housing and Community Development, accepts the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Philadelphia to use Program funds.

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## Objections To Release of Funds

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HUD will accept objections to its release of funds and the City of Philadelphia's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Philadelphia; (b) the City of Philadelphia has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD/State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Director, Community Planning and Development, U.S. Department of Housing and Urban Development, 100 Penn Square East, 12th Floor, Philadelphia, PA 19107. Potential objectors should contact HUD/State to verify the actual last day of the objection period.

## CDBG Budget for Year 37 by Eligibility Categories

CFR Number	HUD Activity Category	Con Plan Line Title	Amount (000)	Council District	Category Subtotal	Category %
570.201(a)	Acquisition	Program Delivery — PRA	561	Citywide	561	1.12%
570.201(b)	Disposition	Program Delivery — OHCD	609	Citywide	609	1.22%
570.201(c)	Public Facilities and Improvements	PHS Vacant Land	727	Citywide	727	1.45%
570.201(e)	Public Services	Housing Counseling	5,052	Citywide		
		Vacancy Prevention Activities	110	Citywide		
		UAC- Earned Income Tax Credit	48	Citywide		
		UESF	300	Citywide		
		ECA	522	Citywide		
		Emergency Solutions Grant	40	Citywide		
		Homeless Rental Assistance	200	Citywide		
		YouthBuild Philadelphia	300	Citywide		
		Neighborhood Economic Dev. Program	200	1 - 9		
		Business Improvement District Assist.	653	1 - 9		
					7,425	14.82%
570.201(f)	Interim Assistance					
570.201(g)	Payment of Non-Federal Share					
570.201(h)	Urban Renewal					
570.201(i)	Relocation	Program Delivery — PRA	182		182	0.36%
570.201(j)	Loss of Rental Income					
570.201(k)	Housing Services					
570.201(l)	Privately Owned Utilities					
570.201(m)	Construction of [Public] Housing					
570.201(n)	Homeownership Assistance					
570.201(o)	Small Businesses	Technical Assistance to Small Businesses	650	Citywide	650	1.30%
570.201(p)	Technical Assistance	Economic Dev. Capacity-Building/CDCs	230	Citywide		
		Philadelphia Association of CDCs	35	Citywide		
		Neighborhood Services	1,053	Citywide		
					1,318	2.63%

CFR Number	HUD Activity Category	Con Plan Line Title	Amount (000)	Council District	Category Subtotal	Category %
570.202	Rehabilitation and Preservation	Neighborhood-Based Rental	782	Citywide		
		BSRP - Tier 2	7,470	Citywide		
		Impact Services Bldg Materials Exchange	123	Citywide		
		Storefront Improvement Program	400	Citywide		
		Program Delivery — Housing	10,822	Citywide		
					19,597	39.12%
570.203	Economic Development Activities	PIDC Loans and Grants	4,300	Citywide		
		Targeted Neighborhood Business Attraction	300	Citywide		
		PIDC-Neighborhood Dev. Fund	357	Citywide		
		Neighborhood Development Grants	1,000	Citywide		
		Program Delivery Economic Development	935	Citywide		
					6,892	13.76%
570.204	Special Activities by CBDOs	TNCA Program	800	1 - 9	800	1.60%
570.205	Planning	Community Design Collaborative	50	Citywide	50	0.10%
570.206	Program Administration Costs	General Administration	8,530		8,530	17.03%
570.705(c)	Section 108 Loan Repayments	Year 24	1,332	Citywide		
		Year 25	1,425	5		
					2,757	5.50%
<b>Grand Total</b>		-			<b>50,098</b>	<b>100.00%</b>

## Geographic Boundaries of CDBG-Funded Activities

Activities	Neighborhood(s)	Description
<b>Housing Production</b>		
<b>A. Affordable Rental Housing</b>		
1. Neighborhood-Based Rental Production	Citywide	
<b>Housing Preservation</b>		
<b>A. Housing Counseling</b>		
1. Neighborhood & Citywide Housing Counseling	Citywide	
2. Vacancy Prevention	Citywide	
3. UAC - Earned Income Tax Credit	Citywide	
<b>B. Emergency Repairs, Preservation, Weatherization</b>		
1. Weatherization & Basic Systems Repair Program	Citywide	
2. Utility Emergency Services Fund	Citywide	
3. Energy Coordinating Agency	Citywide	
<b>C. Home Equity Financing and Rehabilitation Assistance</b>		
1. Impact Services Building Materials Exchange Program	Citywide	
<b>Homeless and Special-Needs Housing</b>		
1. Emergency Solutions Grant	Citywide	
2. Rental Assistance/Homeless	Citywide	
3. HOPWA	Citywide	
4. Homelessness Prevention Program	Citywide	
<b>Vacant Land Management</b>		
1. Management of Vacant Land	Citywide	

## Geographic Boundaries of CDBG-Funded Activities

Activities	Neighborhood(s)	Description
<b>Community Economic Development</b>		
<b>A. Business Assistance</b>		
1. PIDC Business Loan Program	Citywide	
2. Technical Assistance to Small Businesses	Citywide	
<b>B. Targeted Neighborhood Commercial Area Assistance</b>	See Appendix page 9	
<b>C. Community-Based Organization Assistance</b>		
1. PIDC Neighborhood Development Fund	Citywide	
2. Neighborhood Development Grant Activities	Citywide	
3. Capacity Building Assistance for NBOs	Citywide	
<b>Community Planning &amp; Capacity Building</b>		
<b>A. CDC Support Services and Planning</b>		
1. Community Design Collaborative	Citywide	
2. Philadelphia Association of CDCs	Citywide	
<b>B. Neighborhood Services</b>	Income-Eligible Census Tracts	
<b>Section 108 Loan Principal And Interest Repayments</b>		
1. Year 24	Citywide	
2. Year 25	Cecil B. Moore	Northern Boundary: Montgomery Ave. Eastern Boundary: N. Broad St. Southern Boundary: Jefferson St. Western Boundary: Ridge Ave. Census Tracts: 138, 147, 148, part of 149

# Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

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## Homeless and Persons Threatened With Homelessness

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### Facilities Providing Overnight Accommodations; Associated Services

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The City of Philadelphia has developed and implemented a strategic system for preventing and addressing homelessness and the needs of homeless persons and families.

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### Centralized Intake Services

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OSH provides centralized intake services for 33 emergency housing programs with which it has contracts. Caseworkers assess eligibility and service needs of consumers presenting for placement into emergency housing, and attempt to place them in the most appropriate emergency or alternative housing facilities. Mental health assessments and referrals to drug and alcohol treatment, health services, children and youth services, legal services and veterans services are provided as needed. Emergency housing programs that are not under contract with OSH are funded primarily with private resources, and may thus perform their own intake and independently arrange for the delivery of services.

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### Emergency Housing

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Emergency housing refers to facilities that provide short-term accommodations for homeless individuals and families, through which providers resolve immediate housing crises, assess level of need, and provide case management assistance to help obtain appropriate housing. Housing and services are typically provided for up to 90 days or until specific goals are accomplished by the client. OSH largely oversees the activities of Philadelphia's emergency housing system, and funds many of the facilities operated by nonprofit partners, faith-based organizations and personal care boarding home providers.

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## Transitional Housing

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Transitional Housing is defined as time-limited (6 to 24 months) housing with supportive services to encourage homeless individuals and families to live more self-sufficiently. This semi-independent form of supportive housing is used to facilitate movement from emergency to permanent housing. Transitional Housing is primarily provided by non-profit partners and faith-based organizations, and supportive services may be offered by the organization managing the housing facility or by other public or private agencies.

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## Permanent Supportive Housing

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Permanent Supportive Housing refers to long-term (not time-limited), safe, and decent living arrangements that are linked to supportive services for homeless and disabled individuals and families. Permanent supportive housing enables homeless persons to live independently, which is the ultimate goal of the homeless Continuum of Care.

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## Safe Haven

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

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## Homelessness Prevention and Rapid Re-housing

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The City of Philadelphia received over \$23 million from the American Recovery and Reinvestment Act in 2009 for homelessness prevention and rapid re-housing (HPRP) activities over a three-year period. Funding is intended to serve households renting units in the community and those residing in emergency and transitional housing facilities. HPRP monies are used to provide the financial assistance that a household needs to maintain their current housing or to help households that are currently homeless transition into permanent housing.

The HPRP program finances three categories of time-limited activities: homelessness prevention, rapid re-housing, and emergency relocation services. Homelessness prevention services include housing stabilization and cash assistance (for rent, utilities, and security deposits) to help resolve a housing crisis and prevent homelessness. Rapid re-housing provides housing stabilization and cash assistance (for rent, security deposit,

utility deposits, payments or arrearages) to move homeless households living in emergency or transitional housing back into private market housing.

August 2012 will end the three year period for which funding for HPRP was allocated. Subsequent funding for prevention and rapid rehousing activities will be allocated through the new HEARTH Act Emergency Solutions Grant (H-ESG). However, funding for prevention and rapid rehousing activities through H-ESG will be at much lower levels than that of the HPRP program. OSH projects that over the next 5 years, the annual demand for rapid rehousing assistance will be approximately 630 households for a total of 3,150 households. There are currently 136 households receiving rapid rehousing assistance and nearing the termination of that assistance in August 2012. The recidivism rate for all households served through HPRP is 4.7 percent. Using this recidivism rate, it is projected that approximately 6 households that are nearing termination of their current assistance will be in need of future financial assistance in order to remain stably housed.

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## Housing Retention

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Housing retention services include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and prevent households from losing their home and becoming homeless.

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## Emergency Assistance and Response Unit

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Emergency assistance and response activities encompass relocation and/or emergency housing assistance for victims of natural disasters such as fires, gas explosions, collapsed buildings and weather related crises and residents of units declared unfit or unsafe.

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## Rental Assistance

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In 1988 the City created the Philadelphia Transitional Housing Program, formerly known as the Voucher Program. The current fiscal year funding for the program is provided through a combination of City operating funds, state Homeless Assistance Program (HAP) funds and federal Community Development Block Grant (CDBG) and HOME program funds. The program provides housing counseling and temporary rental subsidies to facilitate clients' transition from emergency housing into mainstream housing. The program operates in a manner consistent with the Housing Choice (formerly Section 8) rental assistance program. The participation period is 12 months which may be extended to 24 months. During this period clients receive case management/counseling services to help them maintain independent living and prepare for permanent mainstream housing.

## Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia

Organization	Services	Service Type(s)
<b>Social Security Administration</b>	<ul style="list-style-type: none"> <li>• Social Security Income</li> <li>• Social Security Disability Income</li> <li>• Supplemental Security Income</li> </ul>	<ul style="list-style-type: none"> <li>• Income</li> </ul>
<b>Pennsylvania Department of Public Welfare</b>	<ul style="list-style-type: none"> <li>• TANF (Temporary Aid to Need Families)</li> <li>• SCHIP (State Children's Health Insurance Program)</li> <li>• Medicaid</li> <li>• Food Stamps</li> <li>• Employment Training</li> </ul>	<ul style="list-style-type: none"> <li>• Income</li> <li>• Healthcare</li> <li>• Wellness and nutrition</li> <li>• Employment</li> </ul>
<b>U.S. Department of Veterans Affairs</b>	<ul style="list-style-type: none"> <li>• Veterans Benefits</li> <li>• Healthcare for Homeless Veterans (HCHV)</li> <li>• HUD-VASH Housing Choice Vouchers</li> <li>• Supportive Services for Veterans and their Families (SSVF)</li> <li>• Grant and Per Diem housing for homeless Veterans</li> <li>• VA Domiciliary housing for homeless Veterans</li> </ul>	<ul style="list-style-type: none"> <li>• Income</li> <li>• Healthcare</li> <li>• Employment</li> <li>• Housing</li> </ul>
<b>Pennsylvania Department of Labor &amp; Industry</b>	<ul style="list-style-type: none"> <li>• Unemployment compensation</li> <li>• Employment training</li> </ul>	<ul style="list-style-type: none"> <li>• Employment</li> <li>• Income</li> </ul>
<b>Philadelphia Department of Behavioral Health</b>	<ul style="list-style-type: none"> <li>• Behavioral health services</li> <li>• Housing</li> <li>• Employment training</li> </ul>	<ul style="list-style-type: none"> <li>• Healthcare</li> <li>• Employment</li> <li>• Income</li> <li>• Housing</li> </ul>
<b>Child Care Information Services of Philadelphia</b>	<ul style="list-style-type: none"> <li>• Child care location services</li> <li>• Assistance with child care payments</li> </ul>	<ul style="list-style-type: none"> <li>• Child care</li> </ul>
<b>Philadelphia Workforce Development Corporation</b>	<ul style="list-style-type: none"> <li>• Employment training and job skills development</li> </ul>	<ul style="list-style-type: none"> <li>• Employment</li> </ul>
<b>Philadelphia Mental Health Care Corporation</b>	<ul style="list-style-type: none"> <li>• Behavioral healthcare services</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Healthcare</li> <li>• Housing</li> </ul>
<b>Public Health Management Corporation</b>	<ul style="list-style-type: none"> <li>• Healthcare for the homeless</li> <li>• Housing</li> <li>• Recovery services</li> </ul>	<ul style="list-style-type: none"> <li>• Healthcare</li> <li>• Housing</li> <li>• Addiction services</li> </ul>

## Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia

<b>City of Philadelphia Office of Supportive Housing</b>	<ul style="list-style-type: none"> <li>• Emergency shelter</li> <li>• Transitional housing</li> <li>• Homeless prevention</li> <li>• Rapid rehousing</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> </ul>
<b>City of Philadelphia Continuum of Care</b> <i>(under the leadership of the McKinney Strategic Planning Committee)</i>	<ul style="list-style-type: none"> <li>• Emergency shelter</li> <li>• Transitional housing</li> <li>• Permanent supportive housing</li> <li>• Healthcare</li> <li>• Employment training and job skills development</li> <li>• Behavioral health services</li> <li>• Homeless prevention</li> <li>• Emergency relocation services</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Healthcare</li> <li>• Employment</li> </ul>
<b>School District of Philadelphia</b>	<ul style="list-style-type: none"> <li>• Tokens for children living in emergency shelter</li> <li>• Uniforms and school supplies for children living in shelter</li> </ul>	<ul style="list-style-type: none"> <li>• Education</li> </ul>
<b>Philadelphia Department of Public Health</b>	<ul style="list-style-type: none"> <li>• Healthcare services for homeless individuals and families</li> </ul>	<ul style="list-style-type: none"> <li>• Healthcare</li> </ul>
<b>Philadelphia Public Housing Authority</b>	<ul style="list-style-type: none"> <li>• Subsidized housing</li> <li>• Housing Choice Vouchers</li> <li>• Employment training and job skills development</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Employment</li> </ul>

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## Philadelphia Continuum of Care 2011 McKinney Housing Inventory Chart

The accompanying tables reflect the complete inventory, as of January 31, 2011, of Emergency, Transitional, Permanent Supportive, and Rapid Rehousing Programs within the Philadelphia Continuum of Care.

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### Key—Housing Type

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#### ■ Emergency Housing

Any facility that the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific subpopulations of the homeless, while they prepare to move into more stable housing. The housing and services are typically provided for up to 90 days or until specific goals are accomplished by the client.

#### ■ Transitional Housing

Is one type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. It is housing in which homeless persons may live up to 24 months and receive supportive services that enable them to live more independently. The supportive services may be provided by the organization managing the housing or provided by other public or private agencies.

#### ■ Safe Haven:

Serves hard-to-reach homeless persons who have severe mental illness, are on the streets and have been unable or unwilling to participate in supportive services. The program provides 24-hour residence for an unspecified duration. Safe Havens do not require participation in services and referrals as a condition of occupancy. Rather, it is hoped that after a period of stabilization in a safe haven, the resident will be more willing to participate in services and referrals and will eventually be ready to move to more traditional form of housing.

#### ■ Permanent Supportive Housing

Provides long-term (not time-limited), safe, and decent housing for homeless persons with disabilities. Permanent housing is the ultimate goal of the Continuum, and may be provided in a structure or at scattered sites. Permanent supportive housing enables homeless persons to live independently.

#### ■ Rapid Rehousing

Rapidly rehuses persons who are homeless into private market housing. Provides rental assistance and supportive services on a time-limited basis.

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## Key—Inventory type

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- C Current Inventory - Beds that were available for occupancy on or before January 31, 2010.
- N New Inventory - Beds that became available for occupancy between February 1, 2010 and January 31, 2011.
- U Under development - Beds that are fully funded but were not available for occupancy as of January 31, 2011.

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## Key—Bed Type (Emergency Housing Only)

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- F Facility-Based Beds - Beds (including cots or mats) are located in a residential homeless assistance facility
- O Other Beds - Beds are located in a church or other facility not dedicated for use by persons who are homeless.
- V Voucher Beds - Beds are located in a hotel/motel and made available by a homeless assistance program through vouchers or other forms of payment.

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## Key—Target Population A

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- CO Couples only, no children
- HC Households with children
- SF Single females
- SFHC Single females and households with children
- SM Single males
- SMHC Single males and households with children
- SMF Single males and females
- SMF + HC Single males and females plus households with children
- YF Youth females (under 18 years old)
- YM Youth males (under 18 years old)
- YMF Youth males and females (under 18 years old)

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## Key—Target Population B

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- DV Domestic violence victims only
- VET Veterans only
- HIV HIV/AIDS populations only

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## Key—McKinney-Vento Funding

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Yes	Program receives any HUD McKinney-Vento Act funding, including Emergency Solutions Grants (ESG), Supportive Housing Program (SHP), Shelter Plus Care (SPC) and Section 8 Moderate Rehab Single-Room Occupancy (SRO)
No	Program does not receive any funding through any McKinney-Vento Act Grant Programs

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## Key—Household Type

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Beds HH w/ Children	Beds designated for households with children
Units HH w/ Children	Units designated for households with children
Beds HH w/o Children	Beds designated for households without children
Seasonal Beds	(Emergency Housing Only Chart) Beds available on a continuous basis during high-demand seasons of the year
O/V Beds	(Emergency Housing Only Chart) Beds that are available temporarily and sporadically during high-demand seasons of the year
CH Beds	(Permanent Supportive Housing and Summary Chart) Beds that are reserved exclusively for chronically homeless persons as defined by HUD
Beds for HH w/Only Children	(Unmet Need Chart) Beds designated for households with only persons under age 18, including unaccompanied children and adolescent parents and their children
Units for HH w/Only Children	(Unmet Need Chart) Units designated for households with only persons under age 18, including unaccompanied children and adolescent parents and their children

### HMIS Beds

A bed is considered an “HMIS Bed” if the provider is entering data into HMIS on the clients served. The Homeless Management Information System (HMIS) is a computerized data collection system that tracks services received by homeless people, helps identify gaps in services within the continuum, and allows for greater collaboration among service providers as the system provides a “history” of a homeless person’s involvement in the system of care. This system is required by HUD for all continuums of care.

### PIT Count

Number of persons in the program on the night of the Annual Homeless Point in Time Count (January 31, 2011). If blank, program did not participate in the PIT Count.

### Utilization Rate

Calculated based on the program’s total bed capacity (including year-round, seasonal, and overflow beds) and the number of beds occupied on the night of the PIT count.

**Table: Housing Inventory Chart—Emergency Shelters**

Organization	Program	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	Target Pop. V	Units	HMS	HMS	HMS	% HMS	HH w/o Children	HH w/ Children	HH w/o Children	HH w/ Children	HH w/o Children	HH w/ Children	Seasonal Total Beds	Beds Available in HMS	Availability Start Date	Availability End Date	O/Y Beds	HMS O/Y Beds	PIT Count	Utilization Rate
ACTS Christian Transitional Services	ACTS House	C	F	SF	No	No	0	16	16	0	100%	0	0	0	0	0	0	0	0			0	0	13	81%
ACTS Christian Transitional Services	ACTS-Master	C	F	HC	No	No	40	120	120	0	100%	0	0	0	0	0	0	0	0			0	0	120	100%
ADCM/Somerset	Somerset Men's Low Demand Engagement	C	F	SM	No	No	0	108	108	0	100%	0	0	0	0	0	0	0	0			16	16	124	100%
ADCM/Somerset	Somerset Women's Initiative Program	C	F	SF	No	No	0	66	66	0	100%	0	0	0	0	0	0	0	0			0	0	56	85%
ART House	ART House (drug free)	C	F	SM	No	No	0	14	14	0	100%	0	0	0	0	0	0	0	0			0	0	13	93%
ART House	ART House (methadone)	C	F	SM	No	No	0	16	16	0	100%	0	0	0	0	0	0	0	0			0	0	13	81%
Baptist Children's Services	RHYA Rosenberger Emergency Shelter	C	F	YM	No	No	4	4	4	0	0	0	0	0	0	0	0	0	0			0	0	0	0%
Bethesda Project	Old First Reformed Church Winter Shelter	C	O	SM	No	No	0	0	0	0	0	0	0	0	0	0	0	36	0	11/1/10	4/30/11	0	0	24	67%
Bethesda Project	Our Brother's Place	C	F	SM	No	No	0	150	150	0	100%	0	0	0	0	0	0	0	0			0	0	141	94%
Bethesda Project	St. Mary's Church	C	O	SM	No	No	0	32	32	0	0	0	0	0	0	0	0	0	0			0	0	26	81%
Bethesda Project	Trinity Memorial Church Winter Shelter	C	O	SM	No	No	0	0	0	0	0	0	0	0	0	0	0	26	0	11/15/10	4/17/11	0	0	17	65%
Calcutta House	Calcutta House	C	F	SM	No	No	0	4	4	0	100%	0	0	0	0	0	0	0	0			0	0	2	50%
Catholic Social Services	Good Shepherd	C	F	SM	No	No	0	12	12	0	100%	0	0	0	0	0	0	0	0			0	0	11	92%
Catholic Social Services	McAuley House	C	F	SF	No	No	0	6	6	0	100%	0	0	0	0	0	0	0	0			0	0	4	67%
Catholic Social Services	Mercy Hospice	C	F	SFHC	No	No	8	23	39	8	50%	23	50%	23	39	8	23	0	0			0	0	31	79%
Catholic Social Services	St. John's Hospice	C	F	SM	No	No	0	40	40	0	70%	28	70%	40	40	0	28	0	0			0	0	38	95%
Covenant House PA Crisis Ctr.	Covenant House - PA Crisis Ctr.	C	F	SMF+HC	No	No	8	4	39	47	0	0	0	0	0	0	0	0	0			9	0	0	
Darin Moletta	Moletta II	C	F	SM	No	No	0	12	12	0	100%	12	100%	12	12	0	12	0	0			0	0	7	58%
Darin Moletta	Moletta Personal Care	C	F	SF	No	No	0	12	12	0	100%	12	100%	12	12	0	12	0	0			0	0	11	92%

**Table: Housing Inventory Chart—Emergency Shelters**

Organization	Program	Inventory Type	Bed Target	Target Pop. A	Target Pop. B	Units	HMS			% HMS			Seasonal Total Beds	Beds Available in HMS	Availability Start Date	Availability End Date	HMS O/Y	PIT Count	Utilization Rate	
							Year	Round	Children	HH w/ Children	HH w/o Children	HH w/ Children								HH w/o Children
DePaul USA	DePaul House	C	F	SM	No	0	0	25	25	0	25	0	100%	0	0	0	0	0	24	96%
Episcopal Community Services	St. Barnabas Mission	C	F	HC	No	100	38	0	100	100	0	100%	0	0	0	0	0	0	83	83%
Fresh Start Foundation	Fresh Start I	C	F	SM	No	0	0	15	15	0	15	0	100%	0	0	0	0	0	12	80%
Fresh Start Foundation	Fresh Start III - Men's	C	F	SM	No	0	0	5	5	0	5	0	100%	0	0	0	0	0	5	100%
Fresh Start Foundation	Fresh Start III - Women's	C	F	SF	No	0	0	5	5	0	5	0	100%	0	0	0	0	0	4	80%
Fresh Start Foundation	Fresh Start IV	C	F	SM	No	0	0	17	17	0	17	0	100%	0	0	0	0	0	13	76%
Fresh Start Foundation	Fresh Start V	C	F	SM	No	0	0	17	17	0	17	0	100%	0	0	0	0	0	15	88%
Fresh Start Foundation	Fresh Start VI	C	F	SF	No	0	0	12	12	0	12	0	100%	0	0	0	0	0	11	92%
Gaudenzia Foundation Inc.	School House Lane	C	F	SM	No	0	0	23	23	0	23	0	100%	0	0	0	0	0	20	87%
Gaudenzia Foundation Inc.	Washington House	N	F	HC	No	0	0	0	0	0	0	45	45	12/15/10	3/31	0	0	34	76%	
Gibson Foundation	Gibson House	C	F	SF	No	0	0	12	12	0	12	0	100%	0	0	0	0	0	12	100%
Hope Outreach Ministries UCC	Men Overnight Ministries (MOM)	C	O	SM	No	0	0	20	20	0	0	0	0	0	0	0	0	0	20	100%
Love and Care	Darlene Morris-616	C	F	HC	No	18	4	0	18	18	0	100%	0	0	0	0	0	0	17	94%
Love and Care	Darlene Morris-618	C	F	HC	No	18	4	0	18	18	0	100%	0	0	0	0	0	0	12	67%
Love and Care	Darlene Morris-620	C	F	HC	No	18	3	0	18	18	0	100%	0	0	0	0	0	0	16	89%
Love and Care	Darlene Morris-622	C	F	HC	No	18	5	0	18	18	0	100%	0	0	0	0	0	0	17	94%
Lutheran Settlement House	Jane Addams	C	F	HC	No	95	29	0	95	95	0	100%	0	0	0	0	0	0	94	99%
Mt. Airy Bethesda Inc.	Stenton Family Manor	C	F	HC	No	200	65	0	200	200	0	100%	0	0	0	0	0	0	184	92%
Northwest Philadelphia Interfaith Hospitality Network	NPHN	C	O	HC	No	17	6	0	17	0	0	0	0	0	0	0	0	0	14	82%
Office of Supportive Housing	Fernwood East	C	F	SF	No	0	0	0	0	0	0	44	44	12/1/10	4/30/11	0	0	44	100%	
Office of Supportive Housing	Fernwood West	C	F	SM	No	0	0	0	0	0	0	70	70	12/1/10	4/30/11	0	0	55	79%	
Office of Supportive Housing	Hotel Overflow Beds	N	V	HC	No	0	0	0	0	0	0	0	0	0	0	7	0	7	100%	

**Table: Housing Inventory Chart—Emergency Shelters**

Organization	Program	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	Target Pop. C	Units	HH w/ Children	HH w/o Children	Round	Year	HH w/ Children	HH w/o Children	% HH w/ Children	HH w/ Children	HH w/o Children	% HH w/ Children	Seasonal Total Beds	Beds Available in HMIS	Availability Start Date	Availability End Date	HMS O/Y Beds	PIT Count	Utilization Rate	
One Day at a Time	Homeless Outreach - n Safe Have	C	F	SM	No	0	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	100%
One Day at a Time	ODAAT - Lehigh	C	F	SM	No	0	0	13	13	0	13	0	0	100%	0	0	0	0	0	0	0	0	0	11	85%
One Day at a Time	Safe Haven	C	F	SM	No	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	100%
One Day at a Time	Women's Entry - Safe Have	C	F	SF	No	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	100%
Pathways to Housing Inc.	Pathways to Housing (EH)	C	F	SMF	No	0	0	70	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	89%
People's Emergency Center	People's Emergency Center	C	F	HC	No	41	8	0	41	41	0	0	0	100%	0	0	0	0	0	0	0	0	0	21	51%
Philadelphia Brotherhood Rescue Mission	Emergency Shelter (PBRM)	C	F	SM	No	0	0	95	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	102%
Project HOME	St. Elizabeth's Recovery Residence	C	F	SM	No	0	0	5	5	0	5	0	5	100%	0	0	0	0	0	0	0	0	0	3	60%
Project HOME	Women's Emergency Respite Center	C	F	SF	No	0	0	0	0	0	0	0	0	0	0	0	0	20	0	1/3/11	4/30/11	5	0	25	100%
PHMC	Bridges Step-Down	C	F	SFHC	No	28	14	2	30	14	2	50%	100%	0	0	0	0	0	0	0	0	0	0	34	113%
RHD.	Kailo Haven - Safe Haven	C	F	SM	No	0	0	30	30	0	0	0	0	0	0	0	0	10	0	11/1/10	4/1/11	0	0	40	100%
RHD.	Progress Haven - Safe Haven	C	F	CO	No	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	90%
RHD.	RHD Cedar Park - Safe Haven	C	F	SF	No	0	0	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	100%
RHD.	Ridge Center	C	F	SM	Yes	0	0	315	315	0	315	0	0	100%	0	0	0	0	0	0	0	0	0	285	90%
RHD.	Woodstock Family Center	C	F	SFHC	No	202	56	8	210	202	8	100%	100%	0	0	0	0	0	0	0	0	0	0	174	83%
SELF Inc.	Erie House	C	F	SF	No	0	0	25	25	0	25	0	25	100%	0	0	0	0	0	0	0	0	0	23	92%
SELF Inc. Recreational Center	Finnegan	C	O	SM	No	0	0	0	0	0	0	0	0	0	0	0	0	47	47	12/15/10	4/30/11	0	0	36	77%
SELF Inc.	Mantua Recreation Center	C	O	SM	No	0	0	0	0	0	0	0	0	0	0	0	0	50	50	12/15/10	4/30/11	0	0	27	54%
SELF Inc.	Outley Annex	C	F	SM	Yes	0	0	54	54	0	54	0	54	100%	0	0	0	0	0	0	0	0	0	31	57%

**Table: Housing Inventory Chart—Emergency Shelters**

Organization	Program	Inventory Type	Bed Target	Target Pop. A	Target Pop. B	Vento	HMS			% HMS			Seasonal Total Beds	Beds Available in HMS	Avail-ability Start Date	Avail-ability End Date	HMS O/V Beds	PIT Count	Utiliz-ation Rate	
							Year	Round	HH w/ Children	HH w/ Children	HH w/ Children	HH w/ Children								HH w/o Children
SELF Inc.	Outley House	C	F	SM	Yes	0	0	206	206	0	206	100%	0	0	0	0	0	0	196	95%
SELF Inc.	Park Avenue - Safe Haven	C	F	SM	No	0	0	20	20	0	0	0	0	0	0	0	0	0	17	85%
SELF Inc.	Richard Jones House	C	F	SM	No	0	0	12	12	0	12	100%	0	0	0	0	0	0	9	75%
SELF Inc.	Sheila Dennis House	C	F	SF	Yes	0	0	99	99	0	99	100%	0	0	0	0	0	0	98	99%
SELF Inc.	Susquehanna House Shelte	C	F	SF	No	0	0	22	22	0	22	100%	0	0	0	0	0	0	21	95%
Soldiers of the Lord	Emergency Shelter (Sol.)	C	F	SM	No	0	0	24	24	0	0	0	0	0	0	0	0	0	24	100%
Straight Inc.	Straight I	C	F	SM	No	0	0	12	12	0	12	100%	0	0	0	0	0	0	9	75%
Straight Inc.	Straight II	C	F	SM	No	0	0	12	12	0	12	100%	0	0	0	0	0	0	9	75%
Sunday Breakfast Rescue Mission	Men's Shelter + C Recovery Program	F	SM	No	0	0	250	250	0	0	0	0	0	0	0	0	0	183	73%	
The Salvation Army	Eliza Shirley	C	F	SFHC	No	61	29	41	102	61	41	100%	0	0	0	0	0	0	102	100%
The Salvation Army	Salvation Army-Red Shield	C	F	HC	No	119	41	0	119	119	0	100%	0	0	0	0	0	0	94	79%
The Veterans Group	Emergency Shelter (VG)	C	F	SM	No	0	0	45	45	0	0	0	0	0	0	0	0	0	46	102%
Traveler's Aid Society of Philadelphia	Family Residence at Kirkbride	C	F	HC	Yes	280	75	0	280	280	0	100%	0	0	0	0	0	0	273	98%
Traveler's Aid Society of Philadelphia	New Keys (TAS)	C	F	SMF	No	0	0	4	4	0	0	0	0	0	0	0	0	0	4	100%
Trevor's Campaign	Trevor's Place	C	F	HC	No	72	23	0	72	72	0	100%	0	0	0	0	0	0	46	64%
Women Against Abuse	WAA Emergency Shelter	C	F	SFHC	DV	No	80	40	20	100	0	0	0	0	0	0	0	0	97	97%
Women's House of Hugs	House of Hugs	C	F	SF	No	0	0	12	12	0	12	100%	0	0	0	0	0	0	10	83%
Youth Service Inc.	Youth Emergency Service	C	F	YMF	No	20	20	0	20	0	0	0	0	0	0	0	0	0	17	85%
Pathways to Housing Inc.	Chronic Inebriate Program (ChIP)	U	F	SMF	No	0	0	10	10	0	0	0	0	0	0	0	0	0	0	
<b>Totals</b>						<b>: 1535</b>	<b>: 516</b>	<b>: 2202</b>	<b>: 3737</b>	<b>: 1384</b>	<b>: 1436</b>		<b>: 348</b>	<b>: 256</b>		<b>: 37</b>	<b>: 16</b>	<b>: 363</b>		

**Table: Housing Inventory Chart—Transitional Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
1260 Housing Development Corp.	Sheila Brown Women's Center	C	HC	DV	Yes	27	9	0	27	0	0	0	0	20	74%
ACHIEVEability	AppleTree Housing	C	HC	HC	Yes	76	19	0	76	76	0	100%	100%	56	74%
ACHIEVEability	Haddington Housing Initiative	C	HC	HC	Yes	73	21	0	73	73	0	100%	100%	58	79%
Bethesda Project	Sanctuary	C	SM	SM	Yes	0	0	16	16	0	16	100%	100%	16	100%
Carson Valley Children's Aid	CVCA Transitional Housing Program	C	SMF+HC	SMF+HC	Yes	16	8	16	32	16	16	100%	100%	14	44%
Catholic Social Services	Visitation Homes	C	HC	HC	Yes	43	18	0	43	43	0	100%	100%	47	109%
Covenant House Pennsylvania	Rights of Passage	C	SMF	SMF	No	0	0	6	6	0	0	0	0	6	100%
Covenant House Pennsylvania	Rights of Passage	U	SMF	SMF	No	0	0	20	20	0	0	0	0	0	0
Dignity Housing	Dignity II Transitional Housing	C	SFHC	SFHC	Yes	63	14	2	65	63	2	100%	100%	28	43%
Dignity Housing	Dignity III - Better Options for Self-Sufficiency (BOSS)	C	HC	HC	Yes	24	8	0	24	24	0	100%	100%	24	100%
Diversified Housing Solutions, Inc.	GPD Richard's Place	U	SM	VET	No	0	0	30	30	0	0	0	0	0	0
Drueding Center	Project Rainbow	C	HC	HC	Yes	81	30	0	81	81	0	100%	100%	89	110%
Fresh Start Foundation	GPD Fresh Start Veterans Program	C	SM	VET	No	0	0	30	30	0	0	0	0	30	100%
Fresh Start Foundation	GPD Fresh Start Veterans Program	U	SM	VET	No	0	0	15	15	0	0	0	0	0	0
Friends Rehabilitation Program Inc.	FRP THP	C	HC	HC	No	460	115	0	460	460	0	100%	100%	477	104%
Gaudenzia Foundation Inc.	Outreach II Transitional Living Program (OHCD)	C	SMF	HIV	No	0	0	7	7	0	0	0	0	7	100%
Gaudenzia Foundation Inc.	Outreach II Transitional Living Program (OSH)	C	HC	HC	No	60	23	0	60	60	0	100%	100%	60	100%
Germentown YMCA	Penn Free	C	SM	SM	No	0	0	45	45	0	45	100%	100%	44	98%
HELP Development Corporation	HELP Philadelphia	C	HC	HC	Yes	200	50	0	200	200	0	100%	100%	108	54%
Horizon House Inc.	Prepare	C	HC	HC	No	22	8	0	22	22	0	100%	100%	22	100%
Horizon House Inc.	Supports to Achieve Self-Sufficiency	C	SMF	SMF	Yes	0	0	20	20	0	20	100%	100%	19	95%
Horizon House Inc.	Susquehanna Park	C	SM	SM	No	0	0	25	25	0	0	0	0	23	92%
Impact Services Corporation	GPD Dual Diagnosis II	N	SM	VET	No	0	0	32	32	0	32	100%	100%	19	59%
Impact Services Corporation	GPD Independence Zone	C	SMF	VET	No	0	0	4	4	0	4	100%	100%	3	75%
Impact Services Corporation	GPD VA-Hancock	U	SMF	VET	No	0	0	29	29	0	29	100%	100%	20	83%
Impact Services Corporation	GPD Veteran Shared Housing Initiative	C	SM	VET	Yes	0	0	24	24	0	24	100%	100%	20	83%

**Table: Housing Inventory Chart—Transitional Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Impact Services Corporation	HomeBase	C	SMF	VET	Yes	0	0	50	50	0	50	100%	100%	37	74%
Methodist Family Services of Phila.	Bridge House	C	SF		No	0	0	32	32	0	32	100%	100%	31	97%
North Philadelphia Health System	Mirades in Progress II Sanctuary Pgm	C	SM		No	0	0	16	16	0	0			16	100%
Northern Homes	Generations II	C	HC		Yes	24	8	0	24	24	0	100%		18	75%
Northwest Philadelphia Interfaith k Hospitality Networ	The Housing Initiative	C	HC		No	17	5	0	17	0	0			17	100%
Overington House Inc.	Overington House Transitional Hsg	C	HC		Yes	39	13	0	39	39	0	100%		26	67%
PathwaysPA	PathwaysPA Transitional Living Pgm	C	SFHC		No	5	3	2	7	0	0			8	114%
Pennsylvania Community Real Estate Coporation	The HTF Transitional Housing Program	C	HC		No	27	8	0	27	27	0	100%		27	100%
People's Emergency Center	3902 Transitional Housing	C	HC		Yes	38	11	0	38	38	0	100%		23	61%
People's Emergency Center	Rowan House	C	HC		Yes	74	26	0	74	74	0	100%		51	69%
Potters House Mission	Potters House	C	HC		No	21	7	0	21	21	0	100%		22	105%
Project HOME	GPD St. Elizabeth's Recovery Residence	C	SM		No	0	0	12	12	0	12	100%		10	83%
RHD	Families in Transition	C	HC		No	73	30	0	73	73	0	100%		75	103%
RHD	New Start I	C	SM		No	0	0	29	29	0	0			28	97%
RHD	New Start II	C	SM		No	0	0	16	16	0	0			13	81%
RHD	Womanspace	C	SF		No	0	0	10	10	0	0			10	100%
SELF Inc.	SELF Inc. Transitional Housing	C	SF		No	0	0	20	20	0	20	100%		21	105%
Sunday Breakfast Rescue Mission	Wayne Hall	C	SFHC		No	30	10	3	33	0	0			13	39%
The Doe Fund	Ready Willing & Able	C	SM		No	0	0	70	70	0	70	100%		69	99%
Traveler's Aid Society of Philadelphia	Families in Transition	C	HC		Yes	119	25	0	119	119	0	100%		89	75%
Traveler's Aid Society of Philadelphia	Melville Way	C	HC		Yes	40	8	0	40	40	0	100%		36	90%
Valley Youth House Committee Inc.	Philadelphia Transitional Support Project	C	SMF+HC		Yes	34	17	25	59	34	25	100%		65	110%
Whosoever Gospel Mission	New Life Program	C	SM		No	0	0	50	50	0	0			47	94%
Women Against Abuse	Sojourner House	C	HC	DV	Yes	58	12	0	58	0	0			29	50%
<b>Totals</b>						<b>1744</b>	<b>506</b>	<b>656</b>	<b>2400</b>	<b>1607</b>	<b>368</b>			<b>1971</b>	

**Table: Housing Inventory Chart—Permanent Supportive Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
1260 Housing Development Corp.	4th Street ACCESS	C	SMF	No	0	0	0	24	0	24	0	0	0	0	23	96%
1260 Housing Development Corp.	Arch Shelter Plus Care	C	SMF	Yes	0	0	0	10	0	10	0	10	100%	100%	5	50%
1260 Housing Development Corp.	Center West/Mainlut Access	C	SMF+HC	Yes	18	6	34	34	0	52	18	34	100%	100%	46	88%
1260 Housing Development Corp.	CTT SPC-scattered sites	C	SMF	Yes	0	0	20	20	0	20	0	20	100%	100%	19	95%
1260 Housing Development Corp.	HOPIN I	C	SMF+HC	Yes	97	25	51	51	0	148	97	51	100%	100%	121	82%
1260 Housing Development Corp.	HOPIN II	C	SMF+HC	Yes	90	20	40	40	0	130	90	40	100%	100%	110	85%
1260 Housing Development Corp.	HOPIN III	C	SMF	Yes	0	0	20	20	0	20	0	20	100%	100%	20	100%
1260 Housing Development Corp.	HOPIN IV	C	SMF	Yes	0	0	20	20	0	20	0	20	100%	100%	19	95%
1260 Housing Development Corp.	New Keys (1260)	C	SMF	Yes	0	0	35	35	35	35	0	35	100%	100%	33	94%
1260 Housing Development Corp.	Pemngrove Permanent Housing	C	SMF	Yes	0	0	10	10	0	10	0	10	100%	100%	7	70%
1260 Housing Development Corp.	Reed/Preston Permanent Housing	C	SMF+HC	Yes	6	2	20	20	0	26	6	20	100%	100%	27	104%
1260 Housing Development Corp.	SAFE - Shelter Plus Care	C	HC	Yes	105	30	0	0	0	105	105	0	100%	100%	84	80%
1260 Housing Development Corp.	Thompson Street Permanent Housing	C	SMF	Yes	0	0	20	20	0	20	0	20	100%	100%	20	100%
AchieveAbility	Cecil Housing	C	HC	Yes	30	7	0	0	0	30	30	0	100%	100%	21	70%
ActionAIDS Inc.	Casa Nueva Vida	C	SMF+HC	HIV	Yes	30	10	4	0	34	30	4	100%	100%	30	88%
ActionAIDS Inc.	Positive Living	C	SMF+HC	HIV	Yes	16	7	13	0	29	16	13	100%	100%	29	100%
APM	Escalera / LHSI	C	SMF	HIV	Yes	0	0	24	0	24	0	24	100%	100%	21	88%
APM	Hogar de Esperanza	C	SMF+HC	HIV	Yes	8	4	5	0	13	8	5	100%	100%	13	100%

**Table: Housing Inventory Chart—Permanent Supportive Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
APM	Hogareno	C	SMF+HC	Yes	Yes	31	13	9	0	40	31	9	100%	100%	40	100%
Bethesda Project	Bethesda Bainbridge	C	SM	Yes	Yes	0	0	30	0	30	0	30	100%	100%	29	97%
Bethesda Project	Brother's Keeper	C	SM	No	No	0	0	19	0	19	0	19	100%	100%	17	89%
Bethesda Project	Domenic House	C	SMF	Yes	Yes	0	0	7	0	7	0	7	100%	100%	7	100%
Bethesda Project	Mary House	C	SM	Yes	Yes	0	0	4	0	4	0	4	100%	100%	4	100%
Bethesda Project	N. Broad Street SRO	C	SMF	Yes	Yes	0	0	49	0	49	0	49	100%	100%	49	100%
Bethesda Project	Spruce Street	C	SF	Yes	Yes	0	0	16	0	16	0	16	100%	100%	15	94%
Calcutta House	Calcutta House Apartments	C	SMF	Yes	Yes	0	0	4	0	4	0	4	100%	100%	4	100%
Calcutta House	Independence Place (I & II)	C	SMF	Yes	Yes	0	0	6	0	6	0	6	100%	100%	4	67%
Calcutta House	Serenity Court	C	SMF	Yes	Yes	0	0	9	0	9	0	9	100%	100%	7	78%
City of Philadelphia & PHA	Blueprint Partnership	C	SMF+HC	No	No	900	300	200	55	1100	900	200	100%	100%	845	77%
COMHAR	COMPASS I	C	SMF	Yes	Yes	0	0	21	0	21	0	21	100%	100%	19	90%
COMHAR	SHP-2 - Supported Independent Living	C	SMF	Yes	Yes	0	0	42	0	42	0	42	100%	100%	36	86%
Dignity Housing	Enhanced Services Project	C	SMF+HC	Yes	Yes	71	22	14	0	85	71	14	100%	100%	54	64%
Episcopal Community Services	FAST Housing	C	HC	Yes	Yes	137	42	0	0	137	137	0	100%	100%	184	134%
Family Planning Council Inc.	Family Planning/ Circle of Care Supportive Housing for Persons with Disabilities	C	SMF+HC	Yes	Yes	22	8	8	0	30	22	8	100%	100%	35	117%
Friends Rehabilitation Program	Assisted Living Project I	C	SMF+HC	Yes	Yes	15	6	4	0	19	15	4	100%	100%	21	111%
Friends Rehabilitation Program	Assisted Living Project II	C	SMF+HC	Yes	Yes	30	12	2	0	32	30	2	100%	100%	40	125%
Gaudenzia Foundation Inc.	Gaudenzia Permanent Housing (OHCD)	N	SMF	No	No	0	0	5	0	5	0	0	100%	100%	5	100%
Gaudenzia Foundation Inc.	Gaudenzia-Tioga Arms	C	HC	Yes	Yes	57	22	0	0	57	57	0	100%	100%	50	88%
Horizon House Inc.	Home First	C	SMF	Yes	Yes	0	0	70	70	70	0	70	100%	100%	62	89%
Horizon House Inc. Permanent Housing Initiative Program	Horizon House	C	SMF	Yes	Yes	0	0	29	0	29	0	29	100%	100%	29	100%
Horizon House Inc.	New Keys (HH)	C	SMF	Yes	Yes	0	0	25	25	25	0	25	100%	100%	22	88%

**Table: Housing Inventory Chart—Permanent Supportive Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Horizon House Inc.	Welcome Home	C	SMF	Yes	Yes	0	0	60	60	60	0	60	100%	100%	50	83%
Methodist Family Services of Philadelphia	Fresh Start	C	SFHC	Yes	Yes	12	6	5	0	17	12	5	100%	100%	20	118%
Methodist Family Services of Philadelphia	Monument Village	C	HC	Yes	Yes	150	30	0	0	150	150	0	100%	100%	94	63%
My Place Germantown	My Place Germantown	N	SM	Yes	Yes	0	0	12	0	12	0	12	100%	100%	6	50%
Pathways to Housing Inc.	Pathways to Housing (PSH)	C	SMF	Yes	Yes	0	0	125	125	125	0	0	100%	100%	57	46%
PA Community Real Estate Corp	Mental Health Drug and Alcohol Efficiencies	C	SMF+HC	HIV	Yes	28	10	65	0	93	28	65	100%	100%	87	94%
PA Community Real Estate Corp	Reunification Programs	C	HC	Yes	Yes	238	59	0	0	238	238	0	100%	100%	238	100%
People's Emergency Center	Bernice Elza Homes	C	HC	Yes	Yes	15	6	0	0	15	15	0	100%	100%	16	107%
People's Emergency Center	Cloisters III	C	HC	Yes	Yes	35	10	0	0	35	35	0	100%	100%	33	94%
People's Emergency Center	Fattah Homes I	N	HC	Yes	Yes	28	6	0	0	28	28	0	100%	100%	20	71%
People's Emergency Center	Imani Homes II	C	HC	Yes	Yes	17	6	0	0	17	17	0	100%	100%	16	94%
People's Emergency Center	Imani Homes III	C	HC	Yes	Yes	23	6	0	0	23	23	0	100%	100%	20	87%
People's Emergency Center	Imani Homes IV	C	HC	Yes	Yes	31	8	0	0	31	31	0	100%	100%	26	84%
People's Emergency Center	Imani Homes V	C	HC	Yes	Yes	45	11	0	0	45	45	0	100%	100%	31	69%
People's Emergency Center	Imani II - leasing	C	HC	Yes	Yes	4	1	0	0	4	4	0	100%	100%	3	75%
Project HOME	1515 Fairmount Avenue	C	SMF	Yes	Yes	0	0	48	0	48	0	48	100%	100%	45	94%
Project HOME	1523 Fairmount Avenue	C	SMF	Yes	Yes	0	0	6	0	6	0	6	100%	100%	6	100%
Project HOME	St. John the Evangelist House N	SMF	SMF	Yes	Yes	0	0	79	39	79	0	79	100%	100%	57	72%
Project HOME	Hope Haven I	C	SM	Yes	Yes	0	0	12	0	12	0	12	100%	100%	8	67%
Project HOME	Hope Haven II	C	SM	Yes	Yes	0	0	10	0	10	0	10	100%	100%	9	90%
Project HOME	Kairos House	C	SMF	Yes	Yes	0	0	36	0	36	0	36	100%	100%	30	83%
Project HOME	Kate's Place	C	SMF	Yes	Yes	0	0	15	0	15	0	15	100%	100%	15	100%
Project HOME	Rowan Homes Diamond	C	HC	Yes	Yes	64	8	0	0	64	64	0	100%	100%	34	53%
Project H.O.M.E.	Rowan Homes Judson	C	HC	Yes	Yes	154	31	0	0	154	154	0	100%	100%	85	55%

**Table: Housing Inventory Chart—Permanent Supportive Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	PIT Count	Utilization Rate
Project H.O.M.E. 100%	St. Columba's Permanent Housing	C	SM	SM	Yes	0	0	0	15	15	0	15	0	15	100%	15
Project H.O.M.E. 100%	Consolidated In Community/St. Elizabeth's Recovery Residency S+CC 17	SM	Yes	SM	Yes	0	0	45	0	0	45	0	45	0	45	
RHD	Project Advantage	C	SF	Yes	Yes	0	0	12	0	12	0	12	100%	100%	11	100%
RHD 95%	SALT: Supported Adult Living Teams	C	SMF	SMF	Yes	0	0	0	21	0	21	0	21	100%	100%	20
The Philadelphia Veterans Multi-Service & Education Center	Freedom's Gate	C	SMF	VET	Yes	0	0	30	0	30	0	30	100%	100%	27	90%
The Philadelphia Veterans Multi-Service & Education Center Home Project	Philadelphia Veteran	C	SMF	VET	Yes	0	0	10	1	10	0	10	100%	100%	9	90%
The Salvation Army	Reed House	C	SMF	Yes	Yes	0	0	66	0	66	0	66	100%	100%	59	89%
The Salvation Army	Salvation Army Consolidated SPC	C	HC	Yes	Yes	52	26	0	0	52	52	0	100%	100%	51	98%
Traveler's Aid Society of Phila.	Chestnut Manor Project	C	SMF+HC	Yes	Yes	10	2	8	8	18	10	8	100%	100%	19	106%
Traveler's Aid Society of Phila.	RSVP	N	HC	Yes	Yes	86	18	0	0	86	86	0	100%	100%	67	78%
US HUD/ Veterans Affairs Admin.	VASH Vouchers	C	SMF+HC	VET	No	108	36	174	157	282	0	0	0	0	282	100%
US HUD/ Veterans Affairs Admin.	VASH Vouchers	N	SMF+HC	VET	No	39	13	62	56	101	0	0	0	0	101	100%
Volunteers of America Delaware Valley Inc.	Station House Supportive Housing	C	SMF	Yes	Yes	0	0	28	0	28	0	28	100%	100%	28	100%
Women of Excellence	Project Restoration	C	SF	Yes	Yes	0	0	14	0	14	0	14	100%	100%	5	36%
WCRP	New Neighbors	C	HC	Yes	Yes	75	18	0	0	75	75	0	100%	100%	78	104%
CATCH	Patriot House	U	SMF	VET	Yes	0	0	15	15	15						
City of Philadelphia & PHA	Blueprint Partnership	U	SMF+HC	No	No	900	300	200	55	1100						
People's Emergency Center	Bingham Homes	U	HC	Yes	Yes	19	7	0	0	19						
People's Emergency Center	Fattah Homes II	U	HC	Yes	Yes	17	6	0	0	17						
People's Emergency Center	Jannie's Place	U	HC	Yes	Yes	45	17	0	0	45						
Raise of Hope	Belfield Avenue Townhomes	U	HC	Yes	Yes	18	3	0	0	18						
<b>Totals</b>						<b>3876</b>	<b>1180</b>	<b>2096</b>	<b>716</b>	<b>5972</b>	<b>2730</b>	<b>1465</b>			<b>4021</b>	

**Table Housing Inventory Chart: Safe Haven Housing**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds		Units		Year Round Beds	HMS		% HMS		PIT Count	Utilization Rate
						HH w/ Children	HH w/o Children	HH w/ Children	HH w/o Children		Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ Children	Beds HH w/o Children		
Bethesda Project	Safe Haven-My Brother's House	C	SM	Yes	0	0	20	0	0	20	0	20	100%	18	90%	
Project H.O.M.E.	St. Columba's Safe Haven	C	SM	Yes	0	0	25	0	0	25	0	25	100%	25	100%	
Project H.O.M.E.	Women of Change	C	SF	Yes	0	0	25	0	0	25	0	25	100%	23	92%	
<b>Totals</b>					<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>70</b>		<b>72</b>		

**Table Housing Inventory Chart: Homeless Prevention and Rapid Rehousing Program**

Organization	Program	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds		Units		Year Round Beds	HMS		% HMS		PIT Count	Utilization Rate
						HH w/ Children	HH w/o Children	HH w/ Children	HH w/o Children		Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ Children	Beds HH w/o Children		
Friends Rehabilitation Program Inc.	FRP Rapid Re-Housing Program	C	SMF+HC	No	374	124	24	374	124	398	24	398	100%	398	100%	
PA Community Real Estate Corporation	TURN Rapid Re-Housing Program	C	SMF+HC	No	254	78	58	254	78	312	58	312	100%	312	100%	
Public Health Management Corporation	PHMC Help	C	HC	No	495	166	0	495	166	495	0	495	100%	495	100%	
The Doe Fund	RWA Rapid Re-Housing Program	C	SMF+HC	No	8	3	67	8	3	75	67	75	100%	75	100%	
The Philadelphia Veterans Multi-Service & Education Center	PVMSEC Rapid Re-Housing Program	C	SMF+HC	No	16	6	18	16	6	34	18	34	100%	34	100%	
Valley Youth House Committee Inc.	Valley Youth House HPRP	C	SMF+HC	No	4	2	16	4	2	20	16	20	100%	20	100%	
Women Against Abuse	WAA HPRP Rapid Re-Housing Program	C	SFHC DV	No	14	6	4	0	6	18	0	18	100%	18	100%	
<b>Totals</b>					<b>1,165</b>	<b>385</b>	<b>187</b>	<b>1,151</b>	<b>385</b>	<b>1,352</b>	<b>187</b>	<b>1,352</b>		<b>1,352</b>		

## Table Housing Inventory Chart: 2010 Unmet Need Totals

	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds for HH w/ Only Children	Units for HH w/ Only Children	Total Beds
Emergency Housing	0	0	0	0	0	0
Transitional Housing	30	10	0	3	2	33
Permanent Housing	1,240	369	4,288	4	2	5,532
Safe Haven			0			0

## Table Housing Inventory Chart: Grant Per Diem (GPD) Beds

Organization Name	Program Name	Year-Round Beds
Diversified Housing Solutions, Inc.	GPD Richard's Place	30
Fresh Start Foundation	GPD Fresh Start Veterans Program	30
Fresh Start Foundation	GPD Fresh Start Veterans Program	15
Impact Services Corporation	GPD Dual Diagnosis II	32
Impact Services Corporation	GPD Independence Zone	4
Impact Services Corporation	GPD VA-Hancock	29
Impact Services Corporation	GPD Veteran Shared Housing Initiative	24
Project HOME	GPD St. Elizabeth's Recovery Residence	12
<b>Total</b>		<b>176</b>

## Table Summary - 2010 Year-Round Beds

	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	CH Beds	Total Beds
<b>Emergency Shelters</b>					
Current & New	1,535	516	2,192		3,727
Under development	0	0	0		10
<b>Transitional Housing</b>					
Current & New	1,881	562	445		2,326
Under development	24	7	65		89
<b>Permanent Supportive Housing</b>					
Current & New	2,877	847	1,855	646	4,732
Under development	999	333	241	70	1,240
<b>Safe Haven Housing</b>					
Current & New			70		70
Under development			0		0

## Section 8 Projects Administered by PHFA

Property Name	UNITS		
Allen Lane	17	Monte Vista	159
American Postal Workers House	300	Montgomery Townhouses	135
Arbor House	114	Morelane Gardens	22
Ascension Manor	142	Mount Carmel Gardens	48
Ascension Manor	141	Mount Vernon Manor	125
Aspen Village	42	Mr Residences	7
Awbury View	125	Newhall Manor	26
Baynton Manor	14	Olde Kensington Pavillion	104
Beckett Garden Apartments	131	On Lok House	55
Breslyn House	60	One Buttonwood Square	319
Brighton Court Apartments	69	Opportunities For Aging	150
Casa Farnese	196	Opportunities Tower Ii	126
Center Post Village	84	Opportunities Towers Iii	59
Cheshire House	12	Overmont House	234
Clara Baldwin Manor	59	Park Tower	157
Cobbs Creek Apartments	85	Path Group Homes	24
Comhar Lehigh Apartments	11	Path Mr Housing	25
Comhar Residence	18	Pavilion	296
Comhar Sirdl	23	Philip Murray House	308
Corinthian Square	61	Presbyterian Apts At 58Th St	75
Delaire Landing	180	Queen Village Ii	51
Diamond Park	48	Rieder House	78
Dorado Village	81	Riverside Presbyterian	151
Dynasty Court Apartments	56	Robert Saligman House	180
Elrae Gardens	59	Scottish Rite House	126
Enon Toland Apts	66	Shalom Apartments	154
Fairmount Manor Apartments	110	Sidney Hillman Apts	260
Federation Apts	300	Simpson Fletcher Conestoga Hse	61
Fifteenth & Jefferson	39	Somerset Villas	100
Fishers Crossing	56	Somerville Homes	24
Fitzwater Homes Phase Ii	22	Spring Garden Towers	208
Fop Senior Citizens Inc	106	St George Athenagoras	95
Four Freedoms House	282	St Georges Manor	6
Friends Guild House East	91	St Matthew Manor	58
Friends Guild House West	100	Stenton Arms Apartments	111
Germantown Interfaith	96	Stephen Smith Towers	105
Gray Manor Apts	130	Susquehanna Townhouses	37
Guild House East	90	Temple University Student Hsng	82
Haddington Elderly	136	Transition To Independent Livi	11
Haddington Townhouses	126	Unico Village	164
Haverford House	28	University City Townhouses	70
Hedgerow Apartments	80	University Plaza Apartments	442
Jones Memorial	38	Venango House	105
Kearsley Home	87	Venango House	106
Kensington Townhouses	71	Washington Square East	14
Larchwood Gardens Apts	179	Washington Square West	131
Lipscomb Square	46	Webster Street House	8
Magnolia Mews	63	West Poplar Apartments	140
Mantua Gardens East	52	William B Moore Manor	60
Maple-Mt Vernon Dev I	43	Wister Townhouse Apartments	200
Mercy Douglas Residences	60	Woodstock Cooperative	108
Mh Residence	13	Zion Gardens Apts	96
			10634

Source: Pennsylvania Housing Finance Agency, 2012

## PHFA LIHTC Administered Units

Project	Address	Type	Units
Hamill Mill Apartments	200 E Church Ln	Elderly	40
Landreth Apartments	1201 S 23Rd St	Elderly	51
Kearsley Care Housing	2100 N 49Th St	Elderly	60
Brentwood	4130-40 Parkside Ave	Elderly	42
St Josephs Housing For Elderly	1515-27 W Allegheny Ave	Elderly	62
Community Housing For Elderly	5333-5347 N 13Th St	Elderly	24
Residence At 6000 Baltimore	6000-6018 Baltimore Ave	Elderly	46
Brooks School Apartments	5630 Wyalusing Ave	Elderly	33
Sidewater House	780 Byberry Rd	Elderly	62
Mt Sinai Apartments	430 Reed St	Elderly	38
St Anthony's Senior Residence	2309-33 Carpenter St,924-930 S	Elderly	53
Holmes School	5429-55 Chestnut St	Elderly	42
Center In The Park Sr Housing	22-44 W Rittenhouse St	Elderly	70
St Ignatius Senior Housing	4400 Fairmount Ave	Elderly	67
Pavillion	3901 Conshohocken Ave	Elderly	296
Anthony Wayne Sr Hsg Ph Ii	1701 S 28Th St	Elderly	39
New Covenant Senior Housing	7500 Germantown Ave	Elderly	56
Vernon House	3226-3228 Clifford St	Elderly	68
Center Park Iii	10102 B Jamison Ave	Elderly	39
Walnut Park Plaza	6250 Walnut St	Elderly	224
Germantown House	5457 Wayne Ave	Elderly	133
Yorktown Arms Phase Ii	1300 W Jefferson St	Elderly	37
Neumann North Senior Housing	1741& 1734-58 Frankford Ave	Elderly	67
Clara Baldwin Manor	2600 W Susquehanna Ave	Elderly	59
Guild House East	711 Spring Garden St	Elderly	90
St John Neumann Place	2600 Moore St	Elderly	75
Angela Court Ii	4400 Fairmount Ave	Elderly	54
Nellie Reynolds Gardens	2653-63 W Glenwood Ave	Elderly	64
Mt Tabor Senior Cyber Village	973 N 7Th St	Elderly	56
Riverside Senior Apartments	158 N 23Rd St	Elderly	151
Pensdale Ii	4200 Mitchell St	Elderly	38
Warnock Street Phase Ii	2816 Germantown Ave	Elderly	45
Presser Senior Apartments	101 W Johnson St	Elderly	45
One Apm Plaza	2316-2327 N 7Th St	General	24
Cecil B Moore	N 16Th St	General	58
Cecil B Moore	N Gratz St	General	40
Marsco Partnership	1543 N Alden St	General	4
Ogontz Hall	7175 Ogontz Ave	General	25
Bancroft Court	1604-06 W Allegheny Ave	General	60
Diamond St Apts Phase Ii	3200 W Diamond St	General	6
Marsco Partnership Ii	5035 Hazel Ave	General	4
Magnolia Mews	5915 Magnolia St	General	63
1311 S 54Th St	1311 S 54Th St	General	1
Ogontz Hall	7169-71 Ogontz Ave	General	6
Neighborhood Restoration I	Scattered Sites	General	10
Villas De Haze	1426-44 N 6Th St	General	24
1426 S 54Th St	1426 S 54Th St	General	1
Susquehanna Ii	2214 N 20Th St	General	47
Allegheny West	Scattered Sites	General	41
Christian Street Commons	512-520 Christian St	General	18

## PHFA Administered Units

Project	Address	Type	Units
Neighborhood Restoration li	Scattered Sites	General	17
Green Street	1109-1117 Green St	General	15
Somerset Apartments	2800-2820 N 7Th St &	General	24
Francisville lii	Scattered Sites	General	21
Westminster Apartments	506-526 N 52Nd St	General	43
Mpb Parish School	2811 W Sedgley Ave	General	28
Norris Street	Scattered Sites	General	21
Mansion Court	3200 W Diamond St	General	27
Lower Germantown Housing	5423 Lena St	General	50
Sandro Medori	1731 S Dorrance St	General	1
Neighborhood Restoration lii	Scattered Sites	General	16
Edgewood Manor	1501,1510 W Allegheny Ave	General	49
Gratz Commons	2122-2141 Gratz St	General	39
Model Cities 6	2201-2235 N 13Th St	General	70
Neighborhood Restoration Iv	Scattered Sites	General	64
Point Breeze Project	Scattered Sites	General	22
Cloisters I	3813-41 Spring Garden St	General	45
Westminster Affordable Housing	898 N 42Nd St	General	9
Lehigh Park Center Apts	2600 N Lawrence St	General	29
Two Apm Plaza	Scattered Sites	General	12
1832 Moore Street	1832 Moore St	General	1
Cloisters	3801-41 Spring Garden St	General	65
Jardines De Borinquen	Scattered Sites	General	45
Allegheny West li	Scattered Sites	General	45
Tasker Village	1508-1548 S 16Th St	General	28
Villanueva Townhouses	2800-16/2818-22 N Franklin St	General	30
Germantown Avenue Apartments	6400 Germantown Ave	General	5
Grays Ferry	3100-3130 Wharton St	General	70
2000 Saint Albans Street	2000 St Albans St	General	3
Sarah Allen Homes	4035 Parrish St	General	36
Tioga Gardens	Scattered Sites	General	31
2206 Cantrell Rehabilitation	2206 Cantrell St	General	1
Neighborhood Restoration Iv	1511 N 59Th St	General	1
Westminster Affordable Housing	Scattered Sites	General	12
Ogontz lii	7165-7167,7174-7178 Ogontz Ave	General	15
Foulkrod Apartments	1330-1346 Foulkrod St	General	52
Lower Germantown Housing li	Scattered Sites	General	33
Neighborhood Restoration V	Scattered Sites	General	75
Girard Affordable Housing	4209,4215,4217 W Girard St	General	9
Post & Paddock Apartments	4200 Woodhaven Rd	General	109
1130 Latona Street	1130 Latona St	General	1
Mansion Court	3138 W Diamond St	General	3
Artist Village Apartments	700-734 S 17Th St	General	36
Diamond St Apts Phase lii	2922-3217 W Diamond St	General	35
Mansion Court Phase li	Scattered Sites	General	19
Edgewood Manor li Apartments	1508 Allegheny Ave	General	56
Clover Affordable Housing	Scattered Sites	General	11
Villas Del Caribe	Scattered Sites	General	81
Pugh Affordable Housing	Scattered Sites	General	9
Yorktown Arms	1400 N 13Th St	General	56

## PHFA Administered Units

Project	Address	Type	Units
Port Richmond Model Homes	Scattered Sites	General	32
Neighborhood Restoration Vi	Scattered Sites	General	37
Neighborhood Restoration Vi	Scattered Sites	General	49
Lehigh Park Apartments Phase I	2622-46 N Lawrence St	General	48
Jardines De Borinquen Ii	Scattered Sites	General	45
Johnnie Tillmon Townhouses	N Orianna & W Master Sts	General	23
Jameson Court Apartments	4435 Parrish St	General	71
Rowan House	325 N 39Th St	General	26
Aspen-Olive Residence	Scattered Sites	General	22
South 55Th Street Apartments	800-818 S 55Th St	General	20
Sarah Allen Phase Iv	4035 Parrish St	General	40
Neighborhood Restoration Vii	Scattered Sites	General	72
Kings Village	Scattered Sites	General	21
Hogar De Esperanza	Scattered Sites	General	20
Belmont Affordable Housing	Scattered Sites	General	17
Station House Apartments	2601 N Broad St	General	108
Tioga Gardens	1823 W Tioga St	General	2
Universal Court	Scattered Sites	General	32
Brantwood Ii	4142-44 Parkside Ave	General	16
Blakestone Housing	6657 Blakemore St &	General	19
Cecil B Moore Village	Oxford & N 16Th Streets	General	34
328 N Holly (Imani)	328 N Holly St	General	1
Southwark Plaza	401 Washington St	General	470
345 Emily Street Project	345 Emily St	General	1
Carl Mackley Apartments	1401 E Bristol St	General	184
Marlton Residences	1721-31 Marlton Ave	General	25
Belmont Affordable Housing Ii	Scattered Sites	General	20
Universal Courts I	Scattered Sites	General	19
Neighborhood Restoration Viii	Scattered Sites	General	55
Tioga Affordable Housing	1605-1607 W Tioga Ave	General	7
North 11Th Street	2700 N 11Th St	General	43
Sixth & Berks Street	1826-1862 N 6Th St	General	26
Universal Courts Ii	800 S 16Th St	General	2
Tioga Affordable Housing Two	2216 W Tioga St	General	7
Rowan Homes Phase Ii	Scattered Sites	General	31
Taino Gardens	Scattered Sites	General	42
Neighborhood Restoration Ix	Scattered Sites	General	60
Chatham Court Apartments	242 S 49Th St	General	44
Cricket Court Commons	430,507,549 W Manheim St	General	153
Sharswood Apartments	Scattered Sites	General	70
Spring Garden Revitalization	Scattered Sites	General	91
Kings Highway Phase Ii	2953 Frankford Ave	General	31
16Th & Federal Streets	Scattered Sites	General	53
Belmont Gardens	Scattered Sites	General	27
Martin Luther King Hope Vi	Scattered Sites	General	49
Neighborhood Restoration X	Scattered Sites	General	50
Francisville Village	Scattered Sites	General	42
Schuylkill Falls	4301-4409 Ridge Ave	General	135
Raymond Rosen Apartment	Scattered Sites	General	152
Richard Allen	1015 Parrish Dr	General	178

## PHFA Administered Units

Project	Address	Type	Units
Suffolk Manor Apartments	1416-24 Clearview St	General	137
Neighborhood Restoration Xi	Scattered Sites	General	27
Parkside Preservation Project	Scattered Sites	General	82
Belmont Affordable Hsng Iii	Scattered Sites	General	46
Beecham Complex	510, 514 W Queen Ln	General	6
Cambridge	1015 Parrish Dr	General	44
Martin Luther King Hope Vi li	Scattered Sites	General	45
Tasker	Scattered Sites	General	245
Mt Olivet	642 N 41St St	General	161
Belmont Affordable Housing Iv	Scattered Sites	General	11
Cambridge Plaza Phase li	Scattered Sites	General	40
Neighborhood Restoration Xii	Scattered Sites	General	53
Tioga Housing Iv	1721 W Tioga St	General	4
Sheldrake Apartments	4901 Spruce St	General	33
Monument Mews	4101 Edgely Rd	General	60
Tasker li	Fernon, Morris & Douglas Sts	General	184
Belmont Affordable Hsng Iv	878 N 41St, 4114 Parrish, 855	General	7
Neighborhood Restoration Xiii	Scattered Sites	General	36
Mill Creek	751 N 46Th St	General	80
Neighborhood Restoration Xiv	Scattered Sites	General	80
Aspen Affordable Housing	Scattered Sites	General	18
Belmont Affordable Housing V	Scattered Sites	General	24
Woodcrest Housing	Haddington/Cobbs Creek	General	11
Cambridge Iii	Scattered Sites	General	40
Lofts At Brewerytown	3000-3050 W Main St	General	61
Coral Street Arts House	2446-2468 Coral St	General	27
Awbury View Apartments	Chew Ave	General	125
Regent Terrace	5111-5122 Regent St	General	80
Washington Square West	Scattered Sites	General	131
Iris Nydia Brown Townhouses	2744-62 N Mascher St	General	12
Lucien E Blackwell Hms Ph li	Scattered Sites	General	80
Neighborhood Restoration Xv	Scattered Sites	General	65
Martin Luther King Phase Iv	Scattered Sites	General	42
Sharswood Townhomes Phase li	Scattered Sites	General	59
Susquehanna Village	1421 W Susquehanna Ave	General	53
Cobbs Creek Apartments	Scattered Sites	General	85
Neighborhood Restoration Xvi	Scattered Sites	General	80
Powelton Heights	4113-43 Warren St	General	48
Neighborhood Restoration Xvii	Scattered Sites	General	20
Belmont Affordable Housing Vi	Scattered Sites	General	40
Lucien E Blackwell Hms Ph Iii	Scattered Sites	General	50
Cloisters Iii	3900 Haverford Ave	General	50
Inglis Apartments At Elmwood	6200 Eastwick Ave	General	40
Freedom Village	1618-1620 Poplar St	General	16
Marshall Shepard Village	Scattered Sites	General	80
Lovell Gardens	1821-23 W Diamond St	General	24
Cecil Housing	Scattered Sites	General	11
Aspen Housing li	Scattered Sites	General	22
Ludlow Scattered Sites	Scattered	General	75
Commons @ Point Breeze	Scattered Sites	General	55

## PHFA Administered Units

Project	Address	Type	Units
New Life Affordable Hsg I	Scattered Sites	General	43
Neighborhood Restora Lp Xviii	Scattered Sites	General	40
Spring Garden Comm Revltztn Ii	1602 Mt Vernon St	General	58
Powelton Gardens	4046-4052R Powelton Ave	General	16
Northeast I-Keystone	6424 Keystone St	General	23
Northeast Ii-Ditman	8000-8020 Ditman St	General	34
Neighborhood Restorations Xix	Scattered Sites	General	20
New Life Affordable Housing Ii	Scattered Sites	General	39
Warnock Street Phase I	2800 Block Germantown Ave,E 28	General	50
Francisville East	1500 Poplar St	General	44
Diamond Street Initiative	3113 W Diamond St	General	49
Wpre	Scattered Sites	General	20
Evelyn Sanders Townhouse Ph Ii	3000 Percy & Hutchinson Sts	General	31
Caton House	1239 Spring Garden St	Homeless	20
High Street Manor	81 E High St	Homeless	15
Imani Homes	Scattered Sites	Homeless	23
Pcah/Haddington Development	Scattered Sites	Homeless	21
Mid-City Ywca Apartments	2025-2029 Chestnut St	Homeless	60
6Th & Montgomery Streets	Scattered Sites	Homeless	20
Kan/Karp Demo Project	Scattered Sites	Special Needs	10
Proyecto Escalera	2353-55-57 Germantown Ave	Special Needs	24
Fourth Street Access	1912-1930 N 4Th St	Special Needs	24
Walnut Thompson Housing	Scattered Sites	Special Needs	35
Help Philadelphia I	4900 Wyalusing Ave	Special Needs	40
Haddington Ii	Scattered Sites	Special Needs	28
Help Philadelphia Ii	4900 Wyalusing Ave	Special Needs	50
Avondale Housing	Scattered Sites	Special Needs	18
Ruby Housing	Scattered Sites	Special Needs	11
4Th And Diamond Streets	Diamond St Orianna St 4Th St	Special Needs	32
Gaudenzia Tioga Arms	1828-30 W Tioga	Special Needs	22
Evelyn Sanders Townhouses Ph I	3000 Percy St	Special Needs	40
St John The Evangelist House	1212 Ludlow St	Special Needs	79
Germantown Ymca Sro	5722 Greene St	Sro	128
Turning Point	1523 Fairmont Ave	Sro	6
Kairos House	1440 N Broad St	Sro	36
Hope Haven	2826-28 W Diamond St	Sro	10
Hope Haven Ii	2827-29 W Diamond St	Sro	10
1515 Fairmount Apartments	1515 Fairmount Ave	Sro	48
Reed House	1320 S 32Nd St	Sro	66
Kates Place	1929 Sansom St	Sro	144
<b>Total</b>			<b>11547</b>

Source: Pennsylvania Housing Finance Agency, 2012

## PHA HCV Program Project Based and Unit Based Contracts

Address	Owner/Developer	SR0	0BR	1BR	2BR	3BR	4BR	Total
Scattered Site	1260 Housing-Columbus Property		5	125	34			164
Scattered Site	1260 Housing (Inglis)-Columbus Property			11				11
122-24;126-28 S. 49th St	Art Apartments		8	6	16			30
4100 Ogden St	Belmont Gardens				4			4
3803 Brandywine St	Bernice Elza (PEC)				6			6
720-22 N. Broad St	Bethesda Project Bainbridge	20						20
700 S. 15th St	Bethesda Project South			4	1			5
1630 South St	Bethesda Project Spruce	13						13
2008-50 N. 6th St	Boriquen Associates			1	5	16		22
4130 Parkside Ave	Brentwood Parkside			15	5	2		22
242-252 S. 49th St	Chatham Court Apartments					14	4	18
3844-3850 Haverford Ave	Cloister III				9	8	1	18
2900-3200 W. Diamond St.	Diamond St Venture I				14			14
2900-3200 W. Diamond St.	Diamond St Venture II				6			6
2900-3200 W. Diamond St.	Diamond St Venture III				14	6		20
1646 Nedro St	Dignity Boss				4	4		8
Scattered Site	Dignity Housing		2	18	17	28		65
5031 Race St	Dunlap School Venture			30	5			35
1508 W. Alleghney Ave	Edgewood Manor				12	21		33
612-14 N. 40th St	Fattah Homes I				2	3	1	6
Scattered Site	Fourth St Access			24				24
1618 Popular St	Freedom Village				12	4		16
4910 Wyalusing Ave	HELP Philadelphia II			50				50
6100 Eastwick Ave	HELP USA			4	3	7		14
3902 Spring Garden St	Imani Homes			1	10	11	2	24
3902 Spring Garden St	Imani II				3	3		6
3902 Spring Garden St	Imani III				3	2	1	6
3902 Spring Garden St	Imani IV				3	5		8
3902 Spring Garden St	Imani V				3	8		11
2610 Belmont St	Inglis Apartments at Elmwood			31		9		40
Scattered Site	Inglis Housing (Morris-Klein Apts)		15	2	2			19
611 N. 40th St	Jannie's Place				4	2		6
1929 Samson St	Kate's Place	21	9					30
5423 Lena St	Lena St Associates - Hamil Mills		4	36				40
116-34 S. 56th St	LIH Chestnut			4	2	10		16
4815 Locust St	Locust Towers			9	27	4		40
3200 W. Diamond St	Mansion Court Associates				5	3		8
4101 Edgley Drive	Monument Mews			27	8	20	5	60
Scattered Site	National Temple			6	43	41	8	98
2717 N. 11th Street	NPCH - Community Building				4	6	6	16
Scattered Site	Parkside 2000 Associates			37	3	2		42
Scattered Site	Parkside 2000 Associates		1	4	3			8
3902 Spring Garden St	People's Emergency Center / RBM				7	2		9
4113-43 Warren St	Powelton Height			30				30
5115-17 Regent St	Regent Street Associates			44	36			80
3017 Oxford Ave	Sartain School Venture			35				35
2000-2004 Ellsworth St	Sheila D Brown Womens Center				9			9
802-18 S. 55th St	South 55th St					18		18
2622 Lawrence St	St. Christopher's (Lehigh Park)					25		25
2414 N. 20th St	Susquehanna Apartments				34	13		47
1823 Tiago St	Tioga Gardens			1	4	11	2	18
Scattered Site	Traveler's Aid Philadelphia				10	7	5	22
6250 Walnut St	Walnut Park			219	5			224
2042-48 Arch St	Walnut Thompson			35				35
Scattered Site	WCRP				8	8		16
Scattered Site	WCRP				14	22	8	44
Scattered Site	WCRP (4th and Diamond)				14	14	4	32
Scattered Site	WCRP (Iris N. Brown)				4	6	2	12
Totals		54	44	809	444	365	49	1765

## PHA HCV Program Moderate Rehab SRO Units

Address	Owner/Developer	Total Units
1440 N. Broad St	Project H.O.M.E - 1440 N. Broad LP	36
1515 Fairmount Ave	Project H.O.M.E - 1515 Fairmount LP	48
1523 Fairmount Ave	Project H.O.M.E - 1523 Fairmount LP	6
2335 Germantown Ave	Projecto Escalera	12
2826-28 W. Diamond St	Project H.O.M.E - 2826-28 W. Diamond LP	10
2601 N. Broad St	Station House Associates	80
5722 Greene St	G.Y.R.E.L.P.- Germantown YMCA	80
720-22 N. Broad St	Bethesda Project Inc.	44
2027 Chestnut St	Mid-City Residential Associates LP	48
1320 S. 32nd St	Reed House Associates	66
Total		430

## PHA HCV Program Moderate Rehab Contracts

Address	Owner/Developer	SR0	0BR	1BR	2BR	3BR	4BR	Total
1600 N. 52nd St	Pinelakes Management Associates LP			29	35	1		65
1623-25 W. Chelton Ave	Oak Lane Court Associates	22	28	12				62
1912-14 S. 17th St	1912 S. 17th Street Corp.			41	3			44
6515 N. Broad St	Shira Associates LLC			10	22			32
Totals		22	28	92	60	1		203

## PHA Planned Demolitions/Dispositions in Inventory

AMP #	Development	Units to be Disposed/ Demolished	Justification and Status
44	Liddonfield Site	0	Sale of previously demolished Liddonfield site. RFP Issued
24	Queen Lane Apartments	120	Demolition of high-rise apartment building in 2011 to develop new 55 two & three story townhouse rental units, with disposition to limited partnerships under long term ground leases pursuant to mixed finance transactions. 4% Tax Credit Application submitted to PHFA in Dec 2011. Demolition/Disposition application to be submitted.
901	Scattered Sites *	41	Potential 41 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative to create a more sustainable occupied scattered site portfolio, and to stabilize communities by reducing the number of PHA-owned vacant structures that are considered beyond PHA potential for repair. Disposition approval received.
902	Scattered Sites *	95	Potential up to 95 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description Disposition approval received.
903	Scattered Sites *	37	Potential up to 37 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
904	Scattered Sites *	94	Potential up to 94 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
905	Scattered Sites *	92	Potential up to 92 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
906	Scattered Sites *	139	Potential up to 139 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
907	Scattered Sites *	76	Potential up to 76 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
908	Scattered Sites *	142	Potential up to 142 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
909	Scattered Sites *	198	Potential up to 198 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
910	Scattered Sites *	225	Potential up to 225 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description. Disposition approval received.
Total Units		1,259	

## PHA Capital Investment Strategy

Property	Estimated PHA Funding Need	Proposed Time Schedule
Abbotsford	\$24,000,000	2006-2017
Administrative building	\$20,000,000	2010-2014
Arch Homes	\$5,000,000	2020
Arlene Homes	\$1,159,000	2008- 2014
Bartram Village	\$5,100,000	2008- 2014
Bentley Hall	\$3,402,000	2013
Blumberg Apts	\$30,000,000	2006-2017
Cecil B. Moore	\$837,000	2014
Champlot	\$2,000,000	2016
Collegeview	\$1,636,000	2008, 2012
Emlen Arms	\$2,500,000	2009-2014
Fairhill Apts.	\$17,000,000	2006, 2009-2018
Gladys B Jacobs	\$3,500,000	2016-2020
Haddington Homes	\$23,000,000	2019-2021
Harrison Plaza	\$24,000,000	2004-2014
Haverford Homes	\$718,000	2014
Hill Creek	\$25,000,000	2009-2015
Holmecrest Homes	\$5,200,000	2013
Johnson Homes	\$79,000,000	2006-2014
Katie B. Jackson	\$5,060,000	2009-2021
Liddonfield	\$84,000,000	2005-2017
Mantua Hall 1	\$32,000,000	2010-2011
Martin Luther King 1	\$7,500,000	2010-2012
Morton Homes	\$23,000,000	2010-2016
Mount Olivet	\$2,000,000	2010-2014
Norris 1	\$35,000,000	2009-2021
Oxford Village	\$13,000,000	2006, 2016-2017
Paschall 1	\$38,000,000	2009-2012
PHA Wide – Building Infrastructure upgrade	\$75,000,000	2009-2016
PHA Wide Community Building	\$30,000,000	2010-2016
Point Breeze	\$1,445,000	2009-2014
Queen Lane 1	\$35,000,000	2010-2014
Raymond Rosen	\$11,000,000	2016-2020
RDA acquisitions and rehab	\$100,000,000	2012-2017
Scattered Site Renovation	\$230,000,000	2002-2021
Scattered Site Development	\$150,000,000	2002-2021
Scattered Site Modular Housing	\$60,000,000	2006-2021
Spring Garden Apts.	\$14,500,000	2009-2017
West Park Apts.	\$39,800,000	2009-2017
Westpark Plaza	\$12,000,000	2009-2016
Whitehall Apartments	\$8,250,000	2020-2021
Wilson Park	\$13,000,000	2009-2014
Suffolk Manor	\$2,000,000	2011-2015
Debt Service Repayments <sup>2</sup>	\$310,000,000	2002-2022
<b>TOTAL</b>	<b>\$1,638,607,000</b>	

<sup>1</sup> Capital Funding needs for Mixed-Finance Developments.

<sup>2</sup> Bond Funded Developments: Tasker, Blumberg, Wilson III and Westpark

## Inventory of Public and Assisted Housing Sections 202, 811, 221(D)3, 221(D)4, 231, 236, 220, and 542(c)

### Section 202

Project Name Units		Opportunities for the Aging	150
Arbor House	114	Opportunities Towers II	125
Ascension Manor I	89	Opportunities Towers III	59
Ascension Manor II	140	Paschall Senior Housing	62
Booth Manor	50	Path Group Homes	24
Booth Manor II	49	Path MR Housing	25
Caribe Towers	57	Philadelphia Ivy House	75
Casa Caribe	53	Philip Murray House	302
Casa Enrico Fermi	237	Philippian Gardens	50
Center Park House	12	Pinn Gardens	40
Cheshire House	12	Presbyterian at 58th Street	74
CO-MHAR Residential Project	18	Presbyterian Phila.Senior Center Apts.	85
CO-MHAR SIRCL	8	Ralston Mercy Douglass House	55
Corinthian Square Complex	60	Reba Brown Senior Residence	74
Diamond Park	47	Riverside Presbyterian Towers	150
Elder's Place	46	Robert Saligman House/Holiday House	180
Elder's Place II	40	Robert Saligman North	107
Elkins Residence	73	Sansom House	47
Enon-Toland Newhall Manor	67	Sarah Allen	87
Fairfield Housing	40	Scottish Rite House	125
FOP Senior Citizens	52	Scottish Rite Tower	106
Four Freedoms House	258	Sidney Hillman Apartments	273
Friends Guild House	90	Simpson Fletcher	60
Friends Rehabilitation Program, 4200 Mitchell St.	65	Simpson Senior Housing	40
Germantown Interfaith Housing	95	Somerset Villas	99
Haven Peniel Senior Residence	54	South Philadelphia Presbyterian Apts.	66
Ivy Residence II	53	St. George's House	6
Kearsley Home	87	St. Matthew Manor	58
Lehigh	10	Stephen Smith Towers	105
Manor Glenn	50	Tioga Presbyterian Apts.	113
Mantua Presbyterian Apartments	65	Transition to Independent Living	10
Mary Field Apts.	99	UNICO Village	164
Meadow II Senior Housing	50	Webster Street House	7
Mercy Douglass Residences	60	William B. Moore Manor	59
MH Residences	13	Wynnfield Place	48
MR Residences	7	Total Units Allocated	6,000
Nativity BVM Place	63		
Neumann North	67	<b>SECTION 811</b>	
Neumann Senior Housing	69	Project Name Units	
New Courtland	60	Cottage Housing	18
New Courtland	60	Inglis Gardens at Eastwick	24
Norris Square Senior Housing	35	Inglis Gardens at Eastwick II	18
Old City Presbyterian Apts.	59	Inglis Gardens at Washington Lane	15
Olde Kensington Pavilion	103	Ken Crest PA 2008	9
On Lok House	54	Keystone Supportive Independent Living	11
		Liberty Thirteen	13
		Lillian Holliday Residence	15
		New Courtland	18

Rudolph/Mercy-Douglass Home for the Blind	17
Temple SIL	9
Walnut Supportive Independent Living	11
Westminster /Hopes Family Residence	4
Westminster Place	7
Total Units Allocated	189

**SECTION 236**

Project Name Units	
Aspen Village	40
Catherine St. Close	32
Center Post Housing	116
Clara Baldwin Manor	54
Community Housing for the Elderly	24
Enon Toland Apartments	66
Federation Apartments	318
Fitzwater Homes	22
Haverford House	28
Lansdowne Apartments	19
Lipscomb Square	52
Mantua Gardens	52
Maple Mount Vernon	43
Mount Carmel Gardens	47
Mt. Vernon Apartments	55
Overmont House	234
Somerville Homes	24
St. George Athenagoras	94
The Pavilion	296
Total Units Allocated	1,616

**SECTION 220**

Project Name Units	
American Postal Workers	299
Robert N.C. Nix Homes	38
Susquehanna Townhouses	36
University City Townhouses	70
Washington Square East	14
West Poplar Apartments	138
Wister Townhouse Apartments	198
Total Units Allocated	793

**SECTION 542(C)**

Project Name Units	
Foulkrod Apartments	52
Ephraim Goldstein House	62
Sharswood Apartments	71
Total Units Allocated	185

**SECTION 221(D)3**

Project Name Units	
Baynton Manor	14
Beckett Gardens Apartments	131
Dynasty Court	56
Elrae Gardens	69
Fairmount Manor Apartments	110
Friends Guild West	100
Jones Memorial	42
Marshall Square	43
Zion Gardens	89
Total Units Allocated	654

**SECTION 221(D)4**

Project Name Units	
Allen Lane Apartments	17
Bakers Bay Retirement Community	195
Breslyn Apartments	60
Cobbs Creek NSA	85
Dorado Village	80
Fishers Crossing	56
Franklin Park	124
Haddington Townhouses	125
Hedgerow Apartments	80
Kensington Townhouses	70
Monte Vista	158
Montgomery Townhouses	134
Morelane Gardens	22
Stenton Arms Apartments	113
Verona Apartments	117
Washington Square West	131
Total Units Allocated	1,567

**SECTION 231**

Project Name Units	
Gray Manor	129
Shalom Apartments	154
Spring Garden Towers	208
University Square Complex	440
Total Units Allocated	931

# Minority Benefit

It is impossible to predict in advance exactly who will benefit from any project, since many programs are client-driven, and in others, homebuyers or renters are not selected in advance of project completion. However, a very good sense of the impact of the CDBG and other programs on minorities can be gained by looking at the record of recent beneficiaries of the program. It is anticipated that the demographics of beneficiaries in Year 38 will be similar to those served in prior years. No cross tabulation of beneficiaries by race by council district is available.

As the following data demonstrate, minorities are the primary beneficiaries of the CDBG and related programs.

The following information is the most recent available for the major housing programs. HUD does not recognize Hispanic or Latino as a racial reporting category. Many Latinos are reported under the category "other/more than one race."

## Heater Hotline

Year 37, 1st Two Quarters - Service calls completed:

Race	Number	Percentage
White	232	9%
Black	2,116	81%
Asian	4	<1%
Native American	1	<1%
Other/more than one race	246	10%
<b>Total</b>	<b>2,599</b>	

## Basic Systems Repair Program - Tier 2

Year 37, 1st Two Quarters - Houses completed:

Race	Number	Percentage
White	40	8%
Black	381	78%
Asian	1	<1%
Native American	0	0%
Other/more than one race	64	13%
<b>Total</b>	<b>486</b>	

## Basic Systems Repair Program - Tier 1

Year 37, 1st Two Quarters - Houses completed:

Race	Number	Percentage
White	11	7%
Black	115	78%
Asian	1	<1%
Native American	1	<1%
Other/more than one race	20	15%
<b>Total</b>	<b>148</b>	

## Housing Counseling

Year 37, 1st Two Quarters - Counseling sessions provided:

Race	Number	Percentage
White	1,540	27%
Black	3,611	63%
Asian	133	2%
Native American	0	0%
Other/more than one race	493	8%
<b>Total</b>	<b>5,777</b>	

## Settlement Assistance Program

Year 37, 1st Two Quarters - Grants provided:

Race	Number	Percentage
White	32	29%
Black	62	55%
Asian	0	0%
Native American	0	0%
Other/more than one race	18	16%
<b>Total</b>	<b>112</b>	

## Neighborhood-Based Rental Housing

Year 37, 1st Two Quarters - Tenants at initial lease up:

Race	Number	Percentage
White	68	33%
Black	135	67%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
<b>Total</b>	<b>203</b>	

## Neighborhood-Based Homeownership Housing

Year 37, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	4	9%
Black	41	91%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
<b>Total</b>	<b>45</b>	

## Homeownership Rehabilitation Program (HRP)

Year 37, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	2	33%
Black	4	67%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
<b>Total</b>	<b>6</b>	

## PHIL Loan Program

Year 37, 1st Two Quarters - Loans settled:

Race	Number	Percentage
White	27	54%
Black	21	42%
Asian	0	0%
Native American	0	0%
Other/more than one race	2	4%
<b>Total</b>	<b>50</b>	

## Housing Opportunities for Persons With AIDS (HOPWA)\*

Year 36 - Persons housed through rental assistance, emergency grants or residence in a facility:

Race	Number	Percentage
White	181	12%
Black	1,036	71%
Asian	0	0%
Native American	10	1%
Other	233	16%
<b>Total</b>	<b>1,460</b>	

Ethnicity	Number	Percentage
Hispanic	62	4%
Non-Hispanic	1,398	96%
<b>Total</b>	<b>1,460</b>	

\* HOPWA also reports Hispanic/Non-Hispanic separately from racial categories

Percentages may not add to 100% due to rounding.

## Lead-Based Paint Hazards

While old houses in general contain lead, deteriorated old houses are the most likely to have lead in a form that endangers the occupants. In itself, the mere presence of lead-based paint is not necessarily hazardous. Children are poisoned by being exposed to lead, typically through ingestion of lead-containing interior surface dust. The level of lead in dust tends to be higher in houses that have not been well-maintained. Accordingly, lead poisoning is most commonly observed in low-income areas where residents cannot afford regular maintenance.

The City reduced the permissible lead content of paint to 2 percent in 1966 but the use of some lead in paint did not end until 1978. More than 90 percent of all Philadelphia housing units were built before 1978. The CHAS Databook – a special tabulation prepared for HUD – showed the following approximate breakdown in 1990: 57 percent of the occupied units in Philadelphia built before 1978 were occupied by extremely low-, low- and moderate-income households. Except for units that have been completely abated (or rehabilitated) and cleared, all of these can be assumed to have some level of lead contamination. Of the occupied units built before 1960, which have the greatest potential hazards, 60 percent were occupied by extremely low-, low- and moderate-income households. By applying these ratios to 2000 Census data on occupied housing units, one can estimate that in 2000 approximately 310,000 households of moderate or lower income lived in pre-1978 housing and more than 250,000 such households lived in pre-1960 housing. Lead hazards are endemic in both owner-occupied and rental housing. According to the CHAS Databook, more than three-fourths of the owner-occupied housing owned by households of moderate and lower income—and more than half of the rental housing occupied by such households—was built before 1960.

As some of the oldest and most deteriorated units have been demolished or abandoned since 1990, and lead hazard abatement or interim control work has been performed in hundreds of others, the number of households exposed to serious and immediate lead hazards should now be somewhat lower than it was. Still, according to the “Scorecard” maintained by Environmental Defense and the Alliance to End Childhood Lead Poisoning, Philadelphia has more housing units with high-risk lead hazards than all but three other counties in the U.S. Eleven percent of Philadelphia’s housing units have a high risk of lead hazards, according to this “Scorecard.”

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# Relocation Plan

The Relocation Plan is administered by the Philadelphia Redevelopment Authority's (PRA) Relocation Department.

The objectives of this Relocation Plan are to assure that displaced families and individuals have the full opportunity to move into decent, safe and sanitary housing, that the displacement of any business concerns be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by law.

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## I. RESIDENTIAL

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### A. Determination of Relocation Needs

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A survey of each family and individual whose living accommodation is to be acquired will be conducted prior to actual relocation to determine relocation needs. As soon as practical after approval of the redevelopment proposal, the relocation staff will conduct a 100-percent survey of site occupants for the purpose of obtaining information on family composition, housing needs and income, and to determine eligibility for low- and moderate-income housing. The total number of families and individuals to be displaced, their social and economic characteristics, and special problems is determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance that site occupants require, and deliver to the site occupants informational material that explains the relocation service that will be available.

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### B. Relocation Standards (Physical, Occupancy, and Ability to Pay)

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#### 1. Physical Standards

- a. In the certifying that re-housing accommodations are decent, safe and sanitary, the Relocation Department uses the standards provided by the Housing Code of the City of Philadelphia. The standards and related regulations provided by the Code establish minimum standards for basic equipment and facilities; for light, ventilation and heating; for space, use and location; for safe and sanitary maintenance; and for cooking equipment. The same standards apply to non-housekeeping units that may be occupied by individuals.
- b. The Housing Code provides that the structural conditions of a dwelling or dwelling unit shall be in sound condition, including foundation, exterior walls and roof, interior walls and ceilings,

floors, windows, doors and stairs, and that they be substantially weathertight, watertight and rodent-proof.

- c. The City of Philadelphia defines “standard condition” as the condition of a housing unit that meets the City of Philadelphia Property Maintenance Code and Building Code standards: “2009 International Building Code.” The City defines “substandard condition suitable for rehabilitation” as the condition of a housing unit that fails to meet the city’s building code standards, but the cost to rehabilitate the housing unit up to code standards is less than the fair market value of the housing unit after the rehabilitation work is completed.

## 2. Occupancy Standards

The number of rooms to be occupied by families of various sizes for sleeping purposes will be determined by the floor-area requirements of the Housing Code and by age and sex of persons in a family. The same standards will apply to both single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

### **No. of Persons in Family Bedrooms Required**

1-2	1
3-4	2
5-6	3
7-8	4
9 or more	5 or more

## 3. Standards of Displacees’ Ability-to-Pay for Housing

The Relocation Department makes determinations with respect to ability-to-pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent that families and individuals can pay are estimated using family size and total income as guides. Gross rent-income ratio of 30 percent is used for families and individuals as a standard for determining gross rent-paying ability. This ratio varies according to family size and composition and family income.

For determinations relating to ability-to-purchase housing, income, assets and debts are evaluated in relation to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel, reserves for repairs, maintenance and replacement) and the ability of the family to secure mortgage financing. As a general guide, the ratio between annual income and purchase price is about 2.25 times annual income.

The information booklet distributed to all site occupants specifically states that relocation housing should be within the occupant’s ability to pay.

## 4. Location Standards

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public utilities and public and commercial facilities.

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## C. Temporary Relocation

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PRA does not anticipate the need for temporary relocation; however, residential site occupants will be temporarily relocated whenever it is necessary because of a declared national emergency, and/or if the continued occupancy constitutes a substantial danger to the health or safety of the occupants, and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility that is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

When temporary relocation is determined to be necessary, PRA will:

1. Take whatever steps are necessary to assure that the person is temporarily relocated to a decent, safe and sanitary dwelling.
2. Pay the actual reasonable out-of-pocket expenses incurred in moving to and from the temporarily occupied housing and any increase in rent and utility costs for such housing for a period not to exceed 12 months.
3. Make available to such person, as soon as feasible, at least one comparable replacement dwelling.
4. Inform the person of their continuing eligibility for relocation payments and other assistance for permanent relocation. The temporary relocation will in no way diminish the responsibility of the Relocation Department in obtaining permanent housing for the site occupants.

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## D. Relocation Assistance for Families and Individuals

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1. PRA's Relocation Department will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

Informational pamphlets will be distributed to all site occupants stating:

- a. The purpose of the Relocation Program and the assistance available through the Relocation Department.
- b. The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons before they have been given an opportunity to obtain decent, safe and sanitary housing within their financial means.
- c. That Federal Housing Administration (FHA) acquired properties are a relocation resource, and that a listing of these properties with size and price will be available for examination to assist interested site occupants in contacting agents.
- d. That site occupants may apply for public housing, if eligible, and may cooperate with the Relocation Department in seeking their own standard, private re-housing accommodations when possible and notifying the office prior to moving.

- e. The standards for decent, safe, and sanitary housing.
  - f. Eviction policy.
  - g. Availability of Relocation Payments and that details are obtainable at the relocation office.
  - h. Address and hours of the relocation office.
2. Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private rental units and to the Philadelphia Housing Authority (PHA) for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as displaced persons and will be assisted in making income-housing assistance available. PHA informs the Relocation Department of the disposition of each referral, and those rejected for public housing and other low- and moderate-income housing assistance are then offered referral assistance in obtaining private rental housing.

Site occupants unable to obtain public housing or other low- and moderate-income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Relocation Department. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection, and a member of the relocation staff will accompany the family or individual during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3. All housing to which displacees are referred, other than public housing and housing approved by FHA or VA mortgage insurance, will be inspected prior to referral to secure pertinent data on size and rent of the housing unit, and to insure that the housing unit is decent, safe and sanitary.

All dwellings of self-relocated site occupants will be inspected, if possible, prior to the move. If the dwelling is found to be unsatisfactory, the Relocation Department will offer the displaced person referrals to standard housing. If the displaced person moves to a substandard unit and declines the offer of a standard unit, the matter will be reported to the Department of Licenses and Inspections with the objective of bringing the unit into conformity with local codes.

4. The Relocation Department will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them, such as employers, school registrations, social agencies, utility records and forwarded addresses left with the post office. When such site occupants are located, the above procedure will apply.

5. The provisions for low- and moderate-income housing assistance available through federal programs, including the additional benefits provided under Section 104(d), if applicable, will be explained to interested families and individuals.

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## II. NON-RESIDENTIAL

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### A. Determination of Relocation Needs

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A relocation worker will contact each commercial and industrial business concern and nonprofit organization to determine relocation needs and to explain benefits available to assist their move.

Space needs and locational preference of business firms will be secured and efforts made to discover and prevent any special problems that could hinder the orderly relocation of business establishments from the project area.

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### B. Relocation Assistance for Business Concerns and Non-Profit Organizations

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1. The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned business owners in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.
2. A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of PRA.
3. The Relocation Department maintains close contacts with real estate agents. Agents send in listings of commercial and industrial buildings available for rent or for sale. Arrangements will include provisions of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms that must relocate.
4. Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in regulations governing relocation payments.

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## III. Relocation Resources

The primary resources available to displaced persons are the relocation benefits and services mandated by the Eminent Domain Code, as amended, of the Commonwealth of Pennsylvania. PRA, relying upon years of experience in administering an effective relocation program, will deliver to all displaced the relocation benefits and assistance provided under the law.

The Relocation Department will obtain assistance of professional residential, industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping individuals, families and businesses will be sought for their professional expertise, not only to identify suitable relocation sites, but also to provide management and financial assistance and advice, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

- Philadelphia Office of Housing and Community Development
- Philadelphia Housing Authority
- Philadelphia Housing Development Corporation
- Philadelphia Industrial Development Corporation
- Small Business Administration
- Philadelphia Department of Commerce

## Guide to Agencies and Programs

AACO	—	AIDS Activity Coordinating Office
ADDI	—	American Dream Downpayment Initiative
ARRA	—	American Recovery and Reinvestment Act
BEDI	—	Brownfields Economic Development Initiatives
BID	—	Business Improvement District
BSRP	—	Basic Systems Repair Program
CAPER	—	Consolidated Annual Performance and Evaluation Report
CATCH	—	Citizens Acting Together Can Help
CBDO	—	Community-Based Development Organization
CBO	—	Community-Based Organization
CDBG	—	Community Development Block Grant
CDBG-R	—	Community Development Block Grant - Recovery Act Program
CDC	—	Community Development Corporation
CHDO	—	Community Housing Development Organization
CLPPP	—	Childhood Lead Poisoning Prevention Program
CLS	—	Community Legal Services
CODAAP	—	Coordinating Office for Drug and Alcohol Abuse Programs
DBHIDS	—	Department of Behavioral Health and Intellectual disAbility Services
DCA	—	Department of Community Affairs
DCED	—	Department of Community and Economic Development (Pennsylvania)
DEFA	—	Direct Emergency Financial Assistance Program
DHS	—	Department of Human Services
DPH	—	Department of Public Health (Philadelphia)
DSBE	—	Disabled Business Enterprise
ECA	—	Energy Coordinating Agency
EITC	—	Earned Income Tax Credit
EHLP	—	Emergency Homeowner Loan Program
ESG	—	Emergency Solutions Grant (formerly Emergency Shelter Grant)
FY	—	Fiscal Year
HCI	—	Homeownership Choice Initiative
HEMAP	—	Homeowner Emergency Mortgage Assistance Program
HERO	—	Homeownership Equity Recovery Opportunity
H-ESG	—	HEARTH Act Emergency Solutions Grant
HOME	—	HOME Investment Partnership
HOPWA	—	Housing Opportunities for Persons With AIDS
HPRR	—	Homeless Prevention and Rapid Rehousing Services
HR&A	—	Housing and Redevelopment Assistance
HRP	—	Homeownership Rehabilitation Program
HTF	—	Housing Trust Fund
HUD	—	U. S. Department of Housing and Urban Development
L&I	—	Department of Licenses and Inspections (Philadelphia)
LISC	—	Local Initiatives Support Corp.
LIHTC	—	Low-Income Housing Income Tax Credits
MBE	—	Minority Business Enterprise

MROP	—	Major Reconstruction of Obsolete Projects
MTW	—	Moving To Work
MUFFI	—	Mixed-Use Facility Financing Initiative
NAC	—	Neighborhood Advisory Committee
NBO	—	Neighborhood Based Organization
NCAT	—	Neighborhood Commercial Area Transformation
NRI	—	Neighborhood Revitalization Initiative
NRS	—	Neighborhood Revitalization Strategy
NSP	—	Neighborhood Stabilization Program
OBH	—	Office of Behavioral Health
OHCD	—	Office of Housing and Community Development (Philadelphia)
OSH	—	Office of Supportive Housing
PACDC	—	Philadelphia Association of Community Development Corporations
PCA	—	Philadelphia Corporation for Aging
PCAH	—	Philadelphians Concerned About Housing
PCCY	—	Philadelphia Citizens for Children and Youth
PCDC	—	Philadelphia Commercial Development Corp.
PCHA	—	Philadelphia Community Health Alternatives
PHA	—	Philadelphia Housing Authority
PHDC	—	Philadelphia Housing Development Corp.
PHFA	—	Pennsylvania Housing Finance Agency
PHMC	—	Philadelphia Health Management Corp.
PHIL	—	Philadelphia Home Improvement Loan Program
PHS	—	Pennsylvania Horticultural Society
PIDC	—	Philadelphia Industrial Development Corp.
PNDC	—	Philadelphia Neighborhood Development Collaborative
PNHS	—	Philadelphia Neighborhood Housing Services
PRA	—	Philadelphia Redevelopment Authority
PWDC	—	Philadelphia Workforce Development Corp.
REAL	—	Refinance to Affordable Loan
RFP	—	Request for Proposal
S+C	—	Shelter Plus Care
SBCIP	—	Small Business Commercial Improvement Program
SBRLF	—	Small Business Revolving Loan Fund
SHARP	—	Senior Housing Assistance Repair Program
SHIP	—	Student Hospitality Internship Program
SIP	—	Storefront Improvement Program
SVLAP	—	Small Vacant Lot Abatement Program
TBSRP	—	Targeted Basic Systems Repair Program
TCMP	—	Targeted Corridor Revitalization Management Program
THPP	—	Targeted Housing Preservation Program
TNCA	—	Targeted Neighborhood Commercial Area
TOPS	—	Transitional Opportunities Promoting Success
TPAC	—	The Philadelphia AIDS Consortium
UESF	—	Utility Emergency Services Fund
VPRC	—	Vacant Property Review Committee
WBE	—	Woman Business Enterprise

# Index



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# Index

## Symbols

24 CFR Section 91.100 - 2  
24 CFR Section 91.105 - 2  
32nd and Cecil B. Moore Homeownership - Appendix 8  
101 W. Johnson St. - 154 - 165, Appendix 7  
1260 Housing Development Corp. - Appendix 53  
4050 Apartments - 150 - 165  
4200 block of Powelton Avenue - 150 - 165  
4900 W. Girard Ave - 152 - 165

## A

ACHIEVEability - 152, 152 - 165, 152 - 165, 153  
ActionAIDS - 121, 113  
Adaptive Modifications Program (AMP - 27, 70, 75, 104, Appendix 53, 104, Appendix 53, 169  
Affordable Housing Center of Philadelphia - 113  
AIDS Activity Coordinating Office (AACO) - 2  
AIDS Fund - 121  
Allegheny West Foundation - 144, 145, 146, Appendix 7  
Amendment Policy - 125, Appendix 47  
American Dream Downpayment Initiative (ADDI) - 127, 160  
American Recovery and Reinvestment Act - 106, 119, 125, 165, 172  
Annual Homeless Assessment Report (AHAR) - 34  
Anthony Wayne School - Appendix 53  
Anthony Wayne Senior Housing II - 148  
APM - 145, Appendix 2, Appendix 3, Appendix 5, Appendix 6, Appendix 7  
Appletree Housing - Appendix 53  
Archdiocese of Philadelphia CDC - 146  
ARRA - 106, 173  
Ash Center for Democratic Governance and Innovation - 131  
Asociación de Puertorriqueños en Marcha (APM) - 71, 145  
Aspen Housing - 152 - 165

## B

Basic Systems Repair Program - 104 - 165, 158 - 165, 163 - 165, 174 - 178, Appendix 39, Appendix 49, Appendix 106  
Beaumont Accessible Homes - 150 - 165  
Beechwood - Appendix 52  
Belfield Avenue Townhomes - 154 - 165  
Belmont - Appendix 53  
Brantwood - Appendix 53  
BSRP - 104, Appendix 53  
Business Improvement District (BIDS)- 138, 146, 149, 150, 153, 154  
Business Improvement District Assistance - 171

## C

Campaign for Working Families - 109  
Capacity Building Assistance for NBOs - 166, 171  
Carroll Park Community Council - 107, 152  
Catholic Health Care Services - 145  
CBM Village - Appendix 53  
CDBG - 1, 2, 4, 109, 124, 131, 135, 136, 137, 141, 148, 159, 160, 163, 164, Appendix 19, Appendix 20, Appendix 23, Appendix 31, Appendix 34, Appendix 44, Appendix 45, Appendix 16, Appendix 24, Appendix 27, Appendix 34, Appendix 35, Appendix 37, Appendix 38, Appendix 41, Appendix 42, Appendix 43, Appendix 47, Appendix 48, Appendix 51, Appendix 52, Appendix 53  
CDC Tax Credit Program - 140, 166, 168, 172  
Cecil B. Moore - Appendix 8  
Cecil B. Moore Homeownership Zone - 144, 163, Appendix 3, Appendix 5, Appendix 42, Appendix 52  
Centennial Village - 152 - 165  
Center in the Park - , 107, 113  
Central Germantown Council - 172  
Chatham Apartments - Appendix 53  
Cherry Tree Housing - 152 - 165  
Child Care Facilities Fund - 175 - 178  
Childhood Lead Poisoning Prevention Program (CLPPP) - 2  
Citizen Participation Plan - 1, 2, Appendix 44  
City Bond Financing - 161 - 165  
City Council - 1, 2, 4, 162, 164, Appendix 27, Appendix 37, Appendix 45, Appendix 46, Appendix 48, Appendix 49, Appendix 50, Appendix 51  
City General Fund - 172

---

Commerce Department - 135, 136, 137, 138, 139, 146, 163, Appendix 22, Appendix 44  
commercial corridor revitalization - 132  
Community Design Collaborative - 131, 179, 179  
Community Development Block Grant (CDBG) - 1, Appendix 20, Appendix 52, Appendix 53, 159, 172,  
172, Appendix 13, Appendix 42, Appendix 43  
Community Legal Services (CLS) - 112  
Community Ventures - 145, 152, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 7  
Concillio - 113  
Congreso de Latino Unidos - 113, 145  
Consumer Credit Counseling Service of Delaware Valley - 113  
Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP) - 2  
Council Bill # 9910563 - 90, 128

## D

Demolition - Appendix 52  
Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) - 2, 31  
Department of Community and Economic Development - 42 - 75, 132 - 165, 162 - 165, 165, Appendix  
23 - Appendix 59, Appendix 30 - Appendix 59, Appendix 34 - Appendix 59  
Department of Human Services (DHS) - 2  
Diamond Green - 145  
Diana T. Myers & Associates - 2  
Diversified Community Services - 113, 148, 149  
Dixon House - 107

## E

Earned Income Tax Credit (EITC) - 109, 174  
East Penn Street Affordable Housing - Appendix 8  
Econsult Corporation - 49  
Education Works - 71  
Eli Apartments - 154 - 165  
Elm Street Program - 132, 167, 172, 172  
Elon Group - 148  
Emergency Heater Hotline - Appendix 1  
Emergency Repair Hotline - Appendix 1  
Emergency Shelter Grant - 1, 115, Appendix 19, 172  
Emergency Solutions Grant - 1, 115, 119, 161

Emergency Solutions Grant (ESG) - 1

Energy Coordinating Agency - 16, 106, 107, 114, 174, Appendix 19, Appendix 105

Enterprise Center - 153

Esperanza - 145, 146

## F

façade improvements - 137

Fairmount CDC - 146

Fattah Homes II - 152 - 165

float loans - 124, 125, 164

foreclosure - 103, 108, 109, 110, 112, 114, 125, 132, 141, 144, 148, 150, 152, 156, 165

Francisville Affordable Housing Design Competition - Appendix 52

Francisville NDC - 149

Frankford CDC - 156

Friends Neighborhood Guild - 107

## G

Gaudenzia House - 121, Appendix 5

General Funds - 128 - 165, 164 - 165

Germantown Ave. Crisis Ministry - 107

Germantown Restoration CDC - 154 - 165

Gillingham Court - 156 - 165

GPASS - 107, 154 - 165

Grays Ferry Community Council - 148, 148 - 165, 149

Growth Loan - 135

## H

Habitat for Humanity - 145, 154, Appendix 7

HACE - 107, 144, 145, 146, 113

Harbor Project: Housing First - 121

HAS Investment Partners - 150 - 165

HEARTH Act Emergency Solutions Grant - 119

Heater Hotline - Appendix 96

HELP IV - 150 - 165

H-ESG - 119

Highly Active Anti-Retroviral Treatment (HAART) - 30

HIV Housing Planning Committee - 120

---

HOME - 1, 4, 110, 124, 159, 160, Appendix 2, Appendix 4, Appendix 7, Appendix 15, Appendix 16, Appendix 17, Appendix 18, Appendix 20, Appendix 23, Appendix 31, Appendix 34, Appendix 41, Appendix 45, Appendix 47, Appendix 51

HOME Investment Partnership (HOME) - 1

Homeless Management Information System (HMIS) - 34, 35, 40, 77, 115

Homeless Prevention Program - 175 - 178, 169

Homeless Prevention & Rapid Rehousing - 172

Homeownership Choice Program (HCP) - 163 - 165

Homeownership Construction Initiative (HCI) - 163 - 165

Homeownership Equity Recovery Opportunity (HERO) - Appendix 52

Homeownership Rehabilitation Program (HRP) - Appendix 52, Appendix 97

Homestart - Appendix 52

HOPWA - 1, 4, 103, 120, 121, 160, Appendix 20, Appendix 47, 115, Appendix 2, Appendix 13, Appendix 37

Horizon House - 152 - 165, Appendix 3 - Appendix 7

Housing Choice Voucher - 164

housing counseling - 103, 108, 109, 110, 112, 114, 119, 120, 127, 128, 141, 148, 150, 153, 154, 156, 160, 168, 180, Appendix 96

Housing First - 120, 121

Housing Gap Financing - 168

Housing Opportunities for Persons With AIDS (HOPWA) - 1, Appendix 20, 103, 115, 160, 172, Appendix 13

Housing Retention Program - 119

Housing Trust Fund - 1, 159, 162, 172

HPRP - 119, 120

HUD - 1, 2, 3, 4, 121, 125, 132, 134, 159, 160, 161, 163, 165, Appendix 18, Appendix 20, Appendix 23, Appendix 24, Appendix 25, Appendix 30, Appendix 31, Appendix 34, Appendix 35, Appendix 36, Appendix 48, Appendix 49, Appendix 51, Appendix 54, 133, 142

Hunting Park NAC - 107, 145

**I**

Impact CDC - 146

Impact Services - 109, 145, 156, 174, Appendix 3, Appendix 4, Appendix 6, Appendix 7

Ingersoll Commons - 145

Interac Capacity Building - Appendix 53

Intercommunity Action - , 113

Intercultural Family Services - 113

Interim Construction Assistance - 164 - 165, Appendix 8, Appendix 49

## J

Jefferson Square - 148, Appendix 4, Appendix 42, Appendix 52

## K

Kensington Area NAC - 145

Kings Highway II - Appendix 53

Korean Community Development Services Center - 113

Kvaerner Philadelphia Shipyard - 163 - 165

## L

LandCare Program - 129, 131, 150, 154, 156

Lawrence Court - Appendix 8

Lead-Based Paint Hazards - Appendix 98

lead-paint hazards - 134

Lehigh Park II - 144

Liberty at Disston - 156 - 165

Liberty at Welsh Road - 156 - 165

Liberty Housing Development - 152 - 165, 156 - 165

Liberty Resources - 2, Appendix 6, 113

Local Initiatives Support Corp. (LISC) - 71, 93

Logan CDC - 154

Logan Triangle Area - 154 - 165, 158 - 165, 163 - 165

Low-Income Housing Tax Credits - 123, 124, 125, 145, 148, 150, 152, 154, 158, 159 - 165, 162, Appendix 25, Appendix 35

Low-Income Housing Tax Credits (LIHTC) - 123, 125, 162

Lucien E. Blackwell Homes - 127

Ludlow - Appendix 8

## M

Main Street - 176 - 178, 137 - 165, 138 - 165, 140 - 165, 162 - 165, 172

Main Street Program - 138, 166, 167, 172, 172

Mantua - 125, 152, 153, Appendix 2, Appendix 6, Appendix 42, Appendix 52

Marlton Court - Appendix 53

Martin Luther King Plaza - 127

McKinney Continuum of Care Funds - 161 - 165

Metamorphosis CDC - 145

---

Mill Creek - 127  
Mini-PHIL - 108  
Mixed-Use Facility Financing Initiative (MUFFI) - 163 - 165  
Mixed-Use Program - 173 - 178, 176 - 178  
Model Blocks - 175 - 178  
Mount Vernon Manor - 152 - 165  
Moving to Work (MTW) - 164 - 165  
Mt. Airy USA - , 113

## N

NACs - 132, Appendix 44, Appendix 47  
Neighborhood Advisory Committees - 110, 133, 141  
Neighborhood-Based Rental Housing - Appendix 97  
Neighborhood Benefit Strategy - 90, 128, Appendix 21, Appendix 24, Appendix 31, Appendix 35  
Neighborhood Development Fund - 166, 171  
Neighborhood Development Grant Activities - 166  
Neighborhood Energy Centers - 107  
Neighborhood Revitalization Initiative (NRI) - 163 - 165  
Neighborhood Stabilization Program 2 - 1, 125, 168, 172  
Neighborhood Stabilization Program (NSP1) - 165  
New Courtland - 145, Appendix 5, Appendix 7  
New Kensington CDC - 145, 146, 107, 113  
Nictown - 125, 144, 145, Appendix 7, 107  
Nictown CDC - 107, 146  
Ninth and Berks Streets - 145  
Nitza Tufino Townhomes - 145  
Norris Square Civic Association - 145, 113  
Norris Square Town Houses - Appendix 8  
Northern Home for Children's New Generations - 154 - 165  
Northwest Counseling Service - 113  
Nueva Esperanza - , 113  
Nugent Senior Center - 154 - 165

## O

Office of Supportive Housing (OSH) - 2  
Ogden House - 152 - 165  
One APM Plaza - 145

## P

PACDC - 179

Partnership Homes II - Appendix 53

Pathways to Housing - 121

Patriot House - 148, Appendix 7

PEC - 150 - 165, 152 - 165, Appendix 2 - Appendix 7, Appendix 3 - Appendix 7, Appendix 5 - Appendix 7, Appendix 6 - Appendix 7, Appendix 7, Appendix 43, Appendix 53

PennHOMES - 124, 158, 159, 162

Pennrose Properties - 148, Appendix 5, Appendix 7

Pennsylvania Department of Community and Economic Development (DCED) - 42, 132, 165, Appendix 23, Appendix 30, Appendix 34

Pennsylvania Horticultural Society - 129, 130

Pennsylvania Housing Finance Agency (PHFA) - 123, 162, Appendix 23, Appendix 34

People's Emergency Center (PEC) - 150 - 165

PHA - 25, 116, 127, 164, Appendix 15, Appendix 22, Appendix 45, Appendix 52

PHDC - 1, 14, 104, 106, 141, 174, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 22, Appendix 29, Appendix 40

PHFA - 123, 124, 125, 159, 162, 163, Appendix 23, Appendix 25, Appendix 28, Appendix 34, Appendix 35, Appendix 38, Appendix 39

PHIL - 108 - 165, 163 - 165, 174 - 178

Philadelphia2035 Comprehensive Plan - 71

Philadelphia Association of Community Development Corporations (PACDC) - 2, 92, 131

Philadelphia Chinatown Development Corporation - 138, 149

Philadelphia Citizens for Children and Youth (PCCY) - 2

Philadelphia City Planning Commission (PCPC) - 2

Philadelphia Corporation for Aging (PCA) - 2

Philadelphia Department of Licenses and Inspections (L&I) - 2

Philadelphia Department of Public Health (DPH) - 2

Philadelphia HIV/AIDS Housing Advisory Committee - 2

Philadelphia Home Improvement Loan (PHIL) - 108, 168, Appendix 97

Philadelphia Housing Authority (PHA) - 2, 55, 63, 74, 116, 164, Appendix 22, Appendix 45, Appendix 52

Philadelphia Housing Development Corp. (PHDC) - 1, 2

Philadelphia Housing Trust Fund (HTF) - 1, 162

Philadelphia Industrial Development Corp. (PIDC) - 135

Philadelphia LandCare Program - 129

Philadelphia Legal Assistance - 112

Philadelphia Neighborhood Housing Services - 113

Philadelphia Redevelopment Authority (PRA) - 1, 34, 124, Appendix 17, Appendix 24, Appendix 30

---

Philadelphia Senior Center - 113  
Philadelphia VIP - 108  
Philadelphia Workforce Development Corp. (PWDC) - 121  
PHIL-Plus - 108  
PHS Vacant Land Management - 168  
PIDC - 135, 139, 161, 163, 176  
PIDC Business Loan Programs - 166, 168  
Planning Districts - 141, 144, 145, 146, 148, 150, 152, 154, 156  
Point Breeze - 125, 148, Appendix 5  
Point in Time (PIT) Count - 40, 44  
Positive Action Program - 121  
Potters House Mission - Appendix 52  
PRA - 1, 34, 124, 127, 162, Appendix 17, Appendix 24, Appendix 25, Appendix 26, Appendix 27, Appendix 28, Appendix 29, Appendix 30, Appendix 31, Appendix 32, Appendix 33, Appendix 35, Appendix 36, Appendix 37, Appendix 38, Appendix 39, Appendix 40  
Pradera - 144, Appendix 3, Appendix 5, Appendix 6, Appendix 8  
Preservation Low-Income Housing Tax Credits - 145  
Project H.O.M.E. - 145, 148  
Projecto Escalera - 145

## R

Raymond Rosen - Appendix 52  
Relocation Plan - Appendix 99  
Renovation and Remodeling Law - 134  
Residential Mortgage Foreclosure Prevention Program - 110  
ReStore - 136, 138  
ReStore Philadelphia Corridors (ReStore) - 136  
Rowan Homes I - Appendix 53  
Roxborough Redevelopment - 154 - 165  
Ryan White CARE Act - 120, 121  
Ryan White CARE Act Planning Council - 120

## S

Safe Haven - Appendix 82, Appendix 83  
Salvation Army Reed House - Appendix 53  
Sarah Allen IV - Appendix 53  
SaveYourHomePhilly hotline - 110, 112  
Schuylkill Falls - 127

Sears Street - Appendix 52  
Section 108 Loan Program - Appendix 52, 135, 136, 163, 166, 168  
Section 108 loan repayment - 158 - 165  
Settlement Assistance Grants - 168, Appendix 97  
SHARP Home Repair Program - 174 - 178  
Shelter Plus Care - 121, 161  
Shelton Court - 154 - 165  
Sheridan Street Green Building Initiative - Appendix 8  
Small Business Loan - 135  
Small Business Loan Guarantee Pool (PIDC) - 172  
South City Gardens - Appendix 8  
South Kensington Community Partners - 145, 149  
Southwark Plaza - Appendix 52  
Southwest CDC - 107, 113, 150  
St. Anthony's Apartments - Appendix 53  
Station House - Appendix 53  
St. DePaul USA - 148  
St. Maron's Hall - 148  
Storefront Improvement Program & Targeted Block Façades - 166, 168, 181  
Strawberry Mansion Homeownership - Appendix 8  
Strawberry Mansion Neighborhood Action Center - 145  
St. Raymond - 148  
Supportive Housing Programs - 161 - 165

## T

Tangled Title Fund - 108, 164  
Targeted Commercial Management - 146, 153, 154, 156  
Targeted Corridor Management - 150  
Targeted Corridor Revitalization Management Program (TCMP) - 137, 166  
Targeted Neighborhood Business Attraction & Expansion - 166  
Targeted Neighborhood Commercial Area (TNCA) - Appendix 9  
Targeted Neighborhood Economic Development Program - 166  
Technical Assistance to Micro Businesses - 166  
Temple University Regional Rail station - 145  
Tenant Union Rights Network - 113  
Ten Year Plan to End Homelessness - 103  
The Partnership CDC - 113, 150, 153  
Thompson Street Apartments - 145

---

Title X Final Rule - 134

TNCA - 136, 139

## U

Unemployment Information Center - 113

Uniform Program Management System (UPMS) - Appendix 51 - Appendix 59

Union Hill Homes - Appendix 8

United Communities - 107, 148, 113

United Communities Southeast Philadelphia - 113

Universal Court - Appendix 53

Urban Affairs Coalition - 109

Urban League of Philadelphia - 113

Utility Emergency Services Fund - 114 - 165, 174 - 178, Appendix 19 - Appendix 59

## V

Vacant Land Management - 129, 175

Victims of Domestic Violence - 120

Village Center - 146

## W

Walnut Park Plaza - 152 - 165

Wayne Junction Train Station - 144

WCRP - 145, Appendix 3, Appendix 5, Appendix 6, Appendix 7

Weatherization Assistance Program - Appendix 50 - Appendix 59, 167, 169

We Never Say Never - 107

West Oak Lane CDC - 113

West Philadelphia Empowerment Zone - 152 - 165

Whitman Community Council - 148

William Way Senior Residence - 148

Women's Community Revitalization Project (WCRP) - 145

WPRE II - 152 - 165, Appendix 7

WPRE III - 152 - 165

WPRE IV - 152 - 165

## Y

YouthBuild - 175 - 178, Appendix 2 - Appendix 7, Appendix 4 - Appendix 7, Appendix 5 - Appendix 7,  
Appendix 19 - Appendix 59, Appendix 52, Appendix 52 - Appendix 53

YWCA - Appendix 53

