





Year 40
Proposed Consolidated Plan

Action Plan - Fiscal Year 2015







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

An Ordinance

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

The Council of the City of Philadelphia Hereby Ordains:

Section 1.

The Director of Housing, on behalf of the City, is hereby authorized to file an application with the United States Department of Housing and Urban Development ("HUD") for a Community Development Block Grant ("CDBG") in an amount up to $39,308,769 under Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, as amended, including all understandings and assurances therein.

Section 2.

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

Section 3.

The provision in the application providing for the use of up to $30,000,000 for interim construction financing is approved subject to the provision that the amount of $39,308,769 contained in the CDBG Application is awarded.

Further, said monies shall only be made available for obligation upon certification by the Director of Finance that unexpended CDBG funds are available for Interim Construction Assistance and that any amounts made available are guaranteed by an irrevocable Letter of Credit or other security acceptable to the Director of Finance. At such time the Director of Finance may authorize amounts to be provided from this appropriation which amounts shall be financed by CDBG revenues. Amounts which are repaid shall be credited as program income to finance Community Development activities.

Section 4.

In accordance with the application, the Director of Finance is specifically authorized, with the concurrence of HUD to, as of June 30, 2013, transfer all unliquidated encumbrances and other available balances for Community Development Program Year XXXVII to Program Year XXXVIII. Further, any questioned cost items from Program Year XXXVI which are determined by HUD to be ineligible costs shall be transferred to Program Year XXXVIII, after such costs are removed. Program regulations governing such transferred funds shall be determined by HUD. The Director of Finance shall notify the Clerk of Council periodically concerning Program Year XXXVIII transfers.

Section 5.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $8,946,920 under the HOME Investment Partnership program under Title II of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, as amended, to enter into an agreement with HUD to implement the HOME Investment Partnership program, and to take any and all other action necessary to complete the application, participate in the HOME Investment Partnership program, and otherwise carry out the purposes of this ordinance.

Section 6.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $9,469,519 under the AIDS Housing Opportunity Act, 42 U.S.C. 12901 et seq., as amended, for a Housing Opportunities for Persons with AIDS ("HOPWA") grant, to enter into an agreement with HUD to implement the HOPWA program, and to take any and all other action necessary to complete the application, participate in the HOPWA program, and otherwise carry out the purposes of this ordinance.

Section 7.

The Director of Housing is hereby authorized, on behalf of the City, to file an application, including all understandings and assurances therein, with HUD for up to $3,253,542 under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987, 42 U.S.C. § 11371 et seq., as amended, for an Emergency Solutions Grant ("ESG"), to enter into an agreement with HUD to implement the ESG program, and to take any and all other action necessary to complete the application, participate in the ESG program, and otherwise carry out the purposes of this ordinance.

Section 8.

The applications for CDBG, HOME, HOPWA and ESG funding which the Director of Housing is authorized to file shall be substantially in the form set forth in Exhibit "A" hereto and known as the *Year 40 Consolidated Plan ("Plan")*; and further, contain a provision stating that: "Seventy-five percent (75%) of the proceeds from the sale of any real property which was acquired under any approved Consolidated Plan shall be used exclusively for programmatic activities authorized by the *Consolidated Plan*, excluding operating costs, both program delivery and administration. No more than twenty-five percent (25%) of the proceeds from the sale of any real property which was acquired under any approved *Consolidated Plan* shall be used for

operating costs, including program delivery and administration." The Chief Clerk of the Council shall keep copies of Exhibit "A" on file and make them available for inspection and review by the public.

Section 9.

The Director of Housing, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania, to obtain a grant or grants for a blight prevention program under the Act of April 12, 1956, P.L. 1449, as amended, to prevent and eliminate blight in an activity or activities as identified, determined and authorized by the *Year 40 Consolidated Plan* for housing and community development purposes in an amount not to exceed $5,000,000. The Director of Housing is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public.

Section 10.

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

Section 11.

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

Section 12.

The Director of Commerce, on behalf of the City, is hereby authorized to file an application or applications and, if an application or applications are accepted, to execute a contract or contracts with the Commonwealth of Pennsylvania to obtain a grant or grants from the Keystone Communities Program including but not limited to the Main Street Program; Façade and Planning; and Public Improvement grants administered by the Department of Community and Economic Development in an amount not to exceed $1,000,000. The

Director of Commerce is further authorized to provide additional information and to furnish any documents as may be required by the Commonwealth of Pennsylvania and to act as the authorized correspondent of the City. Concurrent with the filing of any application with the Commonwealth, copies shall be provided to the Chief Clerk of Council, who shall keep the application on file and make it available for inspection and review by the public. The City will assume the full local share of project costs; and further, the City will reimburse the Commonwealth for the State's share of any expenditure found by the Commonwealth to be ineligible.

Section 13.

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

Section 14.

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

Table of Contents

Ordinance

Introduction 1

Consultation Process . . . 2
Citizen Participation . . . 2
Contents . . . 3
Executive Summary . . . 5

Housing and Community Development: A Strategic Approach 9

The Current Environment and Obstacles to Meeting Underserved Needs . . . 15
The Strategy for Year 40 . . . 17
Proposed Outcomes and Geographic Distribution . . . 18
Areas of Racial and Low-Income Concentration . . . 22

Action Plan 27

Prevent Homelessness by Keeping People in Their Homes . . . 27

Home Improvement Programs . . . 28
Home Repair Assistance . . . 32
Housing Counseling . . . 34
Homeless and Special-Needs Housing . . . 40
Special-Needs Facilities and Services . . . 50
Persons with Disabilities . . . 55
Persons With HIV/AIDS (HOPWA) . . . 56
HOPWA Budget Detail CDBG Year 40 (FY 2015) . . . 58

Increase Affordable Housing Options . . . 59

Funding Approach for Housing Production . . . 59
Interim Construction Financing . . . 60
Federal Stimulus Funds . . . 62
Affordable Rental Housing . . . 63
Affordable Homeownership Housing . . . 64
Neighborhood Benefit . . . 65

Strengthen Communities, Eliminate Blight and Support Neighborhood Planning . . . 66

Vacant Land Management . . . 66
Community Planning and Capacity Building . . . 68
Neighborhood Services . . . 69
Targeted Residential Improvements . . . 69

Create Jobs – Attract and Retain Businesses . . . 71

Business Assistance . . . 72
Community-Based Organization Assistance . . . 74
Employment Services and Training . . . 77

Neighborhood Planning and Development by Area 79
North/River Wards 82
Central/South 86
Southwest 90
West 92
North/Northwest 95
Northeast 98

Section 108 Loan Repayments 100

Other Actions 101
Foster and Maintain Affordable Housing 101
Public Housing Improvements and Resident Initiatives 101
Evaluation and Reduction of Lead-Based Hazards 103
Anti-Poverty Strategy 105
Developing Institutional Structures and Enhancing Coordination
Between Housing and Services Agencies 107
Strategy for Improving Coordination 111

Anticipated Budgetary Resources 115
Community Development Block Grant 115
Federal HOME Funds 115
Federal HOPWA Funds 116
Federal Emergency Solutions Grant Funds 116
Federal McKinney Continuum of Care Grant 117
City Bond Financing 118
Philadelphia Housing Trust Fund 118
Commonwealth of Pennsylvania Funds 118
PHFA Financing, Low-Income Housing Tax Credits 119
Section 108 Loan Program 119
PHA Housing Choice Voucher Program 120
Interim Construction Assistance 120
City of Philadelphia General Funds 121
Neighborhood Stabilization Program Funds 121
Annual Operating Costs 121
Schedules 122
Resource Comparison CDBG Year 39 and CDBG Year 40 130
Budget Detail CDBG Year 39 (FY2014) and CDBG Year 40 (FY2015) 131
HUD Table 3A Summary of Specific Annual Objective 137
HUD Table 3B Annual Housing Completion Goals 143
HUD Table 3C Consolidated Plan Listing of Projects 144

Appendix

Income Eligibility Tables. . . . . Appendix 1
OHCD Affordable Housing Production - July 1, 2000-Present . . . . . Appendix 2
OHCD Affordable Housing Production - Year 40 . . . . . Appendix 10
Year 40 Targeted Neighborhood Commercial Areas . . . . . Appendix 11
Active Interim Construction Assistance Loans . . . . . Appendix 12
Analysis of Impediments to Fair Housing Choice . . . . . Appendix 13
Consultation Process . . . . . Appendix 25
HOME Program Guidelines . . . . . Appendix 33
CDBG Program Guidelins . . . . . Appendix 37
Equal Opportunity/Affirmative Action Requirements and OHCD Policies . . . . . Appendix 38
Selection Criteria for Homeownership Projects. . . . . Appendix 41
Selection Criteria for Rental Projects . . . . . Appendix 45
Selection Criteria for Special-Needs Projects. . . . . Appendix 52
Continuum of Care Program Processes . . . . . Appendix 66
Homeless Needs. . . . . Appendix 70
Inventory of Facilities and Services for the Homeless and
Persons Threatened with Homelessness . . . . . Appendix 80
Philadelphia Continuum of Care 2014 McKinney Housing Inventory Tables. . . . . Appendix 85
Citizen Participation Plan . . . . . Appendix 100
Relocation Plan . . . . . Appendix 106
Summary of Beneficiary Policy . . . . . Appendix 112
Monitoring . . . . . Appendix 113
CDBG Budget for Year 40 by Eligibility Categories . . . . . Appendix 114
Geographic Boundaries of CDBG-Funded Activities . . . . . Appendix 116
Summary of Section 108 Funding Years 21-39 (FY 1996-2014) . . . . . Appendix 118
Minority Benefit . . . . . Appendix 120
Lead-Based Paint Hazard Reduction . . . . . Appendix 122
Guide to Agencies and Programs . . . . . Appendix 123

Index

HUD Tables

HUD Table 3A Summary of Specific Annual Objective 137
HUD Table 3B Annual Housing Completion Goals 143
HUD Table 3C Consolidated Plan Listing of Projects 144

Charts and Tables

Table 1: Impact of Vacant Land Management 13
Table 2: Unemployment in the Philadelphia Region by County 15
Chart 1: Philadelphia CDBG & HOME Entitlement Funding 2002 - 2015 16
HOPWA Budget Detail CDBG Year 40 (FY 2015) 58
HUD Table 3A Summary of Specific Annual Objective 137
HUD Table 3B Annual Housing Completion Goals 143
HUD Table 3C Consolidated Plan Listing of Projects 144
Income Eligibility Tables . . . . . Appendix 1
OHCD Affordable Housing Production - July 1, 2000-Present . . . . . Appendix 2
OHCD Affordable Housing Production - Year 40 . . . . . Appendix 10
Year 40 Targeted Neighborhood Commercial Areas . . . . . Appendix 11
Active Interim Construction Assistance Loans . . . . . Appendix 12
Table 3: Maximum Architect's & Engineer's Fees . . . . . Appendix 51
OHCD/PRA Funded Accessible/Adaptable Rental Housing Units . . . . . Appendix 59
OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units . . . . . Appendix 62
In Emergency Housing
- Table 4: Gender Distribution of Individual Adults & Unaccompanied Youth . . Appendix 71
- Table 5: Age Distribution of Individual Adults & Unaccompanied Youth . . . . . Appendix 72
- Table 6: Gender Distribution of Adults in Families . . . . . Appendix 72
- Table 7: Age Distribution of Adults in Families . . . . . Appendix 72
- Table 8: Age Distribution of Children in Families . . . . . Appendix 73
- Table 9: Racial Distribution of Individuals, Unaccompanied Youth & Families . Appendix 73
- Table 10: Ethnic Distribution of Individuals, Unaccompanied Youth & Families . Appendix 74

Table 11: Street Counts – 2013 . . . . . Appendix 75
Chart 2: Number of Homeless People Living on the Streets
- of Philadelphia (2009 - 2013) . . . . . Appendix 75

Table 12: Southeastern Pennsylvania AIDS Cases by County & Date Reported . . . . Appendix 76
Table 13: Philadelphia AIDS Cases by Gender Jan. 1, 1980 - Dec. 31, 2012 . . . . . Appendix 77
Table 14: Disproportionate Relationship Between Race &
- HIV/AIDS in Philadelphia . . . . . Appendix 78

Inventory of Services For Individuals & Families
- Experiencing Homelessness In Philadelphia . . . . . Appendix 83

Housing Inventory Tables
- Emergency Shelters . . . . . Appendix 88
- Transitional Housing . . . . . Appendix 92
- Permanent Supportive Housing . . . . . Appendix 94
- Safe Haven Housing . . . . . Appendix 98
- Rapid Rehousing Program & Supportive Services for Veteran Families . . . . . Appendix 98
- 2014 Unmet Need Totals . . . . . Appendix 98
- Summary - 2014 . . . . . Appendix 99

CDBG Budget for Year 40 by Eligibility Categories . . . . . Appendix 114
Geographic Boundaries of CDBG-Funded Activities . . . . . Appendix 116
Summary of Section 108 Funding Years 21-39 (FY 1996-2014) . . . . . Appendix 118
Minority Benefit . . . . . Appendix 120

Maps

Housing Developments Fiscal Years 2000-2014 11
Philadelphia2035 Planning Districts & District Plan Schedule 14
Concentrations of Population by Race & Ethnicity
- African-Americans 23
- Latinos 24
- Asian/Pacific Islanders 25

Concentrations of Low- & Moderate-Income Population 26
Home Improvements Made in FY 2013 29
Neighborhood Energy Centers Serving Philadelphia 31
Homes Saved from Foreclosure: June 2008 to April 2014 36
Housing Counseling Agencies Serving Philadelphia 38
Stimulus Investments 2009-2013 (CDBG-R, NSP1, NSP2) 61
LandCare Parcels Managed by the Pennsylvania Horticultural Society 67
Neighborhood Advisory Committees: Service Areas 70
Targeted Corridor Management and Cleaning Programs 76
Philadelphia CDC Business Tax Credit Program Recipient Agencies 2014 78
Eligible Census Tracts 80
Year 40 Housing Production 81
Activity Maps
- North/River Wards 85
- Central/South 89
- Southwest 91
- West 94
- North/Northwest 97
- Northeast 99

Introduction

Introduction

The *Year 40 Consolidated Plan*, published by the Office of Housing and Community Development (OHCD) on behalf of grantee City of Philadelphia, 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) – that support housing and community and economic development activities.

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 40 Consolidated Plan* represents OHCD's plan and corresponding budget for housing and community development activities in Year 40, City Fiscal Year 2015.

The housing and community development activities described in the *Year 40 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.

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 40 Preliminary Consolidated Plan*, and citizen comments received were considered in developing the *Year 40 Proposed Consolidated Plan*. Public hearings on the *Year 40 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 40 Consolidated Plan* as adopted by City Council will be submitted to HUD for review and approval.

The *Year 40 Consolidated Plan* includes a one-year Action Plan covering the City's Fiscal Year 2015, which begins on July 1, 2014 and concludes on June 30, 2015. A Strategic Plan covering Fiscal Years 2013-2017 was published in the *Year 38 Consolidated Plan*, as was a Housing and Homeless Needs Assessment and a Housing Market Analysis. The *Year 40 Consolidated Plan* will be submitted to HUD by June 30, 2014, and approval by HUD is anticipated within 45 days.

Consultation Process

In accordance with 24 CFR Section 91.100, OHCD consults with continuum of care and other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) during preparation of the *Consolidated Plan*. These organizations are asked to provide certain data on current and projected housing needs, inventory, services, and plans to provide housing and services in the future. The areas in which these organizations work include housing services, social services, fair housing services, health services, homeless services, continuum(s) of care, agencies that discharge persons, business and civic leaders, lead-based paint, adjacent government, state (non-housing), metropolitan planning agencies, HOPWA and public housing. Because the City of Philadelphia and the County of Philadelphia are coterminous all City agencies also serve a county-wide function. A complete list of consulting agencies can be found starting on page Appendix 25.

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 April 9, 2013. The public was provided the opportunity to comment on the proposed Citizen Participation Plan until May 9, 2013. No comments were received, and OHCD adopted a final Citizen Participation Plan.

Contents

According to HUD regulations, the *Consolidated Plan* consists of four required sections: three- to five-year comprehensive analyses of needs (the "Housing and Homeless Needs Assessment") and housing market conditions (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 and Appendix). The information included in each component of the 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, and HTF funds, other anticipated resources, administrative cost calculations and other required budgetary information.

➢ Appendix

Other documentation required by HUD as well as additional narrative and other materials.

Only the Action Plan is required to be published every year. The Housing and Homeless Needs Assessment, the Housing Market Analysis and the Strategic Plan sections were published in the *Year 38 Consolidated Plan* and will not be published in the *Year 40 Consolidated Plan*.

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

Executive Summary

The *Year 40 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 the Commonwealth of Pennsylvania's Keystone Communities program – that support housing and community and economic development activities. The *Plan* outlines the expenditure of approximately $118 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 households 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, survivors 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 Options

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, 2013, 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) and extensive outreach takes place 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 16, 2014, most people who testified noted the repeated cuts in federal funding over the past decade, with some requesting that local funds replace those federal funds lost. Testifiers also identified specific programs recommended for increased funding and commended OHCD for its applications to the Keystone Communities Program.

Housing and Community Development: A Strategic Approach

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 widespread disinvestment in many Philadelphia neighborhoods that led to the collapse of the manufacturing base, a significant outmigration of the population and 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 to 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.

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 when the City saw a 37 percent reduction in CDBG, HOME and state resources between FY 2011 and FY 2014, 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, in which vacancies and crime have been reduced while housing values and neighborhood income have increased.

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. As it has sought to implement a holistic approach to neighborhood revitalization, the partnerships OHCD has formed have grown and strengthened.

Impact of Strategic Neighborhood Investment

CB Moore Homeownership Zone

Population 2000-2010	+ 23%
Home Prices 2000-2010	+ 75%
Resident Salaries 2000-2010	+ 28%
Housing Vacancies 2000-2010	- 54%
Aggravated Assaults 1999-2009	- 45%

In 2012, OHCD submitted a proposal to HUD for a Choice Neighborhoods implementation grant. While OHCD had long collaborated with the Philadelphia Housing Authority (PHA), providing opportunities for input on the development of the *Consolidated Plan* and funding acquisition and site improvement work for PHA developments, OHCD and PHA partnered as co-applicants for the Choice Neighborhoods grant. The two organizations recruited a broad array of North Philadelphia organizations and institutions to develop a truly comprehensive neighborhood plan addressing housing, health, education, safety, economic development and other goals. Grant partners included the School District of Philadelphia, Temple University, the Citizen Planning Institute, the Pennsylvania Horticultural Society, LISC, Asociación de Puertorriqueños en Marcha (APM), Public Health Management Corporation, EducationWorks, Econsult, the Southeastern Pennsylvania Transportation Authority, the Village of Arts and Humanities, the City's Departments of Public Health, Human Services, Police, Commerce, Recreation and Education, and residents.

Housing Counseling FY 2008-2013

76,300

Households Counseled

Although the City was not selected to receive a grant in 2013, the strong relationships forged through the grant proposal process remained. In FY 2013 the City and its lead partners continued to build on both those relationships and the comprehensive transformation plan, and began the work necessary to submit an updated North Central Philadelphia Transformation Plan Choice Neighborhoods Implementation grant proposal in FY 2014. OHCD and PHA worked collaboratively as co-applicants, with APM as the lead People partner and Temple University as the principal Education partner. The planning process included area residents and the partner organizations from the previous application. After months of planning, coordination and public engagement, the North Central Philadelphia Transformation Plan – with a comprehensive strategy to meet Housing, People and Neighborhood needs – was submitted in early FY 2014. As of the writing of the *Proposed Consolidated Plan*, Philadelphia is one of the finalists for an Implementation grant.

Foreclosure Prevention

June 2008 - Feb. 2013

6,900

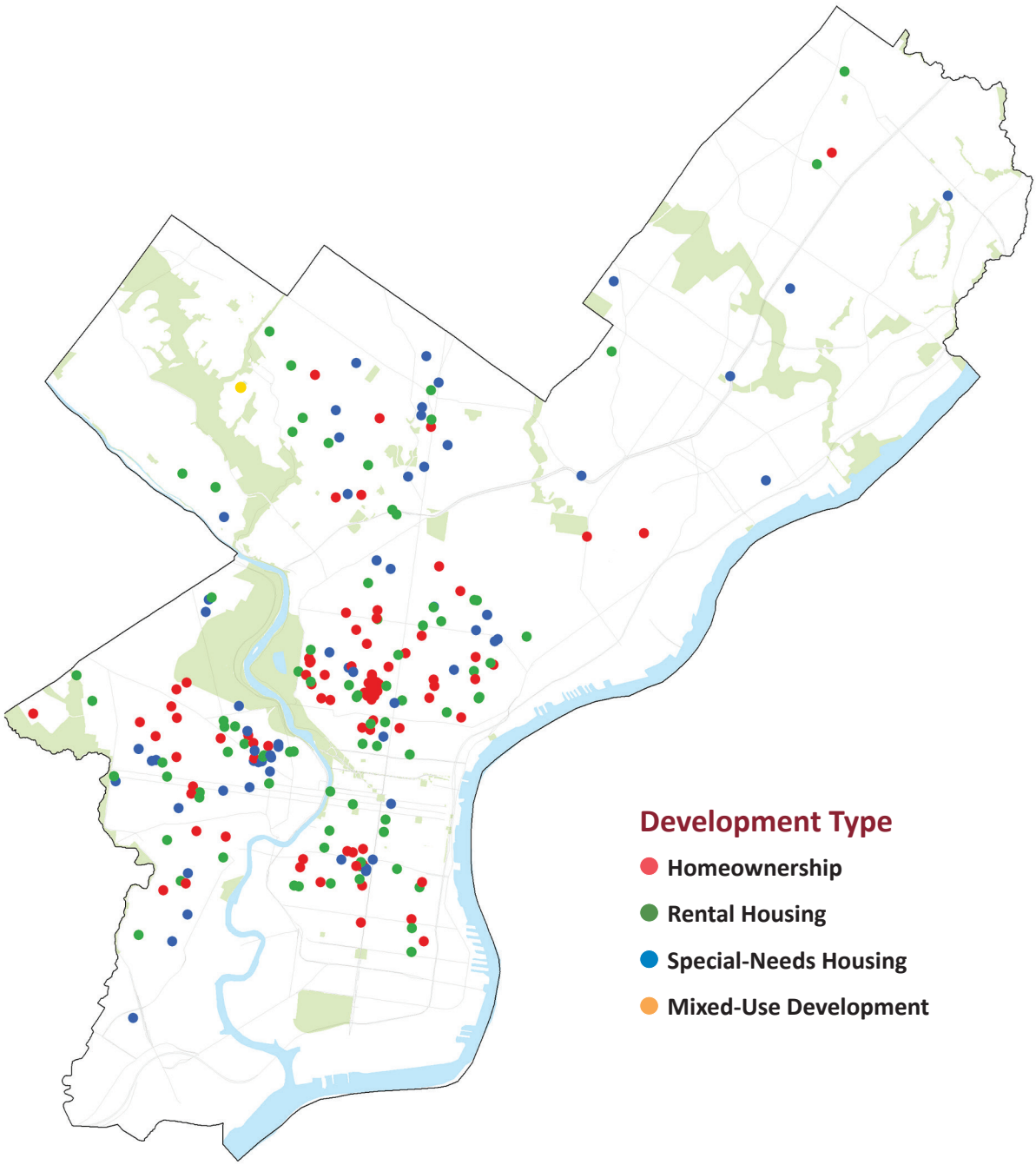
Homes Saved

Through Housing Counseling, NAC Outreach and Legal Assistance

Of course OHCD continues its strategic linkages with the Philadelphia Redevelopment Authority, Philadelphia Housing Development Corp., the Commerce Department, the Office of Supportive Housing, Pennsylvania Horticultural Society and others to continue to implement and improve successful community revitalization programs.

Housing Developments Fiscal Years 2000-2014

New Homeownership Housing	**1,644 units**
New or Preserved Rental Housing	**5,587 units**
New Special-Needs Housing	**1,293 units**



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 Corp. (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 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 small business and employment opportunities.

Table 1: 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 of stabilized lots on gun assault rates	-8%

* Data from two University of Pennsylvania studies

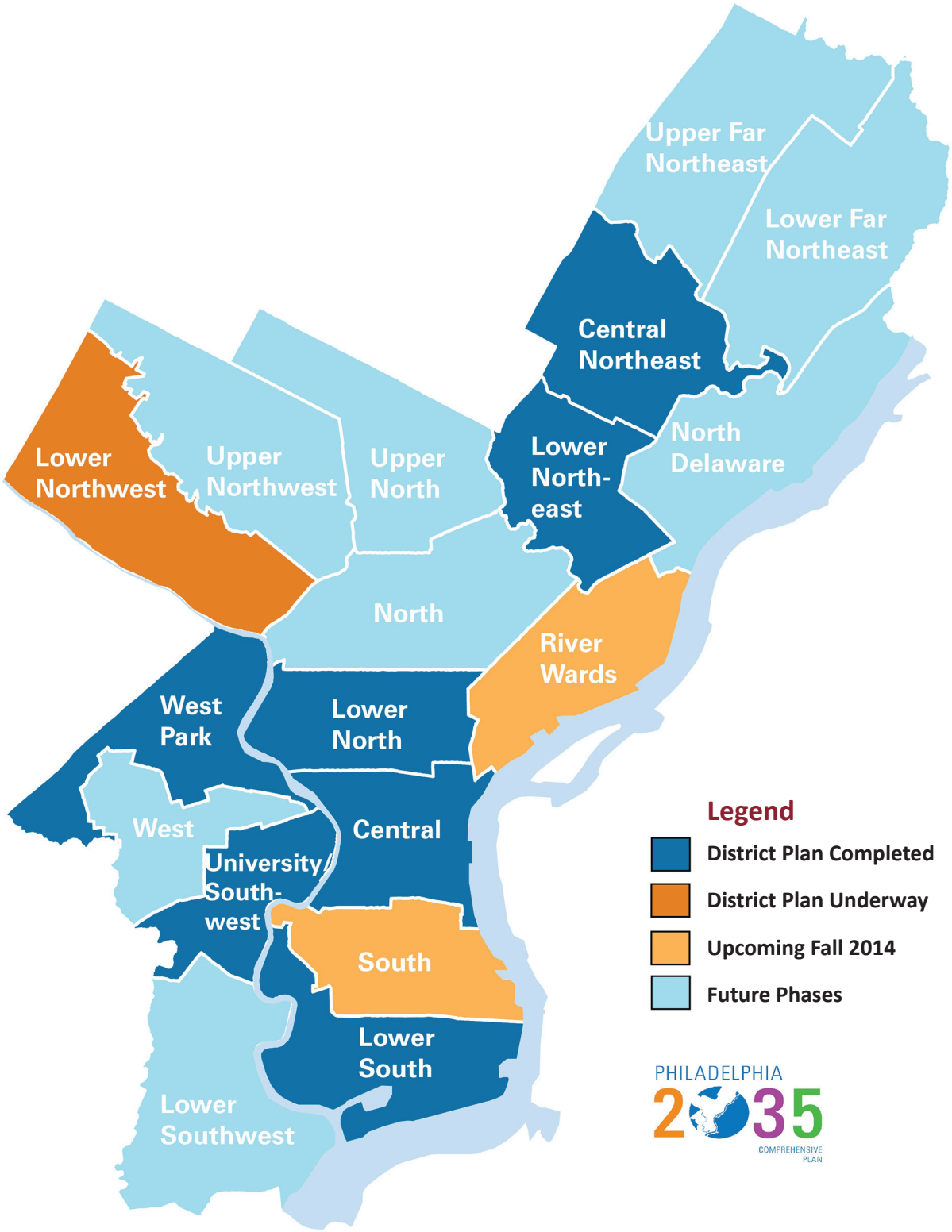
The newest tool in Philadelphia's strategic approach to neighborhood revitalization is a land bank. Through legislation passed by City Council and signed by Mayor Nutter late in 2013, Philadelphia became the largest city in the country to have a land bank. Guided by a strategic plan that will be developed in 2014, the land bank will place publicly owned land into common ownership and have the ability to acquire vacant and tax delinquent privately owned properties, making the land assemblage and disposition process faster and more efficient. Through the land bank Philadelphia will have another mechanism through which vacant and blighted properties can be repurposed as commercial development, affordable and market-rate housing, side yards, community gardens, urban agriculture and other beneficial uses.

Other City initiatives are helping to meet the challenge of revitalizing neighborhoods. The Philadelphia City Planning Commission (PCPC) has led a multi-year effort to revamp the City's planning processes and a zoning code that was more than 40 years old. PCPC began the process with an inclusive effort to create a Citywide Vision, which was adopted in June 2011. The next step is the creation of District Plans, seven of which have been completed, one of which is underway and two of which will begin in fall 2014 (see map on page 14). Working from that Citywide Vision, the PCPC led an effort to overhaul the zoning code, and a new code took effect in August 2012. To ensure citizen engagement in the planning and zoning process, the PCPC developed the Citizens Planning Institute (CPI), which educates citizens about the role good planning and implementation play in creating communities of lasting value. Since its launch in 2010, CPI has graduated more than 200 citizen planners, community leaders and engaged residents from more than 90 neighborhoods. OHCD's Year 40 Action Plan is presented in the context of the districts of the Planning Commission's *Philadelphia2035 Comprehensive Plan*.

OHCD has reapplied for HUD Choice Neighborhoods Implementation funding 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), Temple University and the other local organizations cited previously, 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.

Finally, OHCD's proposal review process includes an assessment of the sustainability of the proposed development in support of Mayor Nutter's Greenworks plan and his goal of making Philadelphia America's greenest city.

Philadelphia2035 Planning Districts and District Plan Schedule



The Current Environment and Obstacles to Meeting Underserved Needs

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 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 that began in 2008 shows no sign of abating. In fact, lulls in foreclosures in 2011 and 2012 were followed by surges in foreclosures.

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.

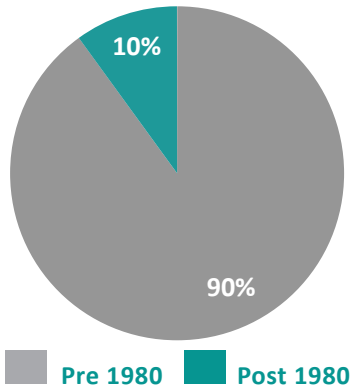
Communities continue to struggle with blight and vacant lots, and resident-focused planning and implementation is critical to the future of the city's neighborhoods. As it has for decades, Philadelphia continues to lag behind the suburbs in employment, with an unemployment rate consistently 2-3 points higher than its suburban counterparts.

Table 2:
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
Sept. 2012	10.8	7.5	6.1	8.0	6.8
March 2014	8.0	6.0	4.8	6.1	5.4

In addition, job growth in the Philadelphia region continues to trail the rest of the country, with the region ranking eleventh of the 12 largest areas in over-the-year employment growth as of October 2013. In addition, many

Age of Philadelphia Housing Stock

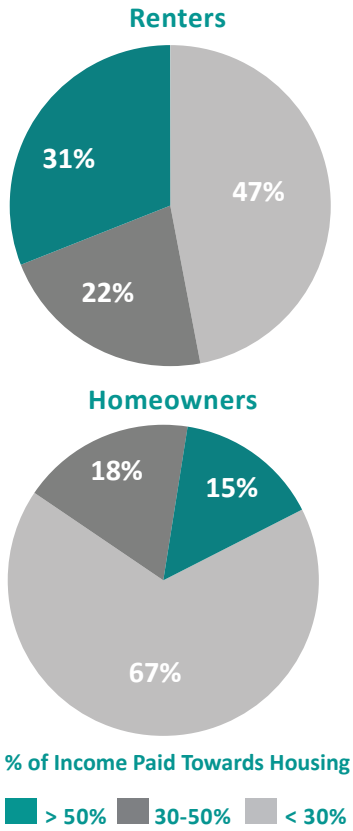


Philadelphia Foreclosure Trends

Average Monthly Foreclosure Filings

Oct 2012-Jan 2013	221
Feb 2013-Jan 2014	391

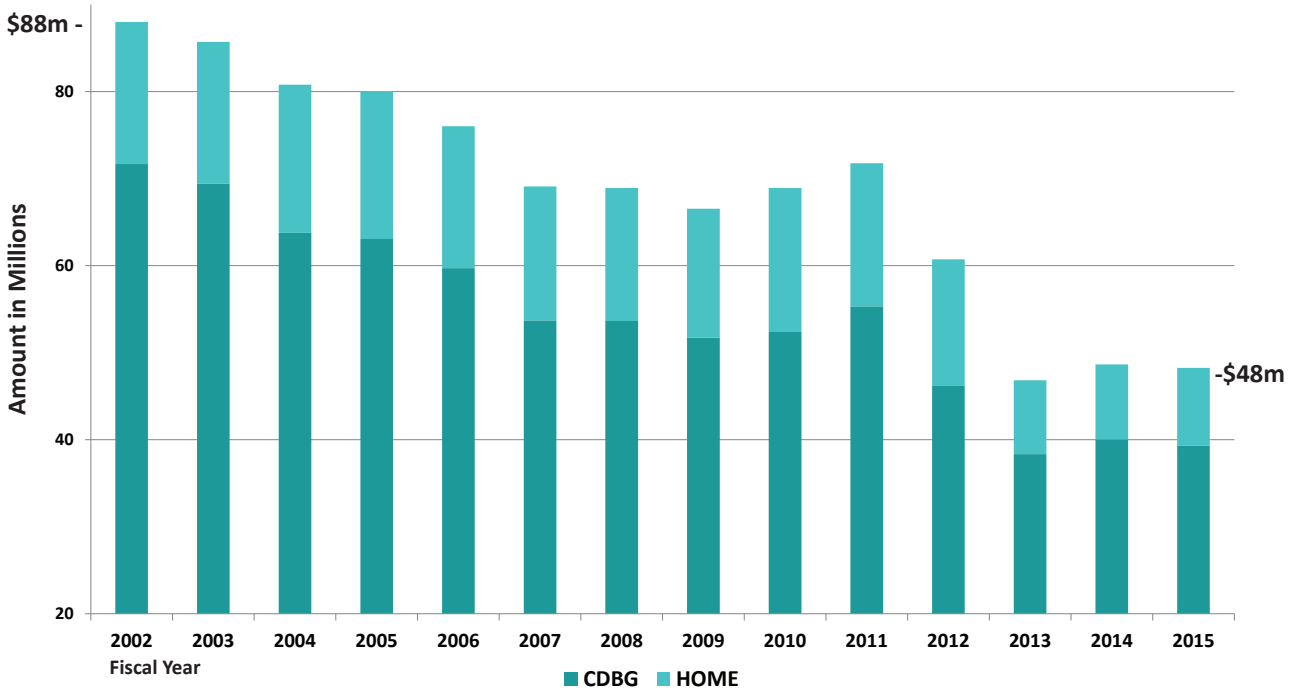
Cost-Burdened Philadelphia Households



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. Since 2002, OHCD's CDBG and HOME funding has been cut by approximately $40 million, a reduction of more than 45 percent.

Chart 1:
Philadelphia CDBG and HOME Entitlement Funding 2002 - 2015



The Strategy for Year 40

In the *Year 38 Consolidated Plan*, the Housing and Homeless Needs Assessment and the Housing Market Analysis identified key challenges and obstacles facing the City. Those analyses informed a Strategic Plan that included series of tactics designed to have a long-term impact on the City's low- and moderate-income communities: removing barriers to affordable housing, reducing lead paint hazards, reducing poverty, and improving institutional structures and coordination among them.

At the same time, the City is confronting immediate pressing housing and community development needs in an era of significantly reduced funding. To meet those more immediate challenges, 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 are at risk of homelessness due to rental arrearages or utility balances have access to homeless prevention programs and that those who do experience homelessness have access to 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 and 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.

Proposed Outcomes and Geographic Distribution

Implementing the strategies outlined above will result in more accessible, available, affordable and sustainable living environments, affordable housing and economic opportunities. For Year 40, OHCD proposes specific outcomes in each of these categories in the *Proposed Consolidated Plan*.

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 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. (HUD expects to release new low/moderate-income data in the second half of 2014.)

The City of Philadelphia is aligning its investments and strategies through a bold place-based approach to help these neighborhoods in distress transform themselves into neighborhoods of opportunity.

Specifically, Philadelphia is aligning and leveraging its resources with the public and private sectors to transform the lives of residents in the West Philadelphia Promise Zone (designation awarded in January 2014) and in North Philadelphia. North Philadelphia is the focus of a HUD Choice Neighborhoods Planning grant for the Sharswood/Blumberg area (awarded in December 2013), a Department of Justice Youth Violence Prevention "Forum City" grant (awarded in 2012) and is a finalist for a HUD Choice Neighborhoods Implementation grant for North Central. Three neighborhoods in Philadelphia – Point Breeze in South Philadelphia, Mantua in West Philadelphia and Nicetown in North Philadelphia – were targets of Neighborhood Stabilization Program funds that supported the rehabilitation of vacant, foreclosed homes, the new construction of homeownership housing, and the demolition of imminently dangerous buildings.



From the platform of the Temple Station, Kelvin A. Jeremiah (right), President and CEO of the Philadelphia Housing Authority (PHA), describes proposed neighborhood improvements to, from left, Deborah McColloch, Director of OHCD, Michael Johns, a Deputy Executive Director at PHA and U.S. Senator Bob Casey.

This new investment builds upon 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 40 activities by geography is provided in the Neighborhood Planning and Development by Area section that begins on page 79. 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.

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, well above 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 11 shows a mix of homeownership, rental and special-needs housing created in this area since FY 2001. Complementing housing development has been housing counseling, Neighborhood Advisory Committees, investments in commercial corridors, and management of vacant land. At the same time, the completion of the Paseo Verde development in 2013 introduced mixed-income housing to eastern North Philadelphia.

Neighborhood Stabilization Program 2 (NSP2) funds were also directed to North Philadelphia, and a Choice Neighborhoods Implementation funding proposal submitted in 2013 would bring housing, services, education, transportation and employment to North Philadelphia.

River Wards

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 has included housing rehabilitation, strategic new construction and open space management. 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.

West Philadelphia

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 was directed to the West Philadelphia neighborhood of Mantua, which includes both African-American and low- and moderate-income concentrations.

South Philadelphia

South Philadelphia is one of the most economically and racially diverse areas of the city. At the same time, neighborhoods of African-Americans 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 were directed to Point Breeze, a South Philadelphia neighborhood with both a concentration of African-Americans and low- and moderate-income households. The NSP2-funded developments in Point Breeze have not only increased the supply of affordable housing in the neighborhood but also added middle-income homes to Point Breeze.

Center City and Other Neighborhoods

While the City's strategy has included provision of affordable housing in areas that desperately need it, affordable housing has also been added in communities with higher-income populations. The John C. Anderson Apartments added 56 units of affordable housing to Center City where they will join an affordable housing supply provided by OHCD-funded Casa Farnese, 1515 Fairmount and Kate's Place. City-funded affordable developments have also contributed to increasing income diversity in West Mount Airy, Roxborough and Northeast Philadelphia.

HOPWA Resources

In distributing Housing Opportunities for Persons With AIDS (HOPWA) resources through the entire five-county 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. It is important to emphasize that, according to federal regulations, 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.

Funding Distribution

The vast majority of OHCD's resources are invested in these communities.

- Of the 10 housing developments expected to progress in Year 40, eight are in these Planning Districts.
- Of the 14 Targeted Commercial Management corridors, nine are in these Planning Districts.
- Of the 18 Commercial Cleaning corridors, 15 are in these planning districts.
- Virtually all of the LandCare vacant land parcels are in these areas.
- Sixteen of 19 Neighborhood Advisory Committees serve at least a portion of these districts.

On a proportional basis, approximately 75 percent of OHCDs funds in these programs will go to these neighborhoods (although 100 percent will go to CDBG-eligible households and census tracts).

Many 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 29), Neighborhood Energy Centers (page 31) and, to a slightly lesser extent, Foreclosure Prevention (page 36), shows that the vast majority of program benefits go to recipients who reside in these areas.

In the Neighborhood Planning and Development by Area section beginning on page 79, maps in each neighborhood section depict the investments the City expects to make in Year 40 in that community.

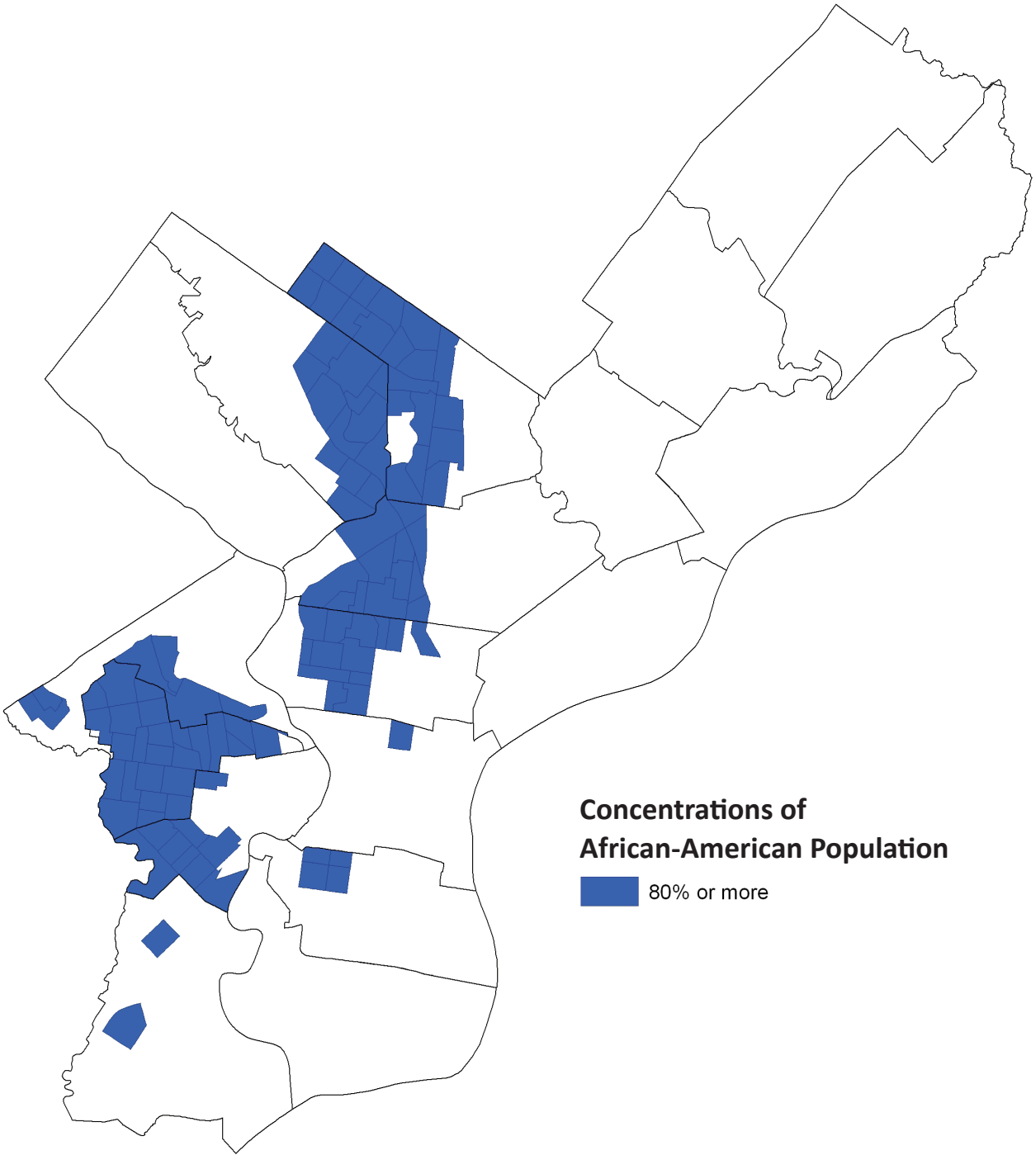
Areas of Racial and Low-Income Concentration

Philadelphia is a city of neighborhoods, many of which have a distinct racial and/or ethnic character. As shown in the Needs Assessment that was an element in the *Year 38 Consolidated Plan*, 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.

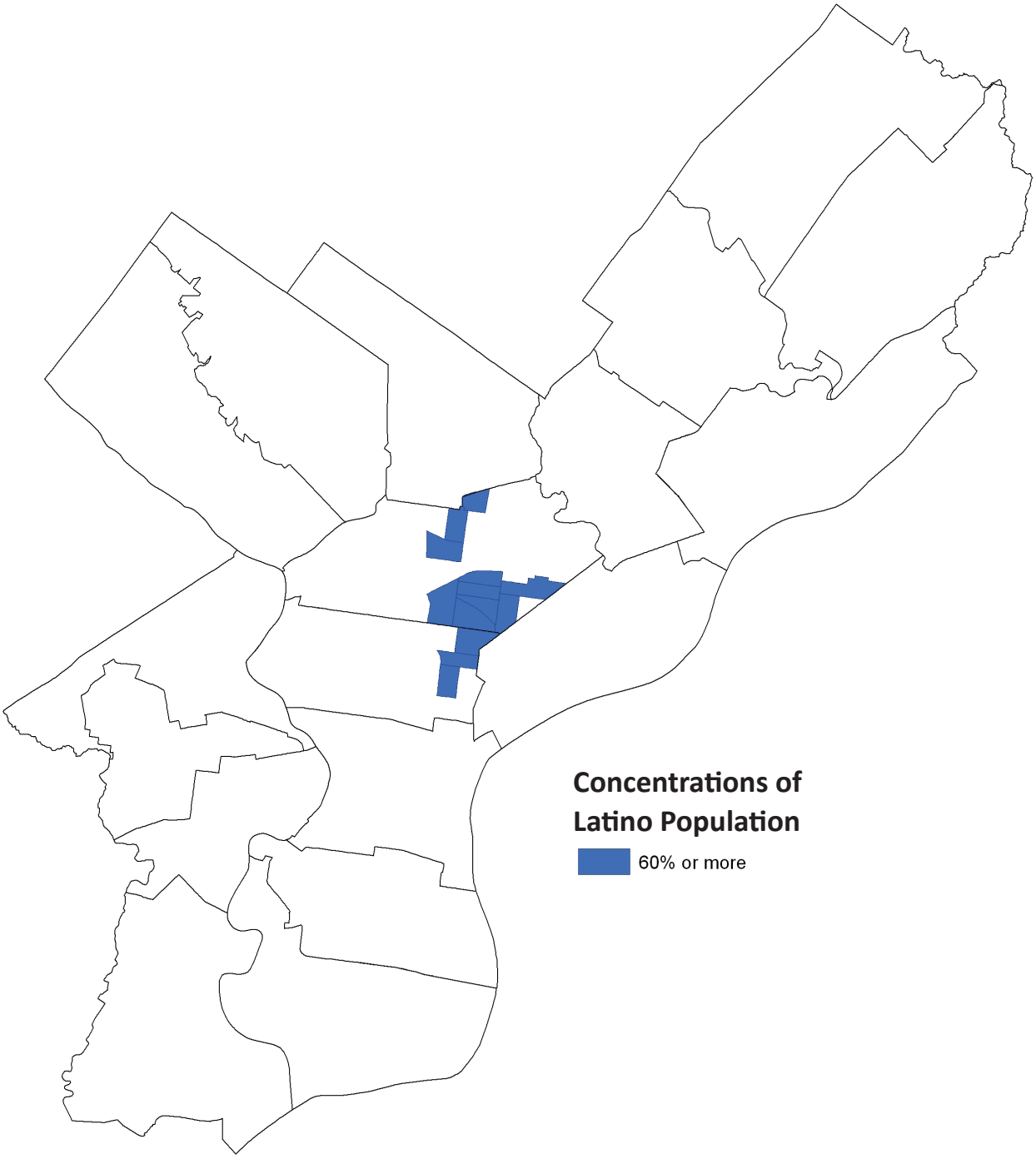
The U.S. Department of Housing and Urban Development (HUD) requires the City to define and identify areas of racial/ethnic and low-income concentration in this document. To meet this requirement, the City defines area of racial/ethnic minority concentration as any census tract in which, according to 2010 Census data, more than 80 percent of the population is African-American or more than 60 percent is Latino 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 40 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 26. HUD expects to release new low/moderate-income data in the second half of 2014.

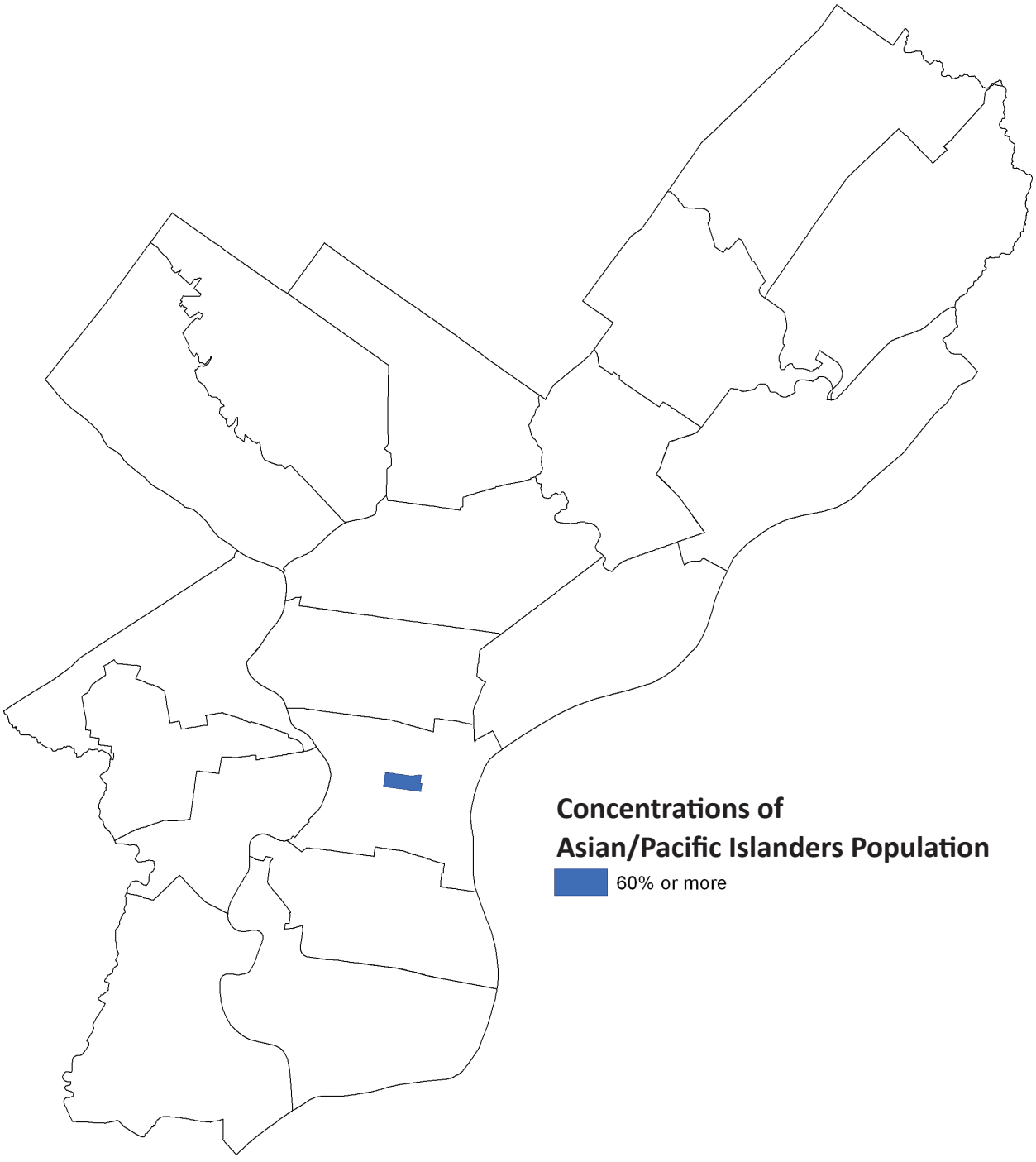
Concentrations of Population by Race and Ethnicity
African-Americans: 2010 Census Tracts



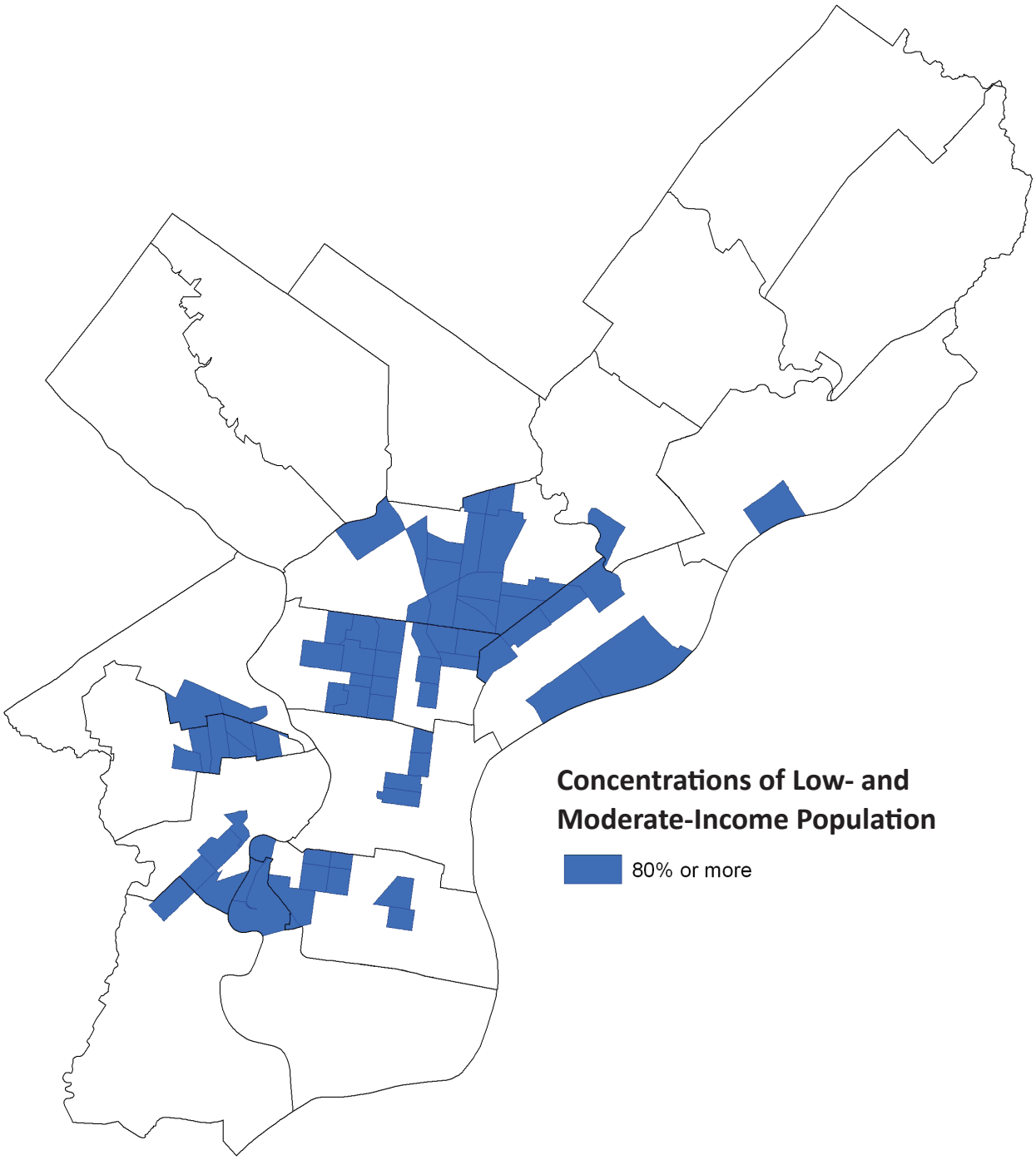
Concentrations of Population by Race and Ethnicity
Latinos: 2010 Census Tracts



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



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



Action Plan

Action Plan

The Action Plan portion of the *Year 40 Consolidated Plan* documents the activities that the City of Philadelphia proposes to undertake in Year 40 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 40 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.

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, more than 4,600 Philadelphians entered the foreclosure process in both 2012 and 2013, and Philadelphia is on a pace to see a comparable number of foreclosure filings in 2014. Foreclosure is another challenge that threatens to create homelessness among Philadelphians.

Philadelphia faces these challenges through strategies that foster and maintain affordable housing, thus preventing 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 40 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 Corp. (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. The geographic distribution of BSRP repairs for FY 2013 is shown on the map on page 29.

BSRP at a Glance

Maximum repair cost per property (lien free)	$18,000
Average repair cost per property	$10,000
Maximum eligible household income (3 people)	$29,685
BSRP waiting list (number of homeowners)	3,950

In rare instances, unforeseen property conditions will result in BSRP costs over $20,000.

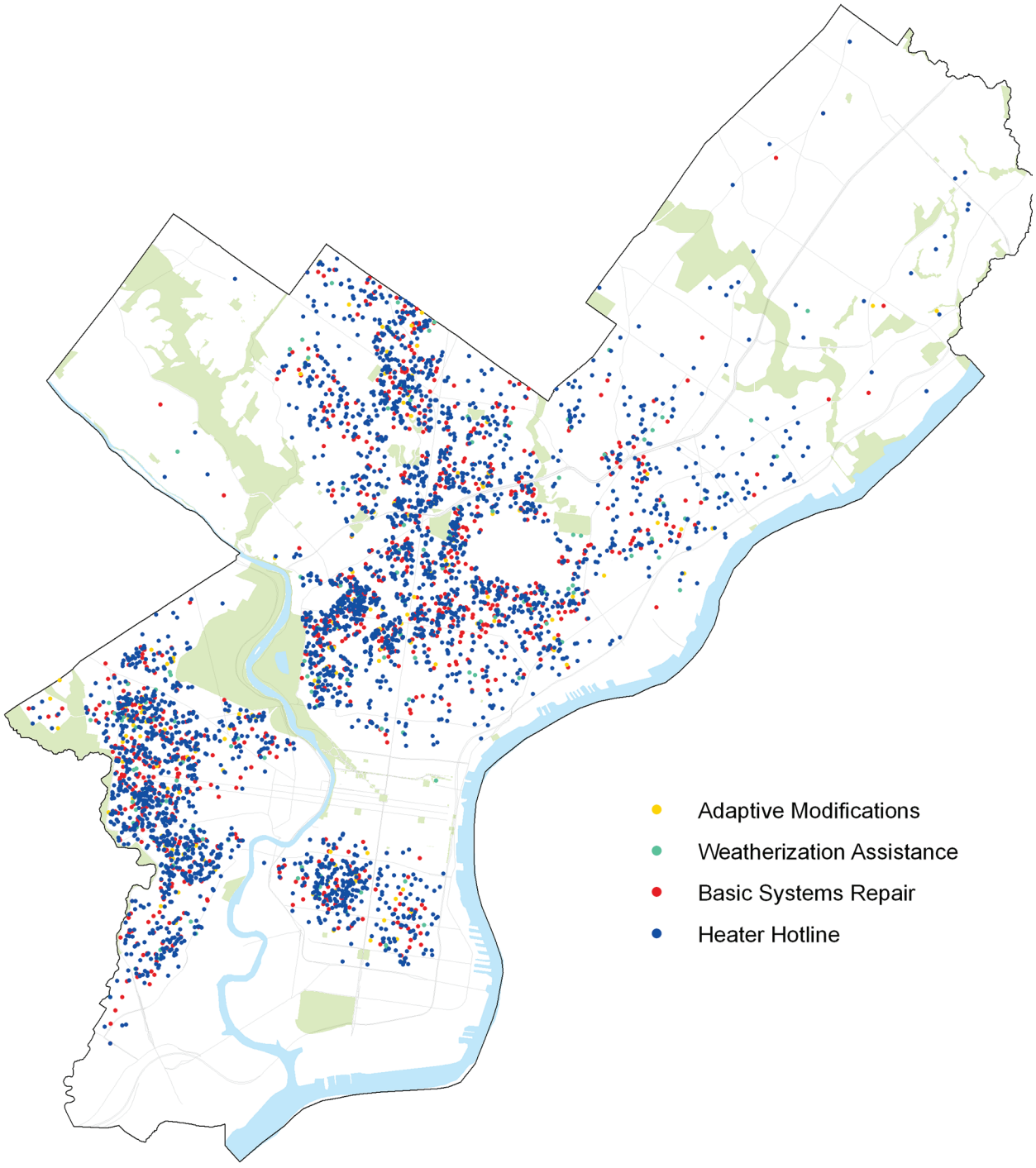
Adaptive Modifications Program

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. 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. The geographic distribution of AMP repairs for FY 2013 is shown on the map on page 29.

AMP at a Glance

Cost of Modest Modification (hand-held shower, grab bars, extra-high toilet)	$1,000
Cost of Extensive Modification (wheelchair lift or accessible bathroom)	$17,000
Average AMP Cost per home	$13,800
Maximum eligible household income (3 people)	$35,500
AMP Waiting List (number of homeowners/tenants)	384

Home Improvements Made in FY 2013



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 2013 is shown on the map on page 29.

WAP at a Glance

Maximum repair cost per property	$6,904
Average repair cost per property	$5,100
Maximum eligible household income (3 people)	$39,580
WAP waiting list (number of homeowners/tenants)	2,435

Due to declining funding, the Weatherization Assistance Program has far more people on its waiting list than it can project to provide services to within the next few years. Accordingly, PHDC has stopped accepting applications for the program and is no longer processing existing applications. At such time that PHDC has a reasonable chance of providing service to new applicants, PHDC will begin accepting new applications again.

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 Fiscal Year 2013 is shown on the map on page 29.

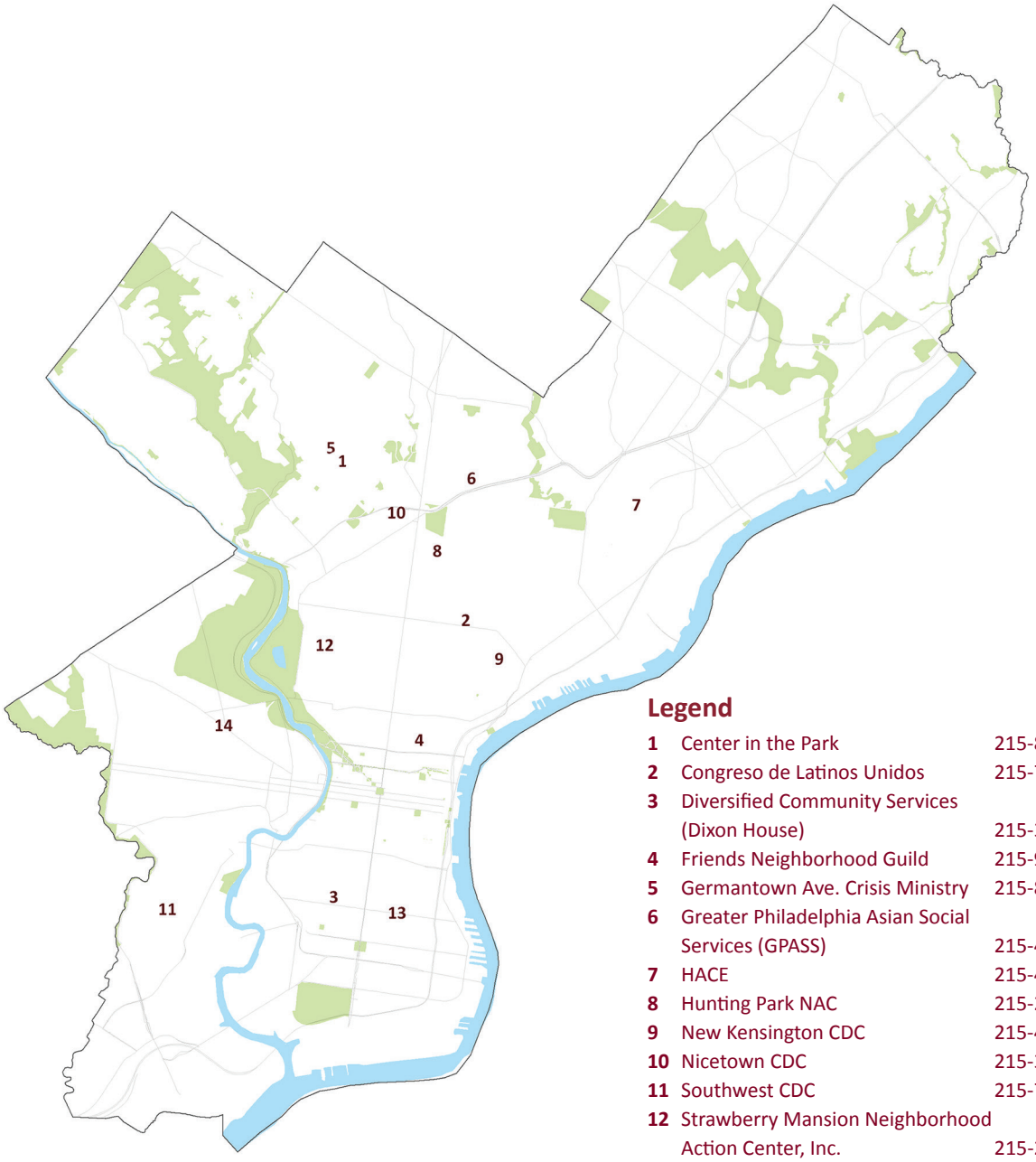
Heater Hotline at a Glance

Maximum repair cost per property	$2,000
Average repair cost per property	$350
Maximum eligible household income (3 people)	$29,685
Repairs made, FY 2013	3,101

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 14 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



Legend

1	Center in the Park	215-848-7722
2	Congreso de Latinos Unidos	215-763-8870
3	Diversified Community Services (Dixon House)	215-336-3511
4	Friends Neighborhood Guild	215-923-1544
5	Germantown Ave. Crisis Ministry	215-843-2340
6	Greater Philadelphia Asian Social Services (GPASS)	215-456-1662
7	HACE	215-437-7867
8	Hunting Park NAC	215-225-5560
9	New Kensington CDC	215-427-0350
10	Nicetown CDC	215-329-1824
11	Southwest CDC	215-729-0800
12	Strawberry Mansion Neighborhood Action Center, Inc.	215-235-7505
13	United Communities	215-468-1645
14	We Never Say Never	215-452-0440

Home Repair Assistance

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

Clear title is very important to qualify for an equity loan or a grant for home repairs, to sell a house or to resolve other liens on the property. 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	$3,250
Average grant per household	$1,100
Maximum eligible household income (3 people)	$39,580

Mini-PHIL and PHIL-Plus

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 PHIL-Plus. 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.

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 $52,000 (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, managed by the Urban Affairs Coalition, and by CEIBA.

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.



A member at Impact Building Materials Exchange discusses materials with Impact staff at the warehouse on North Front Street at Erie Avenue.

Housing Counseling

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 those homeowners in negotiating with lender attorneys, and by a hotline that enables homeowners to enter the foreclosure prevention program—and to set up a meeting with a counselor—with one phone call. 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 Program

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.

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.

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 4,500 new defaults in 2014.

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 below. Philadelphia Legal Assistance manages and staffs the SaveYourHomePhilly hotline.

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 in Courtroom 676 in City Hall

SaveYourHomePhilly Hotline

12,545

Calls

To Hotline in 2013

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 – more than 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.

Foreclosure Prevention Outreach

1,900

Households

Contacted in 2013

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

Foreclosure Prevention June 2008 - April 2014

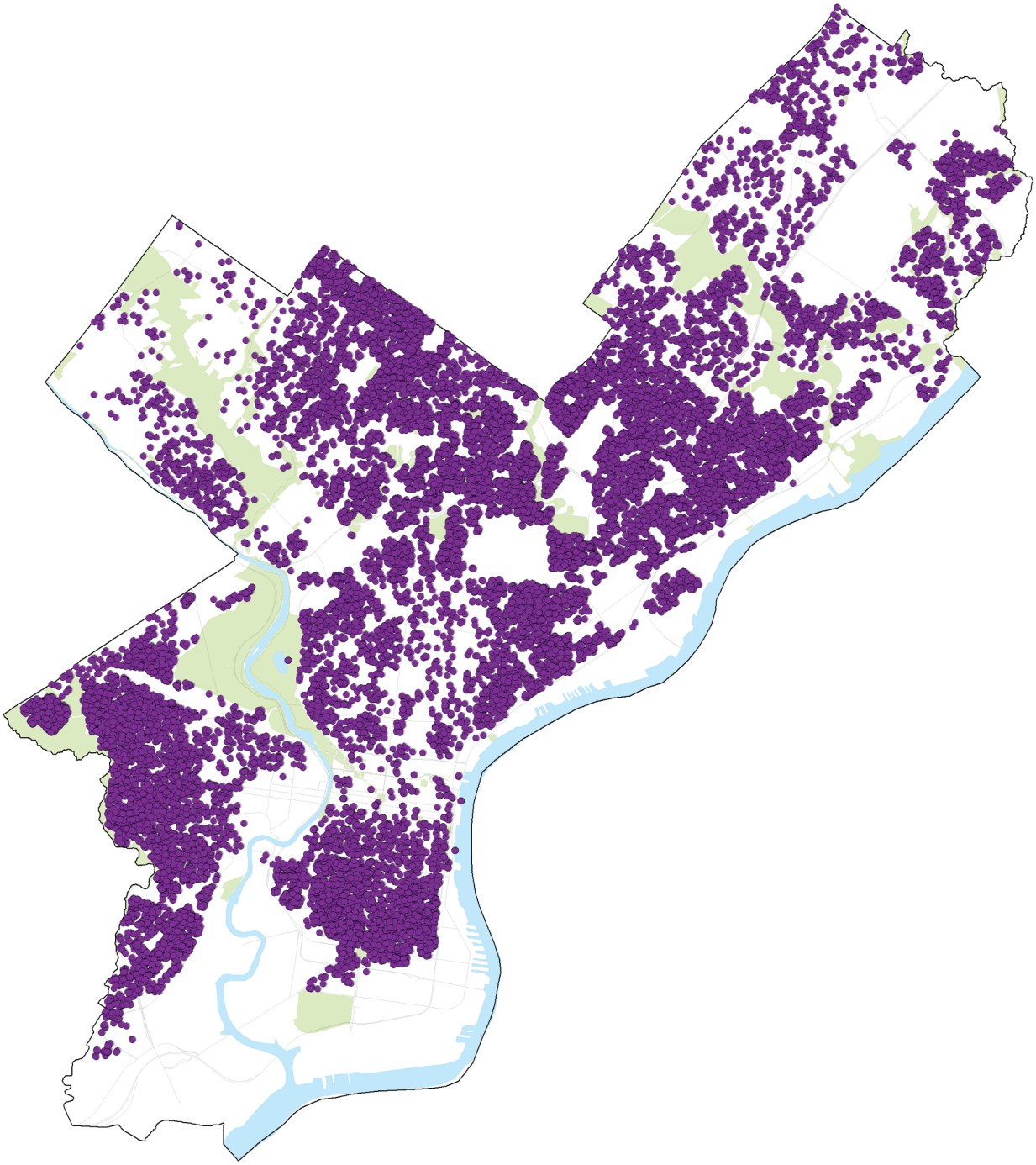
7,500

Homes Saved

Through Housing Counseling, NAC Outreach and Legal Assistance

Homes Saved from Foreclosure: June 2008 to April 2014

Through Housing Counseling, Outreach and Legal Support



lenders to modify mortgage loan terms to preserve homeownership, or will represent the homeowner to defend foreclosure, as appropriate.

See the map on page 36 for the geographic distribution of homes saved from foreclosure since June 2008.

Housing Retention

Housing Counseling

12,500

Households Counseled in FY2013

The Office of Supportive Housing manages housing retention services that include housing counseling and mortgage assistance to households in targeted zip codes to resolve an immediate housing crisis and to prevent households from losing their home and becoming homeless. Since October 2009, 884 households have received $1,568,203 in mortgage assistance.

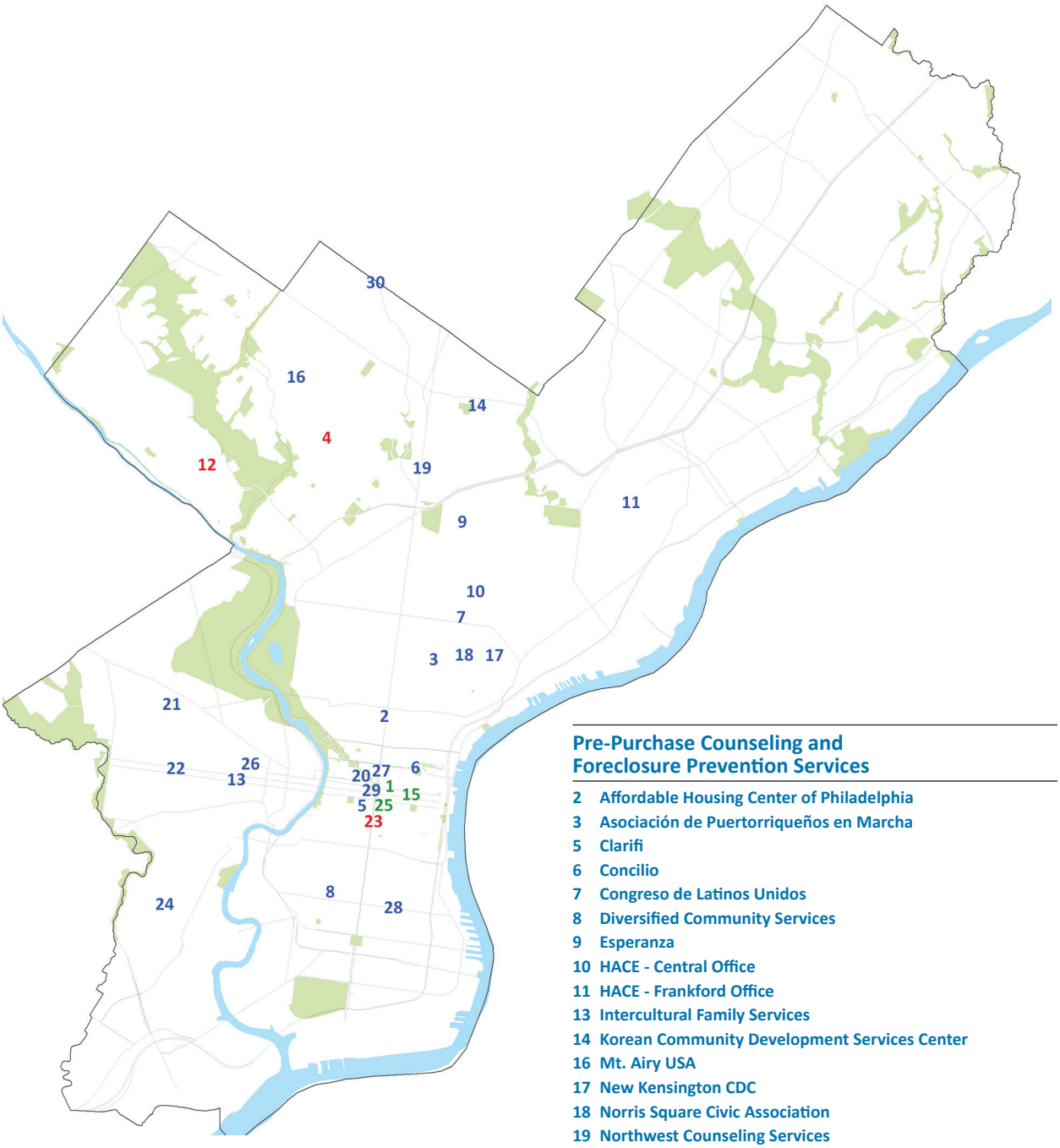
Neighborhood and Citywide Housing Counseling



Concilio housing counseling agency

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, tenants and people with disabilities.

Housing Counseling Agencies Serving Philadelphia



Specialty Housing Counseling Services

1 ActionAIDS
15 Liberty Resources
25 Tenant Union Representative Network (TURN)

Specialty Counseling Services for Seniors

4 Center in the Park
12 Intercommunity Action
23 Philadelphia Senior Center

Pre-Purchase Counseling and Foreclosure Prevention Services

2 Affordable Housing Center of Philadelphia
3 Asociación de Puertorriqueños en Marcha
5 Clarifi
6 Concilio
7 Congreso de Latinos Unidos
8 Diversified Community Services
9 Esperanza
10 HACE - Central Office
11 HACE - Frankford Office
13 Intercultural Family Services
14 Korean Community Development Services Center
16 Mt. Airy USA
17 New Kensington CDC
18 Norris Square Civic Association
19 Northwest Counseling Services
20 Philadelphia Council for Community Advancement - Center City
21 Philadelphia Council for Community Advancement - West
22 Philadelphia Neighborhood Housing Services (Pre-Purchase)
24 Southwest CDC
26 The Partnership CDC
27 Unemployment Information Center
28 United Communities Southeast Philadelphia
29 Urban League of Philadelphia
30 West Oak Lane CDC

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 unsustainable mortgages, to manage money through budgeting, and to maintain their homes. Indeed, OHCD's first-time homebuyer programs (see page 64) require that applicants receive housing counseling prior to obtaining financial assistance. See page 38 for a map of OHCD-funded housing counseling agencies.



A housing counselor and a volunteer lawyer consult on a foreclosure prevention case in Courtroom 676 in City Hall.

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 40.

Utility Assistance

2,620

Households Assisted
in FY 2013

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.

Homeless and Special-Needs Housing

The activities described in this section are designed to respond to the Year 40 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 individuals and families who are chronically homeless, families with children, veterans and their families, individuals and families who are experiencing domestic violence, and unaccompanied youth.

Year 40 resources combine homelessness prevention and rapid rehousing efforts with leasing/rental assistance and housing development to increase the availability of affordable housing for individuals and families experiencing homelessness in Philadelphia. This section also describes actions planned for Emergency Solutions Grant funds (formerly Emergency Shelter Grant).

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. 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 Continuum of Care (formerly McKinney) programs, and identifies priority populations for new funding anticipated through the annual McKinney competition. In Year 40, the CoC's governance structure will be formalized to meet the requirements in HUD's CoC Interim Rule.

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 a 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 Rehousing Program (and the retooled Emergency Solutions Grant and Housing Trust Fund dollars) to provide shorter-term rental subsidies.

Office of Supportive Housing - HUD Continuum of Care

The Office of Supportive Housing (OSH) provides assessment, homelessness prevention and diversion, emergency housing and relocation, transitional and permanent housing, and services. A key funding source is the Emergency Solutions Grant (ESG), allocated to the City as an entitlement program through OHCD. In 2012, the Emergency Solutions Grant program replaced the Emergency Shelter Grant program. The Emergency Solutions Grant will provide funding to support emergency housing, rapid rehousing, and support for Homeless Management Information System activities.

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 survivors 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.

More specifically, the City of Philadelphia, through the work of the CoC's primary decision-making body, consults with local healthcare institutions and other publicly funded institutions (e.g. prisons) to develop policies and implement practices that prevent the discharge of persons from these institutions into homelessness.

Individualized workgroups have been convened in order to develop standardized procedures for discharge from these institutions. Additionally, the Philadelphia Continuum of Care beginning in Year 37 and continuing into Year 40 placed a particular emphasis on serving veterans experiencing homelessness and their families. As such, agencies that serve veterans who are homeless and their families are represented on the CoC's primary decision-making body or on veteran-specific teams designed to meet the US Interagency Council goal of ending homelessness among veterans by the end of 2015. Those agencies include: Philadelphia Veterans Multi-Service and Education Center (PVMSEC); Philadelphia Veterans Affairs Medical Center (PVAMC); and Impact Services.

Rental Assistance and Public Housing for the Homeless

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 40, 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/AIDS 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 Housing and Homeless Needs Assessment and Housing Market Analysis sections of the *Year 38 Consolidated Plan*.

Funding in Year 40 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 below.

Homelessness Prevention and Rapid Rehousing (HPRP)

Despite the end of the American Recovery & Reinvestment Act Homelessness Prevention and Rapid Rehousing Program funded by HUD, Philadelphia continues to utilize homeless prevention and rapid rehousing strategies to address homelessness.

However, funding for prevention and rapid rehousing activities through ESG, HOME, CoC, and other sources is at much lower levels than that of the ARRA-funded HPRP program. Eligibility for rapid rehousing assistance includes 1) head of household must be 18 years of age or older; 2) if the head of household is not 18 years old, documentation of legal emancipation must be provided; 3) household income at or below 30 percent of Section 8 area medium income; 4) households that require more than one month's financial assistance must agree to work with and receive services from a Housing Stabilization Specialist;

and 5) households must be referred from emergency or transitional housing and meet the HUD definition of "literally homeless". All households receiving rapid rehousing assistance contribute 30 percent of income towards rent. OSH projects that over the next five years, the annual demand for rapid rehousing assistance will be approximately 630 households annually for a total of 3,150 households. The recidivism rate for all households served through HPRP is 11.0 percent.

Emergency Assistance and Response Unit

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

Goals for Year 40

The City of Philadelphia established the following goals for Year 40 in its 2013 application for Homeless Assistance Program funding on behalf of the Philadelphia Continuum of Care:

- Exceed the national goal for the percentage of participants in CoC-funded projects who will achieve housing stability in an operating year by 13 percentage points (national goal, 80 percent; Philadelphia goal, 93 percent).
- Exceed the national goal for the percentage of participants in CoC-funded projects who will obtain mainstream benefits in an operating year by 25 percentage points (national goal, 56 percent; Philadelphia goal, 81 percent).
- Assist 116 households with children through rapid rehousing projects.
- Create 220 new beds for chronically homeless individuals in 12 months for a total number of 1,120 beds.

Outreach to the Homeless

This activity builds on the tools long in place for vulnerable men and women living outdoors in Philadelphia, including: 24 hour a day, seven days a week, 365 days a year street outreach teams that 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 115 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 Housing Choice 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 more than 450 units. Operational responsibility for those units is shared 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. Two hundred and fifty nine individuals who were surveyed and found vulnerable have been housed since Fall 2011.

One Year Goals

One year goals and actions steps for Year 40 include:

- Continue to house individuals identified as most vulnerable.
- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located.
- Create an additional 30 rental subsidies, to be operated using the Housing First model.

Emergency Shelter and Transitional Needs

One Year Goals

One year goals and actions steps for Year 40 include:

- Bring to full operational capacity a new emergency shelter specifically for women/families experiencing domestic violence.
- Continue to utilize partnership with PHA to move families in emergency and transitional housing into permanent affordable housing. (300 families annually)

Support for Homeless Veterans and their Families

The City of Philadelphia's strategy for reducing and ending homelessness among veterans and their families consists of the implementation of new programs targeted specifically to veterans and their families and maintaining existing funding for current programs serving this same population. In Year 40 the City will continue to increase collaboration between agencies serving veterans in order to effectively target programs to veterans and increase efficiency in service provision. The City of Philadelphia will begin this process by successfully applying for renewal funding for the new Philadelphia Supportive Services for Veteran Families (SSVF) program. Renewal of SSVF funding brings $1 million to the City of Philadelphia to provide financial assistance and housing stabilization services to veterans and their families. SSVF will serve to reduce the length of homelessness experienced by veterans through rapid rehousing activities and prevent veterans and their families from



Patriot House, 15 units of housing for veterans with support services.





Ray Homes, 53 units of permanent, supportive housing for formerly homeless men, women and children, veterans and low-income families.

becoming homeless through its prevention components. Additionally, the City of Philadelphia will continue to use the housing and supportive services provided through the U.S. Department of Housing and Urban Development's and the U.S. Department of Veterans Affairs' (VA) HUD-VASH program to identify, engage and house veterans experiencing homelessness and their families. Local efforts in Year 40 will focus on advocating for continued issuance of Housing Choice Vouchers on an annual basis. Moreover, the Philadelphia Continuum of Care will continue in Year 40 to make homeless veterans and their families a priority population in the annual McKinney Homeless Assistance Programs grant application.

Philadelphia is one of 10 communities selected by HUD and the U.S. Interagency Council on Homelessness to participate in the Dedicating Opportunities to End Homelessness Initiative. Through this initiative, Philadelphia established the goal of ending veteran homelessness by December 2015. Philadelphia has a network of providers and programs that offer 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. Additionally, 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 veterans experiencing homelessness and their needs.



The following programs provide services targeted toward veterans who are homeless and their families aimed at ending and reducing their length of homelessness:

Philadelphia Veterans Multi-Service and Education Center (PVMSEC)

PVMSEC provides assistance to veterans and their families who are homeless or threatened with becoming homeless. PVMSEC provides a full continuum of care for homeless veterans through such programs as "The Perimeter," a homeless day service center, as well as transitional residencies and various other permanent housing programs. PVMSEC is also a partner agency in the Philadelphia Supportive Services for Veteran Families (SSVF) program.

Project HOME

Project HOME is the recipient of Philadelphia's SSVF grant awarded through the U.S. Department of Veterans Affairs. Through a partnership with two other agencies that specialize in serving homeless veterans and their families, the Philadelphia SSVF program seeks to prevent veterans and their families from becoming homeless or rapidly rehouse homeless veterans and their families, transitioning them out of homelessness. The Philadelphia SSVF program provides homeless veterans and their families with financial assistance or housing stabilization services and other related supportive services.

Impact Services

Impact Services provides a comprehensive range of services to veterans and their families who are homeless or faced with the threat of becoming homeless. Through its Supportive Housing program, Impact provides stable housing to veterans exiting shelter or detox programs. The Supportive Housing program provides veterans and their families with a full range of services enabling them to recapture their self-sufficiency. Impact, in conjunction with the Philadelphia Veterans Affairs Medical Center (PVAMC), also operates a supportive housing program for homeless veterans struggling with dually diagnosed mental health and substance abuse disorders. Impact is also a partner agency in the Philadelphia SSVF program.

Philadelphia Veterans Affairs Medical Center (PVAMC)

The PVAMC, through a partnership with HUD, operates the HUD-VASH program, which provides a permanent housing subsidy to homeless veterans and their families. The PVMAC, through its outreach efforts in conjunction with Veterans Affairs Community Based Centers, identifies and engages homeless veterans and screens them for HUD-VASH eligibility. Eligible veterans and their families through the HUD-VASH program are provided with a HUD Housing Choice Voucher coupled with supportive services through the PVMAC and local Veterans Affairs Community Based Centers.

Utility Emergency Services Fund (UESF)

Utility Emergency Services Fund is the recipient of a SSVF grant awarded through the VA. UESF's SSVF program provides services to veterans and veteran families experiencing homelessness or at risk of becoming homeless. Services include housing-based case management, development of a housing stability plan, benefits assessment, employment and legal resources, and other additional self-sufficiency supports.

Pathways to Housing PA

The PVAMC contracted with Pathways to Housing PA to provide services for 50 VASH vouchers targeted exclusively to veterans experiencing chronic homelessness.

One Year Goals

One year goals and action steps for Year 40 include:

- Continue to set goals and update progress, with the overall goal being to end homelessness among veterans by the end of 2015, in alignment with the U.S. Interagency Council on Homelessness "Opening Doors" plan.
- Implement the Rapid Rehousing CoC grant awarded for veterans in the 2012 competition.
- Apply for and receive surge (Priority 1) and renewal (Priority 2) funding for the Philadelphia SSVF program.
- Increase HUD-VASH utilization and increase the percentage of Housing Choice Vouchers for veterans who meet the HUD definition of chronic homeless.
- Apply for and receive renewal and new funding for all Continuum of Care programs that serve homeless veterans and their families.

Low-Income and Extremely Low-Income Persons Discharged from Publicly Funded Institutions and Systems of Care

In Year 40, the City of Philadelphia will continue to target as a priority low-income and extremely low-income individuals and families who are threatened with homelessness. Particular to this subgroup, the City will seek to prevent homelessness among individuals being discharged from publicly funded institutions and systems of care.

All hospitals in the City of Philadelphia are privately owned and operated, thus there are no publicly funded hospitals in Philadelphia. However, through the work of the McKinney Strategic Planning Committee, the City has sought to develop and implement policies around discharge planning from healthcare institutions so that no person is discharged into homelessness. In Year 40 the Continuum of Care will continue to partner with local hospitals, Managed Care Organizations, and nonprofit service providers to create interventions to reduce the frequency of discharges from hospital into homelessness. A medical respite site was established in 2014, which provides men experiencing homelessness a place to recuperate following discharge from an acute care medical facility. The eight bed site is located on the second floor of Depaul House and comprehensive residential services are provided by Depaul USA. Public Health Management Corporation provides a Registered Nurse and Licensed Practical Nurse at non-traditional hours to manage health services, provide case management, and assist respite clients establish medical homes and follow treatment regimens.

In Year 40 the City of Philadelphia, in conjunction with the Department of Behavioral Health (DBH), will continue its implementation of policies affecting those individuals being discharged from mental health facilities. Currently, all discharges from the Targeted Case Management Unit (TCM) must seek approval that is contingent upon documentation of a stable housing plan. For discharges from DBH residential programs, a written request is required stating the reason why behavioral health supports are no longer needed and that alternative living arrangements have been secured.

Under state rules, youths emerging from the foster care system may not be referred to a shelter. Those same rules require a court-approved plan for safe and sustainable housing. Accordingly, the Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 16 years old and a minimum of six months prior to discharge. Multiple state and local government agencies and nonprofit organizations collaborate to ensure that persons being discharged from a system of care are not routinely discharged into homelessness. While a number of youth make private arrangements to obtain safe and sustainable housing, the City offers two publicly funded alternatives. DHS's Achieving Independence Center is for youth 16-21 currently or formerly in care, and provides services and housing assistance. The Room and Board Program provides up to 12 months of housing assistance and case management to prevent homelessness among those about to or recently aged out of systems of care. In 2013, DHS was awarded a Planning Grant from the U.S. Department of Health and Human Services to Develop a Model Intervention for Youth/Young Adults with Child Welfare Involvement At-Risk for Homelessness. These grant funds are being used to develop the Pipeline Up to Stable Housing (PUSH) project, which includes a community-wide planning process to increase data and programming capacity to better address the needs of youth with foster care histories in an effort to prevent homelessness.

For those individuals being discharged from corrections institutions, the State of Pennsylvania requires that Continuity of Care Planners (CoCP) assure viable home plans and follow up services for all "max-outs" by providing written information on housing and all proper documents and identification necessary to obtain housing. State policy also ensures that all discharged persons are linked with proper support services through such agencies and the the Department of Public Welfare and the VA. In Year 40, the City of Philadelphia will continue to identify those discharged from corrections who present for homeless housing services and work with the necessary institutions to build upon and improve existing discharge policies from the corrections system.

One Year Goals

One year goals for Year 40 include:

- Continue to collect data and information from youth and youth-serving providers to evaluate the magnitude of the issue and possible interventions to address the needs of youth discharged from foster care.
- Through the PUSH Project, design a full needs assessment of youth with foster care histories.
- Apply for and receive renewal funding for transitional housing programs that support youth being discharged from foster care.

Special-Needs Facilities and Services

Facilities and Services for Elderly Persons

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 2013, according to the Philadelphia Corporation for Aging (PCA), a leader in elderly issues and advocacy in Philadelphia, there are currently 179 certified Domiciliary Care homes housing 195 consumers.

There are approximately 78 licensed personal care homes in Philadelphia with a capacity to serve 3,185 people. Philadelphia also has a wide variety of nursing homes and adult day care centers. The Ombudsman program that investigates complaints reports that statewide it handled 133 cases and 275 complaints in FY 2011, the most recent year for which data are available.

The Philadelphia Housing Development Corp. (PHDC) provides housing repairs to low-income eligible homeowners through the Basic Systems Repair Program (BSRP), Weatherization Assistance Program (WAP) and the Adaptive Modifications Program (AMP). These programs are available to both elderly and non-elderly households, but are of particular benefit to elderly households that may no longer have an ability to maintain their homes or may be facing new mobility issues.

Facilities and Services for Persons With Mental Illness

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 evidence based.

DBHIDS contracts with the Commonwealth of Pennsylvania to provide behavioral health services to participants in Health Choices, the subsidized Medical Assistance program. The Health Choices Initiative outlines two categories of services – In-Plan and Supplemental. This contract is managed by CBH, 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.

The Office of Addiction Services (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 11 base service units and more than 200 specialty agencies. The system currently includes 20 Community Integrated Psychiatric Rehabilitation Centers 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). OMH works with a wide range of psychiatric inpatient providers and five hospital-based Crisis Response Centers.

Another vital component of the mental health system is case management. Currently, more than 9,000 children and adults 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 at Norristown State Hospital and redefine highly specialized care across the region. This has led to additional community-based services for Philadelphia residents when they are discharged back to the community following psychiatric hospitalization.

DBH has now partnered with the Office of Supportive Housing to develop a Permanent Supportive Housing (PSH) Clearinghouse. This partnership is progressing in 2014, with the Office of Mental Health continuing to manage some resources and other resources being transitioned to the Clearinghouse. Both entities manage an array of residential and housing options. Since January 2012, in partnership with OSH's Supportive Housing Clearinghouse, Community Behavioral Health's Community Support Services Unit (CSS) has authorized 713 new referrals for Permanent Supportive Housing. This includes the DBHIDS Residential Transformation process that has assisted more than 350 people to leave facility-based options for persons with serious mental illness and move to Permanent Supportive Housing. The city has a total of 447 Housing First units 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, Latinos, those who are homeless and elderly persons.

Total available capacity through OMH is as follows:

Category	Capacity
Housing First	447
Congregate Behavioral Health Housing	755
Permanent Supportive Housing Gatekept by OMH	643
Long-Term Structured Residences	116

Since 2008, through a partnership with the Philadelphia Housing Authority (PHA), the City has also been able to offer Supportive Housing services, matched with a Housing Choice voucher, to 1,480 additional households, with 84 percent of households staying at least one year. The vast majority of these persons also

have a history of chronic homelessness. This has increased the City's ability to offer the evidenced based practice of Permanent Supportive Housing to more persons and prioritize those most in need.

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 subsidized housing for persons with behavioral health disabilities. DBHIDS is ready and willing to partner and bring services to bear to support persons who would utilize these subsidies.

Community Homes and Services for Individuals With Intellectual Disabilities

Service to individuals with intellectual disabilities is provided through DBHIDS. According to DBHIDS, 7,462 individuals with intellectual disabilities are registered for service in the Intellectual Disability Services (IDS) system out of an estimated 30,000 individuals with intellectual disabilities in Philadelphia.

As of April 2014, there were 2,396 Philadelphians with intellectual disabilities being served in a variety of living arrangements in Philadelphia and surrounding communities. The Community Living Arrangement (CLA) is the predominant residential service. Typically, participants in CLAs live in three-person homes with 24-hour direct support staff. These 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 661 individuals live in Intermediate Care Facilities (ICF) serving four-to-nine individuals. They receive support to develop skills to promote improved health and well-being and improved daily living skills. There are approximately 150 individuals living in larger private licensed facilities (PLFs) and 131 individuals living in state centers.

Philadelphia IDS has used the Prioritization of Urgency of Need for Services (PUNS), a statewide planning tool, to identify the emergency or critical needs of individuals waiting for services. As of February 2014, PUNS had identified 2,073 individuals who had an emergency or critical need for services, about one-third of whom were requesting residential services.

In addition, there are more than 1,850 people who live in larger institutional type settings such as personal care boarding homes (PCBHs) and would greatly benefit from living in small community homes.

Facilities and Services for Persons With Alcohol and Drug Addiction

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.

Facilities and Services for Youth

Youth experiencing homelessness in Philadelphia are comprised of two primary subpopulations. One is youth who have been asked to leave 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 for younger youth are primarily funded by the City's Department of Human Services (DHS). DHS also funds the Achieving Independence Center, which is a "One-Stop" center that provides access to independent living services for youth aging out of foster care, including life skills, money management, self care, education, and job readiness training.

Philadelphia has emergency, transitional, and permanent supportive housing dedicated to youth with or without their own children experiencing homelessness. Specifically, there are

- 20 emergency housing beds for youth under the age of 18
- 50 emergency housing beds available to 18-24 year olds
- 38 transitional housing beds available to 16-24 year olds
- 91 transitional housing beds for youth between 18-24 years old
- 17 permanent supportive housing beds for youth between 18-24 years old

These housing services are provided by Carson Valley Children's Aid, Covenant House, Methodist Family Services, PathwaysPA, People's Emergency Center, Valley Youth House, and Youth Service, Inc. An additional 4 units of permanent supportive housing for youth with disabilities is scheduled to come online through Northern Home's New Generations project in Year 40.

Facilities and Services for Survivors of Domestic Violence

There are four programs in Philadelphia that provide services to domestic violence survivors. These are Women in Transition, Women Against Abuse, Lutheran Settlement House's Bilingual Domestic Violence Project, and Congreso's Latina Domestic Violence Program. Each program has an area of expertise and provides one or more of the following services:

- Legal assistance and representation
- 24-hour hotline for support and counseling

- Child advocacy and counseling
- Housing assistance, including emergency and transitional housing
- Educational workshops
- Clinical and case management support
- Services targeted to the Latina/o population and the LGBTQ community

Women Against Abuse (WAA) is the only organization that provides emergency housing specifically for survivors of domestic violence and their children. With financial support from the City, a second 100-bed emergency shelter will open in May 2014. The establishment of this shelter doubles the number of emergency housing beds dedicated to survivors of domestic violence. Transitional housing services are provided by WAA and 1260 Housing Development Corporation. WAA operates Sojourner House, which can house up to 15 families at a time. The project was expanded by three units which became operational in Year 39 and was funded by HOME and other sources. Services at 1260 Housing Development Corporation's Sheila Brown project are provided by Lutheran Settlement House's Bilingual Domestic Violence Program and include nine units of transitional housing.

Facilities and Services for Persons With Physical Disabilities

OHCD funding creates facilities and provides services for persons with physical disabilities. New construction homeownership, rental and special-needs developments must make 10 percent of the units accessible to people with physical disabilities and four percent of the units accessible to people with vision or hearing disabilities. These units must be marketed to people with disabilities for 30 days via the News on Tap website prior to marketing accessible and non-accessible units to the general public.

OHCD also requires all new construction to include visitability design features to the extent feasible. Visitability features include at least one no-step entrance, all doors at least 32 inches wide, and hallways and other room entrances at least 36 inches wide.



Liberty Resources housing counseling agency

OHCD funds the Adaptive Modifications Program, which enables people with physical disabilities greater access to and mobility within their homes. OHCD also funds Liberty Resources, a housing counseling agency whose primary clientele are people with disabilities, and nearly all of the OHCD-funded housing counseling agencies are located in accessible offices.

Persons with Disabilities

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 28. In addition to City funds, for Year 40 OHCD has submitted a $300,000 application to the Keystone Communities Accessible Housing Program.

Accessibility and Visitability

The City of Philadelphia is committed to enhancing the ability of people with disabilities to live in and visit City-supported housing. Ten percent of all new-construction homeownership units, and 10 percent of all rental and special needs units, must be accessible to people with a physical disability. In those same categories, four percent of all units must be accessible to people with hearing and vision disabilities. These units must be marketed to people with disabilities for 30 days prior to marketing accessible and non-accessible units to the general public.

OHCD also requires all new construction, to the extent feasible, to include visitability design features. This includes at least one no-step entrance at the front, side, back or garage entrance, all doors at least 32 inches wide, and hallways and other room entrances at least 36 inches wide.





At left: two units of accessible housing on the 5000 block of Beaumont Street.

Below: Carol Ann Campbell Residences at Liberty Square, 13 new, fully accessible, one-bedroom apartments, featuring roll-in showers, accessible kitchens, barrier-free entrances, a community room, elevator and on-site staff.

Persons With HIV/AIDS (HOPWA)

The Housing Opportunities for Persons with AIDS (HOPWA) region for which OHCD administers funding includes Philadelphia County, Bucks County, Chester County, Delaware County and Montgomery County. HOPWA funding is allocated based on a region's cumulative AIDS caseload, and whether a region has a higher than average per capita incidence of AIDS 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 40, based on prior performance, 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 39 OHCD engaged a consultant to complete a housing needs assessment to examine current housing requirements for people living in the five-county area, and that assessment is expected to be completed in Year 40.

Goals and Urgent Needs to be Met

OHCD proposes to allocate HOPWA funds to program activities that meet the most urgent and immediate housing needs of people with AIDS. This includes funding direct housing assistance such as rental assistance vouchers, short-term, emergency payments to prevent homelessness, and other housing related services. Using Year 40 HOPWA funds, the City expects to provide housing for 790 households through tenant-based rental assistance and other direct housing programs. Funding shall also continue for other housing related services as funding allows.

Private and Public Funding Sources

Ryan White CARE Act funds support case management and other supportive services for people with AIDS in the region. 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. The City of Philadelphia 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 supports 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.



ActionAIDS counseling session

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.

The program maintains an 85 percent retention rate.

Return-to-Work

OHCD proposes to continue 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.

HOPWA Budget Detail CDBG Year 40 (FY 2015)

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**	$196,000			$170,000	$55,660	$421,660	$28,340	$450,000
ActionAIDS (Housing First)	$195,000		$10,000		$50,250	$255,250	$19,215	$274,465
Bucks County Family Services	$320,300			$52,500		$372,800	$25,200	$398,000
Calcutta House			$227,850			$227,850	$17,150	$245,000
Catholic Social Services					$305,000	$305,000	$18,000	$323,000
CO-MHAR	$491,845				$200,000	$691,845	$39,831	$773,000
Congreso de Latinos Unidos	$650,000			$119,932		$769,932	$46,465	$816,397
Delaware County	$485,000		$15,500	$150,000		$650,500	$35,520	$697,500
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	$841,000			$212,520		$1,053,520	$74,000	$1,127,520
Montgomery County. Family Services	$78,000			$25,000		$103,000	$7,000	$110,000
Non-Profit - High Street Manor	$108,000				$40,000	$148,000	$10,000	$158,000
PCRC/TURN	$2,456,965			$526,982		$2,983,947	$165,783	$3,149,730
PHMC - AACO				$116,000		$116,000	$7,900	$123,900
PHMC - DEFA		$125,000		$26,000		$151,000	$6,000	$157,000
OHCD Administration Costs							$213,000	$213,000
Total	**$6,065,710**	**$125,000**	**$406,800**	**$1,419,234**	**$650,910**	**$8,667,654**	**$744,554**	**$9,465,012**

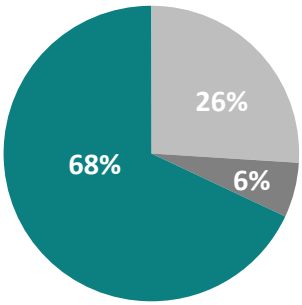
* Grantee and project sponsor administrative costs are below the three and seven percent respective caps.

**ActionAIDS rental assistance vouchers include 15 Marlton Court units, which are being phased out with attrition.

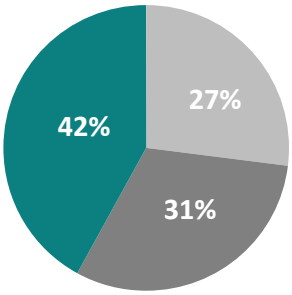
Increase Affordable Housing Options

Cost-Burdened Philadelphia Households

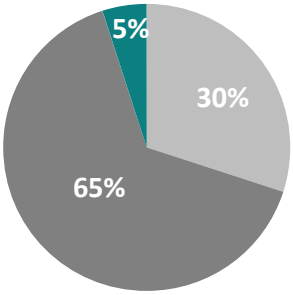
Very Low-Income Renters



Low-Income Renters



Moderate-Income Renters



% of Income Paid Towards Housing

- > 50%
- 30-50%
- < 30%

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. Seventy percent or more of very low-, low- and moderate-income renters are cost-burdened, with nearly 70 percent of very low-income renters severely cost-burdened.

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.

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 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 page Appendix 45). 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 40, 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.

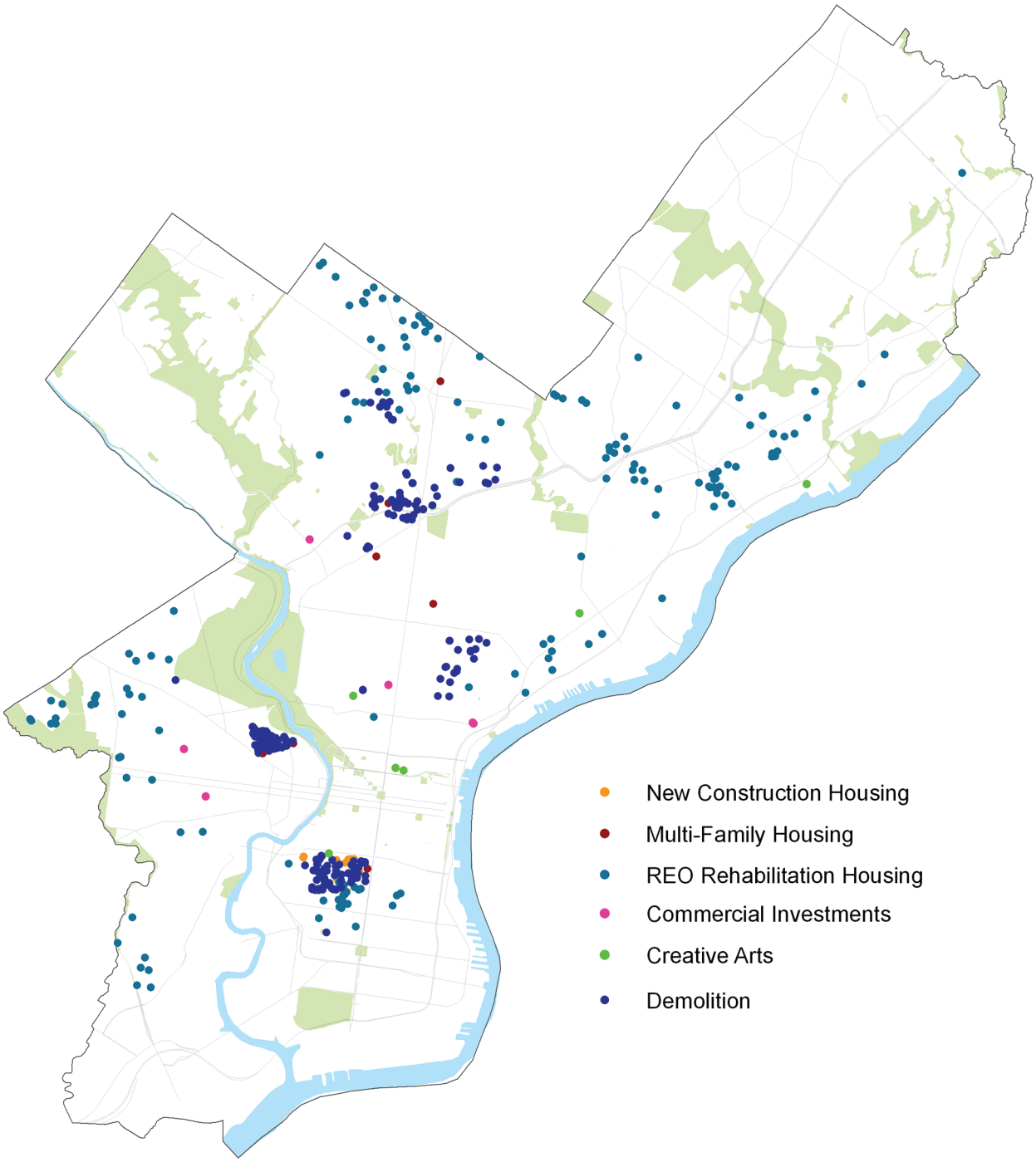
Interim Construction Financing

In Year 40, OHCD may 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 detailed on the page Appendix 102-103.

Stimulus Investments 2009-2013 (CDBG-R, NSP1, NSP2)



Federal Stimulus Funds

Beginning in 2009 OHCD secured $74 million in federal stimulus funds (CDBG-R, Neighborhood Stabilization Program 1 and 2) to mitigate the impact of the recession. In addition to making meaningful improvements to targeted neighborhoods, Philadelphia was charged with getting the funding "on the street" expeditiously and it did—expending all of the funds prior to the February 2013 deadline.

These stimulus funds have supported:

- Nearly 400 new rental units – 88 of which are for households with special needs
- 203 new homeownership opportunities, 163 of which stabilized communities by returning foreclosed-upon properties to productive use
- Repair or rehabilitation of more than 300 rental units
- 26 small businesses – three nonprofit developers and 23 for-profit developers, 11 of which are minority- or woman-owned and one of which is disabled service veteran-owned – to rehabilitate and resell foreclosed-upon homes throughout Philadelphia
- Demolition of nearly 300 imminently dangerous and unsafe structures
- Six creative arts developments that renovated buildings, created jobs and will foster neighborhood development
- Engagement of 34 businesses to weatherize 2,520 homes of low-income families
- Gap financing for $55.9 million in construction projects creating housing, mixed-use, retail, health and job incubator facilities that have created both construction and permanent jobs
- Employment of more than 2,400 construction workers

Year 38 was the last year in which OHCD had stimulus funds. See map on page 61 for a geographic depiction of stimulus-funded investments.

Affordable Rental Housing

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 are capped at $15,000 per unit, based upon a dollar-for-dollar match of other funds.

Neighborhood-Based Rental Production

In Year 40 OHCD will provide funding for those developments already in its pipeline. (Please see the Neighborhood Planning section beginning on page 79 for the specific developments to be funded.) However, the developments added to its pipeline in Year 40 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 may issue RFPs for site-specific developments for which the City has assembled land.

Development Financing for Homeless and Special-Needs Housing

In Year 40 OHCD will provide funding for those developments already in its pipeline. (Please see the Neighborhood Planning section beginning on page 79 for the specific developments to be funded.) However, OHCD does not anticipate issuing a separate RFP for homeless and special-needs housing in Year 40, although developments serving those populations that are seeking LIHTC will be eligible for the rental RFP cited above.

Public Housing Production

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 (now Falls Ridge); Martin Luther King Plaza HOPE VI; Ludlow HOPE VI; and Mill Creek HOPE VI (now Lucien E. Blackwell Homes).

OHCD and PHA are also collaborating on two housing production initiatives. In the Sharswood/Blumberg neighborhood where PHA has received a HUD Choice Neighborhoods Planning grant, OHCD's commitment of $1.5 million will enable PHA to raise $12.6 million in private investment through Low-Income Housing Tax Credits for the new construction of 57 rental units targeted toward families earning 60 percent of Area Median Income.

In North Central Philadelphia, OHCD and PHA are co-applicants for a $30 million HUD Choice Neighborhoods Implementation grant. If awarded the grant, PHA will replace the 147 units in the antiquated, barracks-style Norris Homes with new, modern homes and relocate all current Norris Homes residents to the new units. More information about the Choice Neighborhoods grant proposal is available at http://www.phila.gov/ohcd/choice neighborhoods.html

Affordable Homeownership Housing

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 40 OHCD will provide funding for those homeownership developments already in its pipeline. (Please see the Neighborhood Planning section beginning on page 79 for the specific developments to be funded.) However, OHCD does not anticipate issuing an RFP for homeownership development in Year 40.

Homebuyer Assistance Grant

The Homebuyer Assistance Grant 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 six percent of the purchase price of a house, whichever is lower) per household to assist with downpayment and closing costs. The Grant also includes free homeownership counseling.

The City has targeted the Homebuyer Assistance Grant to approved City-sponsored new construction or substantial rehabilitation developments. In Year 40 the City will continue to provide Homebuyer Assistance Grant support to those developments currently in the 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 40, OHCD will allocate General Funds to support Settlement Assistance Grant.

Public Housing Homeownership

PHA encourages its residents to participate in homeownership. The City encourages PHA residents to become homeowners using Homebuyer Assistance Grant or Settlement Assistance Grant funds.

Neighborhood Benefit

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 40, OHCD will continue to make equal opportunity and employment and training for local residents an integral part of its program.

Strengthen Communities, Eliminate Blight and 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 planning and capacity building
- Enhancing neighborhood services
- Targeted residential improvements

Vacant Land Management

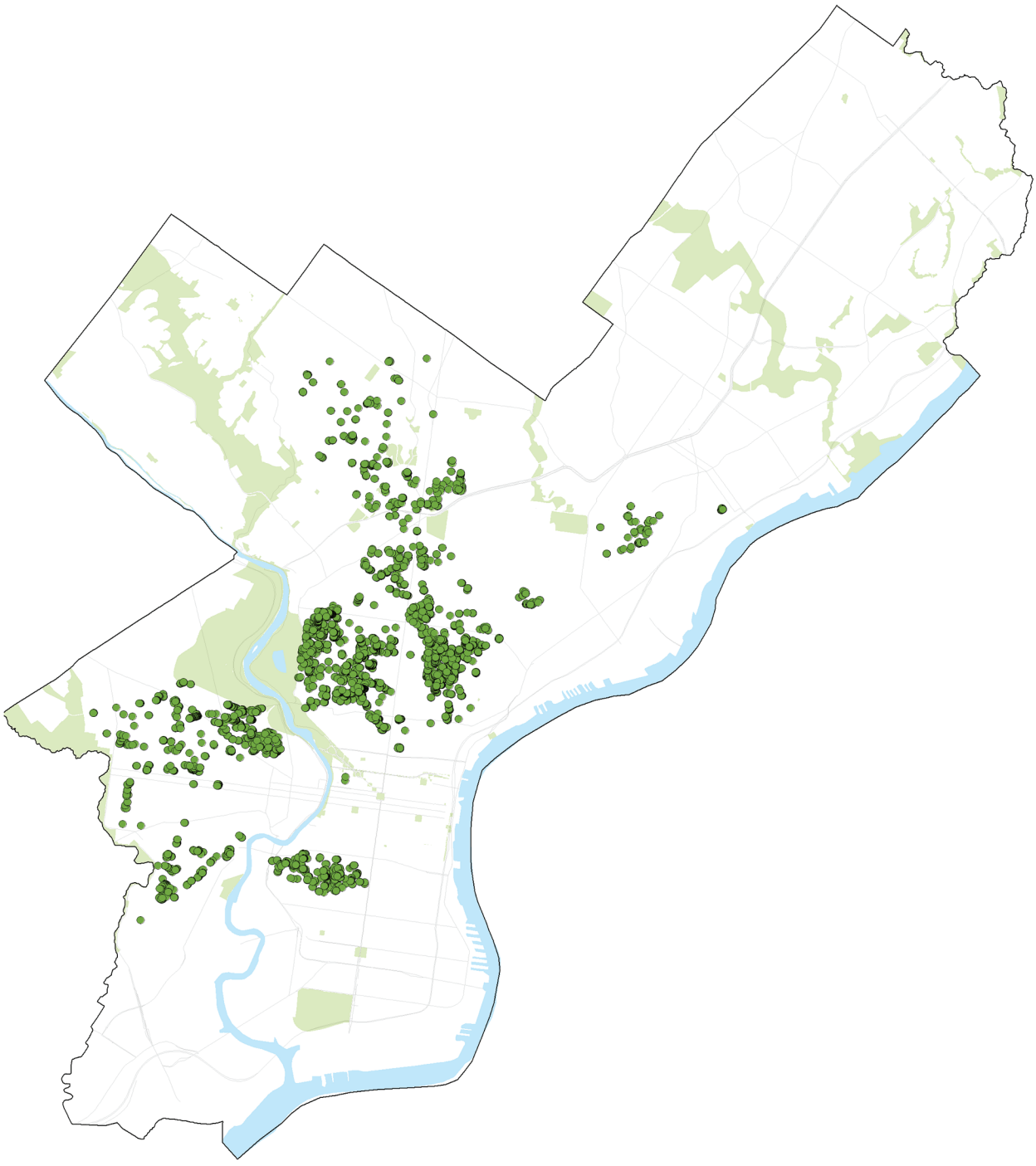
One challenge of revitalizing communities is to combat the blighting influence of vacant lots. Citywide, approximately 40,000 lots are vacant, and one study found that blighted vacant lots reduce the value of nearby homes by 20 percent.

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 wood post-and-rail fence is erected and ongoing maintenance is contracted for.

Since the start of the program, 8,500 public and privately owned parcels and trees have been cleaned, greened, planted and maintained. (See map on page 67.) 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. It was estimated that for every $1 the City invests in the program, $224 is returned in housing wealth. Another recent study found that greening vacant lots was linked to reduced gun crime rates, increased resident exercise and reduced resident stress. The cleaned lots also brought investment to neighborhoods, as 850 of the lots have been used for development.

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

LandCare Parcels Managed by the Pennsylvania Horticultural Society



Economic Impact of LandCare Program

Contractors receiving lot maintenance contracts each year	15-20
Percentage of contractors either minority-owned or community-based	75%
Green jobs created each maintenance season	100+
Square feet of land mowed & cleaned each April-October	8.3 million
Number of community organizations in the Community LandCare Program	14
Square feet of land cleaned by Community LandCare April-October	2.75 million



Before and after lot on Tioga Street in the LandCare program

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 40 with CDBG and general funds.

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.

Community Design Collaborative

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

Neighborhood Services

Neighborhood Advisory Committees

OHCD's Neighborhood Advisory Committees (NACs) Program offers community-based nonprofit organizations the opportunity to lead and engage neighborhood residents in eligible areas in activities that support the City's core objectives, including:



Germantown Restoration NAC computer lab

- 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.

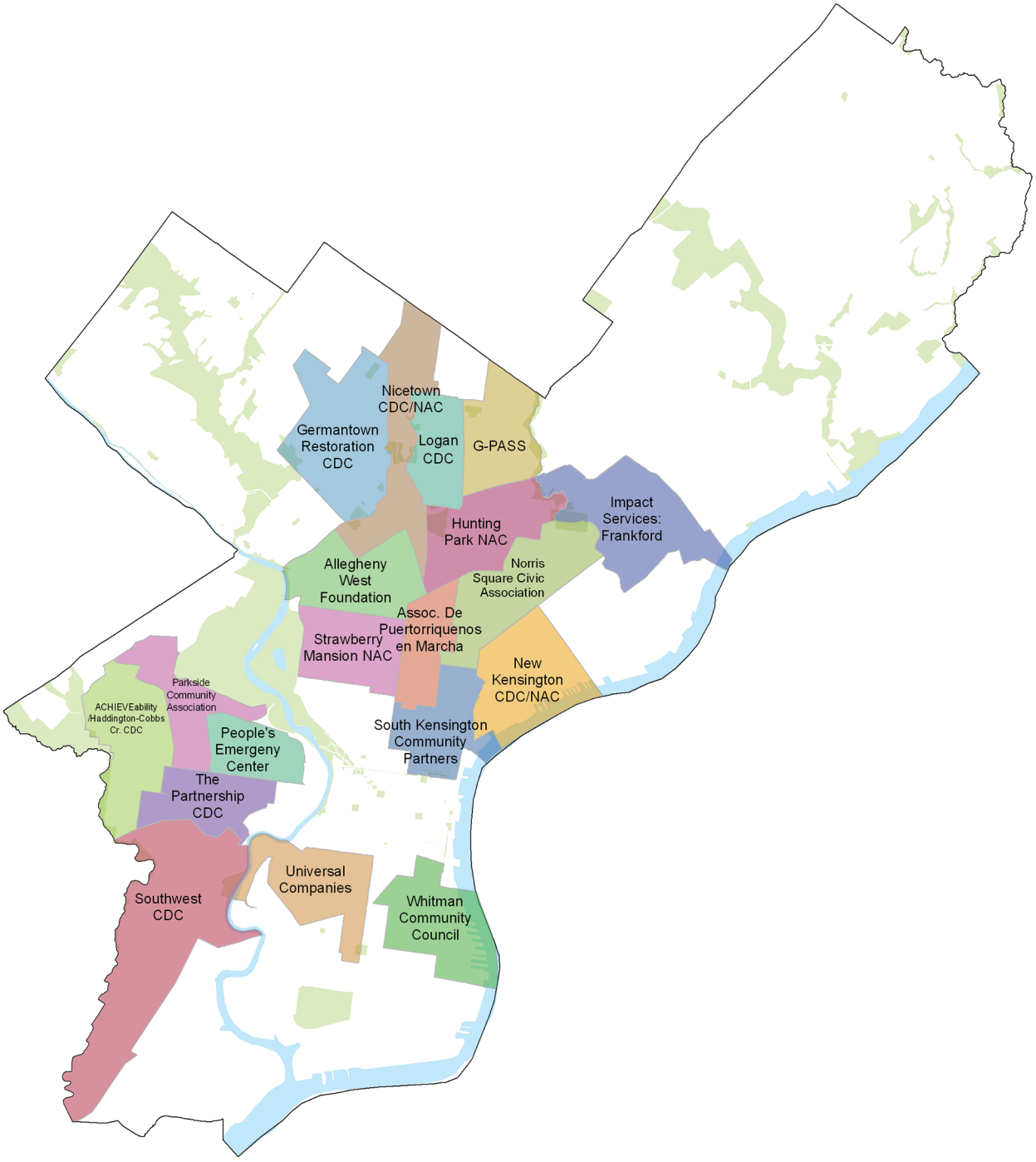
The City currently funds 19 NACs. See page 70 for a map of funded NACs and their service areas.

Targeted Residential Improvements

Keystone Communities Program

The Commonwealth of Pennsylvania's Keystone Communities Program supports a wide range of revitalization activities, including neighborhood and project planning, implementation strategies such as façade improvements, and large scale development projects. Keystone Communities also supports the Elm Street program, which seeks to strengthen the residential blocks in older neighborhoods adjacent to commercial corridors. Elm Street operates in tandem with existing commercial corridor revitalization programs. Keystone Communities funding may also be used to undertake accessibility improvements – such as those provided through the Adaptive Modifications Program – for people with permanent physical disabilities.

Neighborhood Advisory Committees: Service Areas[1]



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

Create Jobs – Attract and Retain Businesses

Healthy neighborhoods include not only quality affordable housing but also vibrant commercial corridors and local employment opportunities. The City's largely CDBG-supported economic development activities are managed by the City's Commerce Department, in partnership with local business and nonprofit organizations and the Philadelphia Industrial Development Corp. (PIDC), which plays an important role through its business lending products and the Section 108 Loan Program.

These economic incentive programs are aimed at improving the quality of life in Philadelphia by stimulating community revitalization, leveraging additional neighborhood economic investments, and creating an environment for job creation. The goals are to retain, grow, and attract neighborhood businesses in order to retain, grow, and attract jobs, goods and services for neighborhood residents.

The following programs provide resources to businesses and to community development corporations (or other Neighborhood-Based Organizations). All of these programs are designed to bridge funding gaps for new or expanding businesses, to support physical improvements in commercial corridors, and/or to build capacity in small businesses and the organizations that support them.

A number of the programs—Storefront Improvement, Business Attraction and Expansion, Corridor Management and Public Services for Commercial Corridors—are part of the ReStore Philadelphia Corridors initiative to revitalize neighborhood commercial corridors and to re-establish their roles as central places to shop, to work and to meet neighbors. These four programs are available in Targeted Neighborhood Commercial Areas (TNCAs) and are framed by the ReStore strategies of planning, leveraging resources for corridor investment, creating welcoming places, attracting and retaining businesses, and supporting effective corridor management. The City strategically designs the investments and services offered to TNCAs based upon the size and density of the corridor, the existence of plans, the capacity of local CDCs or other neighborhood-based organizations, and the feasibility of 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. These commercial centers offer necessary retail goods and services, local employment opportunities and sustainable economic activity.

Business Assistance

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.

PIDC-assisted business projects will retain and expand the retail base to provide goods and services to neighborhoods or to 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 may apply for $20 million of Section 108 funding in Year 40. 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 Micro Businesses

The Commerce Department will procure services from several nonprofit organizations to provide technical assistance to new and existing micro enterprises. Recipients of this technical assistance will be retail or commercial firms that provide goods and services in the city's low- and moderate-income neighborhoods, businesses owned by low- and moderate-income people and 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. There will be ongoing coordination between these activities and neighborhood commercial area assistance.

The nonprofit organizations providing technical assistance to new and exisiting micro enterprises are:

- The Welcoming Center for New Pennsylvanians
- UAC/Entrepreneur Works
- The Enterprise Center
- SCORE
- FINANTA
- Women's Opportunities Resource Center
- The Business Center

Storefront Improvement Program and Targeted Block Façades

The Storefront Improvement Program (SIP) provides rebates for façade and security upgrades on commercial buildings in TNCAs that support 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.

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. In response, the Commerce Department launched its "InStore" program. InStore offers qualified applicants a forgivable loan to purchase equipment necessary for new or expanding retail, creative, or food businesses on a TNCA.

Community-Based Organization Assistance

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. In consultation 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 Economic 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 the capacity of the organization, existence of plans, feasibility, 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-based 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 include debt service and demonstrate the financial need for the subsidy.

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.

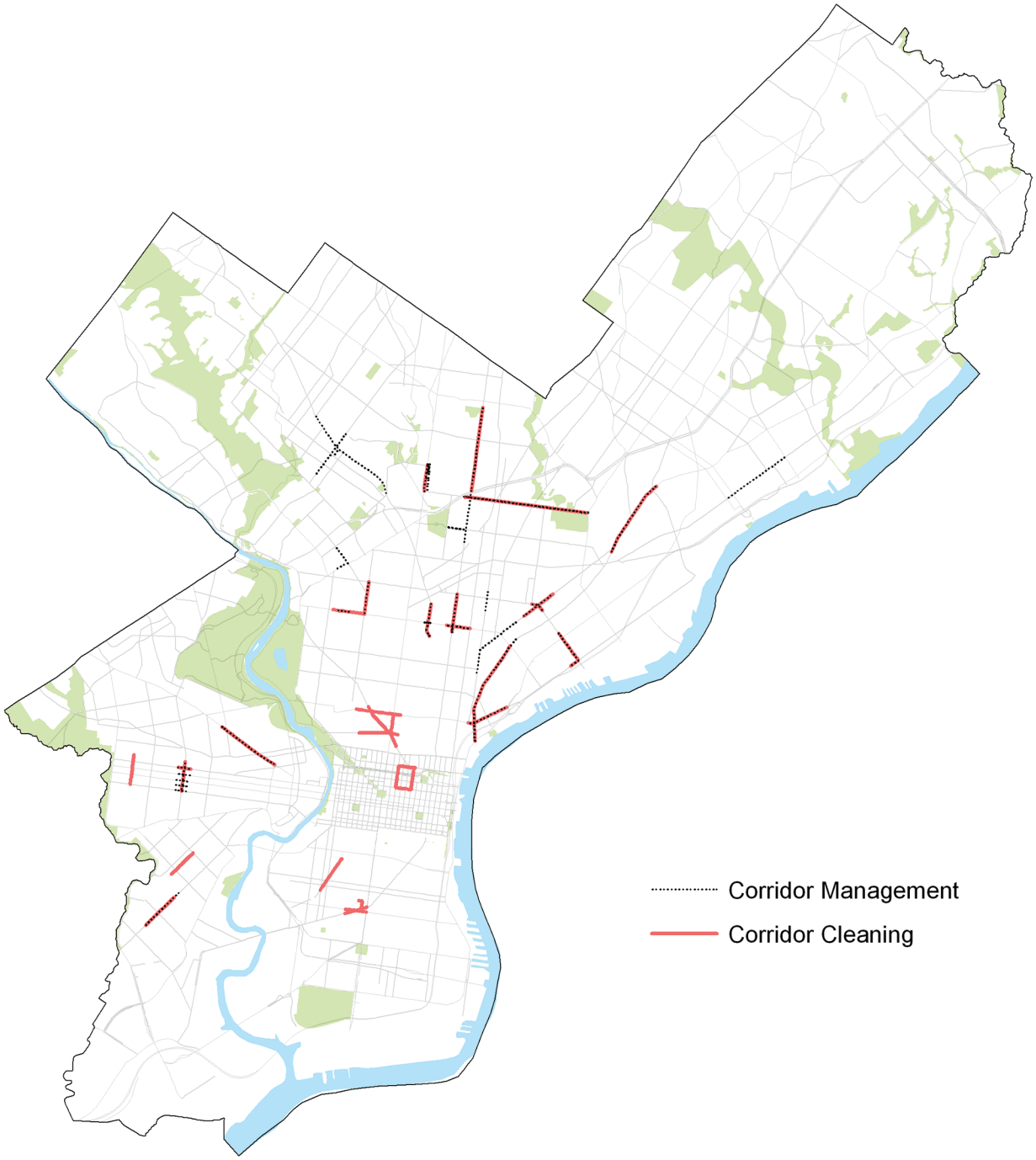
These activities will be carried out primarily by Community-Based Development Organizations (CBDOs) working in targeted commercial corridors. The CBDOs work with local businesses, the local business association, the special services district, and with other local neighborhood organizations to stabilize 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. See map on page 76 for Corridor Management areas.

Keystone Communities Program

The City uses the Main Street 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 when available to carry out a Main Street Program in TNCAs and other neighborhood commercial corridors.

The Commerce Department will also use State funding to provide Keystone Community planning grants to four to eight 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 Corridor Management and Cleaning Programs



Public Services for Commercial Corridors

The City provides funding to support the activities of Business Improvement Districts (BIDs) and other community-based organizations that provide public services in TNCAs and other commercial areas in low- and moderate-income communities. These services include sidewalk cleaning, public safety services and neighborhood beautification. See map on page 76 for corridor service areas.

Capacity-Building Assistance

The City supports capacity-building activities for NBOs working on neighborhood commercial corridors. Such activities may include technical assistance with planning, corridor design, safety and management, real estate development, financial resource enhancement, financial management, board and organizational development and services to immigrant businesses, as well as Main Street training.

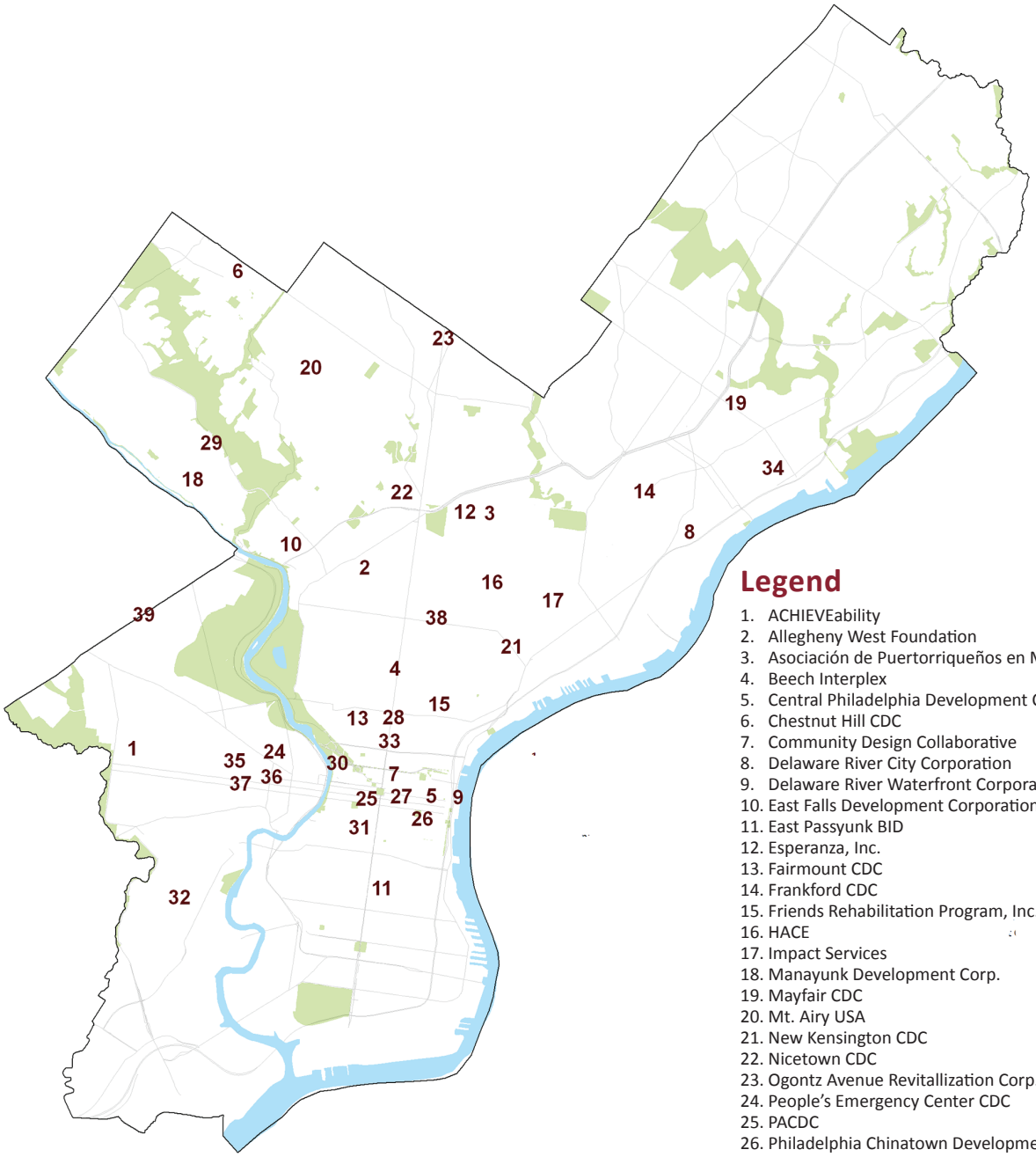
CDC Tax Credit Program

Through the Philadelphia CDC Business Tax Credit Program, 40 companies will contribute $85,000 per year to 40 community development corporations engaged in neighborhood economic development and will receive a full credit against their business privilege tax liability. (As of the writing of the *Year 40 Proposed Consolidated Plan*, 39 companies and community development corporations have been identified to participate. See map and listing on page 78. A process to identify one additional company is underway.) The program requires a 10-year funding commitment to economically distressed communities, giving CDCs more financial capacity to support small businesses 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.

Employment Services and Training

OHCD supports YouthBuild's efforts to enable high school dropouts aged 18 to 21 to complete their academic education and learn job skills by rehabilitating housing in their communities for low-income occupancy.

Philadelphia CDC Business Tax Credit Program Recipient Agencies 2014



Legend

1. ACHIEVEability
2. Allegheny West Foundation
3. Asociación de Puertorriqueños en Marcha
4. Beech Interplex
5. Central Philadelphia Development Corp.
6. Chestnut Hill CDC
7. Community Design Collaborative
8. Delaware River City Corporation
9. Delaware River Waterfront Corporation
10. East Falls Development Corporation
11. East Passyunk BID
12. Esperanza, Inc.
13. Fairmount CDC
14. Frankford CDC
15. Friends Rehabilitation Program, Inc.
16. HACE
17. Impact Services
18. Manayunk Development Corp.
19. Mayfair CDC
20. Mt. Airy USA
21. New Kensington CDC
22. Nicetown CDC
23. Ogontz Avenue Revitallization Corp.
24. People's Emergency Center CDC
25. PACDC
26. Philadelphia Chinatown Development Corp.
27. Philadelphia LISC
28. Project HOME
29. Roxborough Development Corp.
30. Schuylkill River Development Corp.
31. South of South Neighborhood Association
32. Southwest CDC
33. Spring Garden CDC
34. Tacony CDC
35. The Enterprise Center
36. The Partnership CDC
37. University City District
38. Village of Arts and Humanities
39. Wynnefield Overbrook Revitalization Corp.

Neighborhood Planning and Development by Area

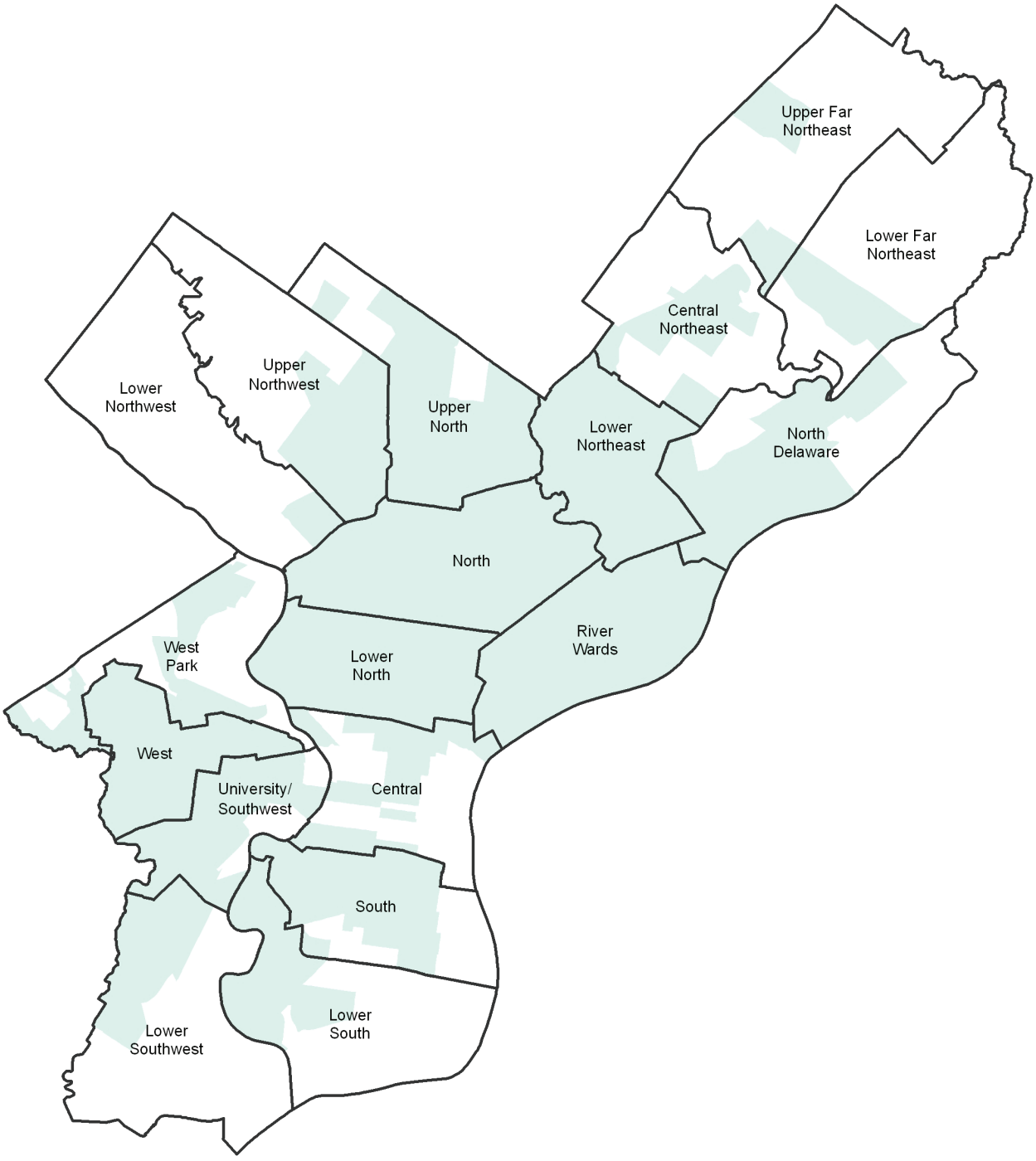
The City of Philadelphia uses its Community Development Block Grant and other available federal, state and local funds to invest in its neighborhoods, its people, its land and its homes. Some of those investments are targeted toward communities that meet CDBG eligibility guidelines in that their populations 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 80 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 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 81 depicts housing production expected in Year 40.

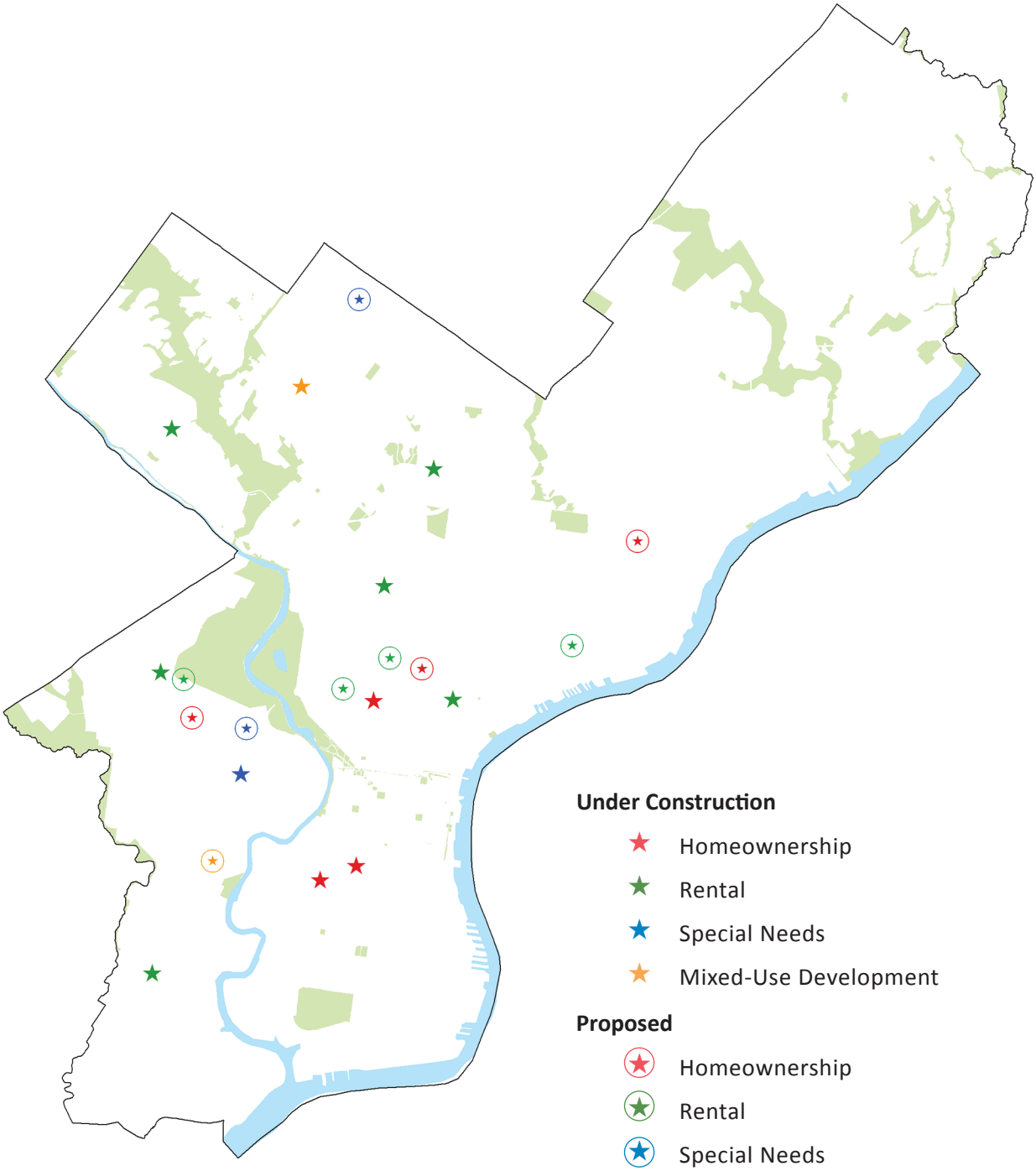
The activities supported by the City are intended to complement each other, and they serve to support and implement neighborhood and area-wide plans. Coordination between housing development, vacant land management and commercial corridor improvement have led to revitalized communities across Philadelphia, 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[2]



[2] 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 40 Housing Production



North/River Wards

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. 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.

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 was targeted as an NSP2 redevelopment area. In Year 39, construction was completed on the NSP2-funded Nicetown Court II, a 50-unit affordable rental development in the 4400 block of Germantown Avenue. This project complements Nicetown Court I, which opened in Year 37, and SEPTA's refurbishment of the Wayne Junction Train Station a block away. NSP2 funds also supported the demolition of unsafe and imminently dangerous buildings, including an abandoned warehouse in the 1800 block of Courtland Street.



Nicetown Court II



Paseo Verde

Several other developments were completed in Year 39.

Just to the east of the Temple University Regional Rail station, Asociación de Puertorriqueños en Marcha (APM), in partnership with Jonathan Rose Companies, completed construction on Paseo Verde, a $48 million mixed-use, mixed-income transit-oriented development. Habitat for Humanity completed two new homes in the vicinity of 19th and Wilts Streets just north of Cecil B. Moore Avenue.

Women's Community Revitalization Project (WCRP) completed the preservation of 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. To preserve much-needed special-needs housing, Project HOME completed the preservation of 36 rental units at 1440 N. Broad St. (in concert with rehabilitation of special-needs units in the Central Planning District). At 30th and Oxford Streets, NewCourtland preserved 35 rental units, and HACE preserved 48 rental units in the 2600 block of North Lawrence Street.

In Year 39, construction began on two city-supported projects financed with Low-Income Housing Tax Credits: NewCourtland's development of 60 rental housing units for seniors at 1900 Allegheny and Arab American CDC's Tajdeed development of 45 rental units in the 200 block of Oxford Street. Community Ventures began construction on Ingersoll Commons, a 10-unit affordable homeownership project at 16th and Master.

In Year 40, Catholic Social Services will build Nativity BVM, a 63-unit HUD Section 202 development for senior citizens at 3255 Belgrade Ave. In addition, PHA will begin the first phase of the redevelopment of Blumberg Apartments with the creation of 57 units of affordable rental housing in the 1500 block of North 24th Street.

Two projects located in the North Central Philadelphia Choice Neighborhoods planning area are projected to begin construction in Year 40: Metamorphosis CDC's Diamond Green will create 20 homeownership opportunities at 10th and Diamond Streets and Community Ventures' Susquehanna Square will create 37 affordable rental housing units at 2100 North 16th Street. OHCD, in partnership with PHA, Temple University and APM, resubmitted an application to HUD for a Choice Neighborhoods Implementation grant that will continue the transformation of North Central Philadelphia into a viable and sustainable community of housing opportunities, targeted services, improved schools, transportation options and access to employment.

Multiple services will be available to the residents of the largely income-eligible census tracts in these Planning Districts. Neighborhood Energy Centers in Strawberry Mansion, Hunting Park, Nicetown, Kensington and near Second Street and Lehigh Avenue will help residents save money by reducing energy consumption.

Housing counseling will be available at APM, Congreso de Latinos 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 CDC/NAC, Norris Square Civic Association, Strawberry Mansion Neighborhood Action Center, South Kensington Community Partners, Impact Services and New Kensington CDC/NAC.

The Commerce Department will provide Targeted Commercial Management (TCM) and Public Services in Commercial Corridors (CC) support in multiple commercial corridors in these Planning Districts:

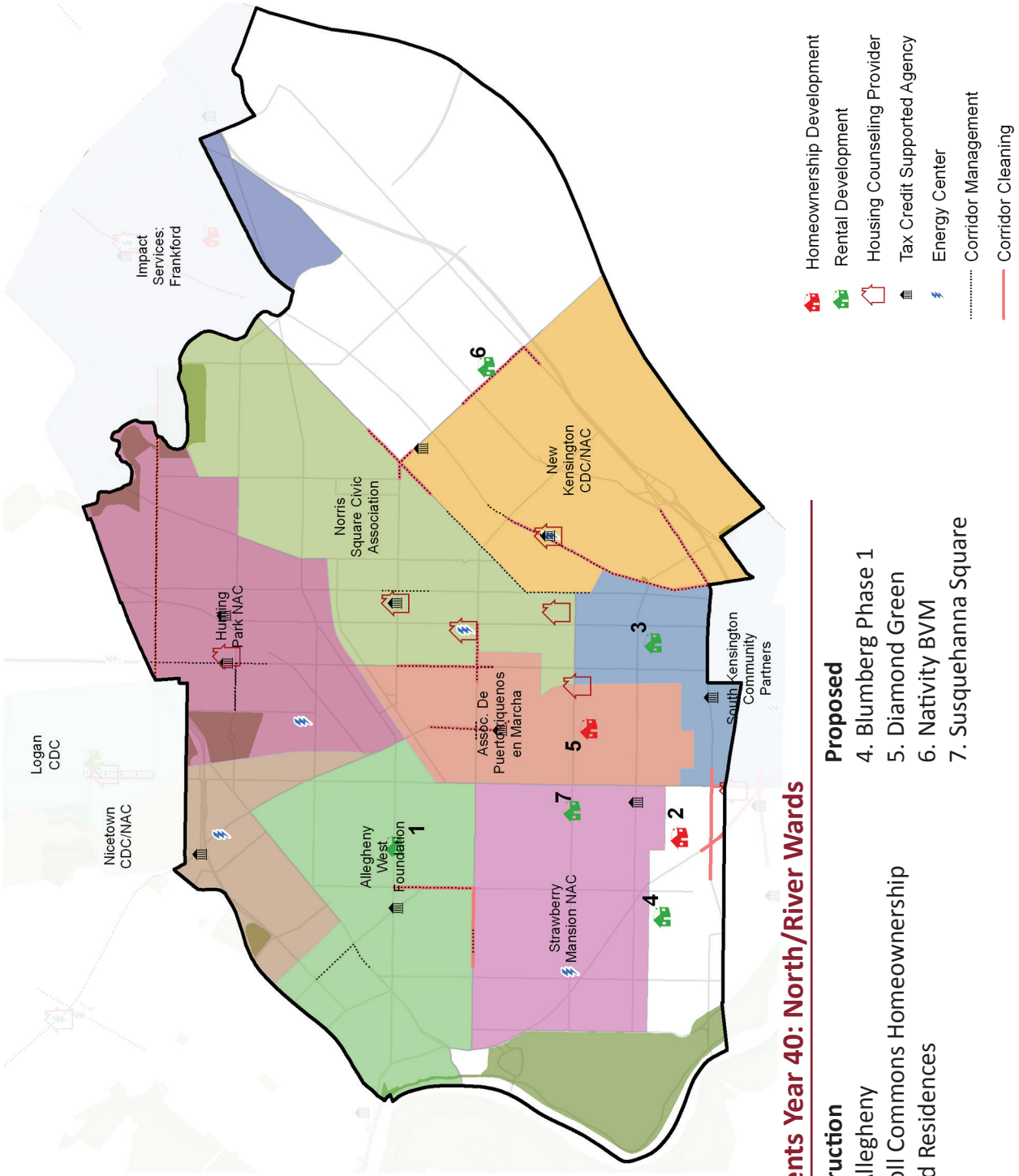
- **Allegheny West Foundation:**
  TCM – Lehigh Avenue/North 22nd Street/Fox Street/Hunting Park Avenue
  CC – Lehigh Avenue/North 22nd Street
- **Esperanza Housing and Economic Development:**
  TCM – North Fifth Street/Wyoming Avenue/Hunting Park Avenue
  CC – Wyoming Avenue*
- **Francisville NDC:**
  CC – Girard Avenue/Ridge Avenue**
- **HACE:**
  TCM and CC – North Fifth Street/Lehigh Avenue/North Front Street
- **Impact CDC:**
  TCM and CC – Kensington Avenue/Allegheny Avenue
- **New Kensington CDC:**
  TCM – North Front Street/Kensington Avenue/Girard Avenue***/Frankford Avenue***
  CC – North Front Street/Kensington Avenue/Girard Avenue***/Frankford Avenue***/Allegheny Avenue/Richmond Street
- **Village of Arts and Humanities:**
  TCM and CC – Germantown Avenue/Lehigh Avenue

* A portion of this corridor is in the Lower Northeast Planning District.
** Francisville NDC will also providing cleaning on nearby streets in the Central Planning District.
*** A portion of these corridors is in the Central Planning District.



North 5th Street Commercial Corridor

North/River Wards Activity Map



Developments Year 40: North/River Wards

Under Construction

1. 1900 Allegheny
2. Ingersoll Commons Homeownership
3. Tajdeed Residences

Proposed

4. Blumberg Phase 1
5. Diamond Green
6. Nativity BVM
7. Susquehanna Square

Central/South

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 in which 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.

Above: Anthony Wayne Senior Housing II
Below: John C. Anderson Apartments



In Year 39, construction was completed on two City-supported projects financed with Low-Income Housing Tax Credits: the Elon Group's 46 rental units for seniors in Anthony Wayne Senior Housing II at 27th and Morris Streets and Pennrose Properties' John C. Anderson Apartments, a 56-unit LGBT-friendly senior housing development in the 200 block of South 13th Street.

Project HOME also completed the preservation of 76 units of special needs

housing at 1515 Fairmount Ave. (in concert with rehabilitation of rental units in the Lower North Planning District).

In Year 40, two new homeownership projects will begin construction in Point Breeze. Innova's Latona Green will create 10 units of homeowner housing at 17th and Manton Streets. Habitat for Humanity will develop six units of homeowner housing in the 2300 blocks of Cross and Greenwich Streets.

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 and Universal Companies. The Central District has limited income-eligible census tracts, located in the southeastern corner



Housing counseling at the Philadelphia Senior Center

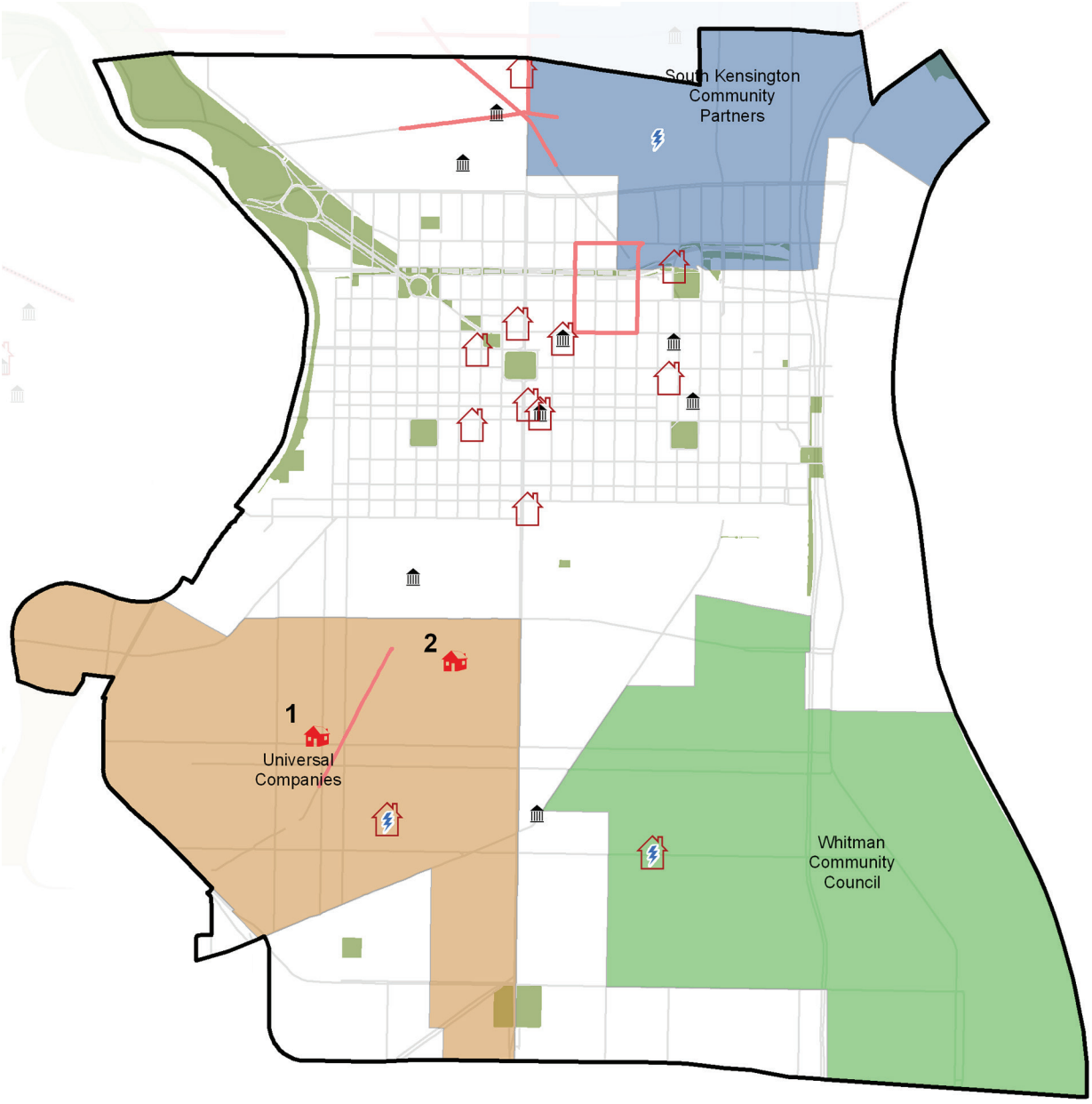
of the District where services are provided by Whitman Community Council and the northeastern corner where services are provided by South Kensington Community Partners.

The Commerce Department will provide Targeted Commercial Management (TCM) and Public Services in Commercial Corridors (CC) support in multiple commercial corridors in these Planning Districts:

- **Diversified Community Services:**
  CC – Point Breeze Avenue
- **Francisville NDC:**
  CC – North Broad Street/Fairmount Avenue/Ridge Avenue*
- **New Kensington CDC:**
  TCM and CC – Girard Avenue**/Frankford Avenue**
- **Newbold CDC:**
  CC – Passyunk Avenue/Snyder Avenue/South 15th Street/Mifflin Street
- **Philadelphia Chinatown Development Corporation:**
  CC – Area bounded by North 9th Street/Arch Street/North 12th Street/Callowhill Street

* Francisville NDC will also providing cleaning on nearby streets in the Lower North Planning District.
** A portion of these corridors is in the Lower North Planning District.

Central/South Activity Map



Developments Year 40: Central/South

Under Construction

1. Cross/Greenwich
2. Latona Green

- Homeownership Development
- Housing Counseling Provider
- Tax Credit Supported Agency
- Energy Center
- Corridor Management
- Corridor Cleaning

Southwest

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.

People's Emergency Center CDC (PECCDC) continues construction on Bigham Place, seven special needs and four rental housing units in the 4200 block of Powelton Avenue. Also underway is HELP USA's Philadelphia IV project, 61 rental units at 7200 Grovers Ave. targeted to chronically homeless veterans and veterans aged 55 and older. In Year 40, Southwest Philadelphia District Services will undertake a mixed-use development with three rental units at 5213 Woodland Ave.



Above: Bigham Place
Below: HELP USA's Philadelphia IV



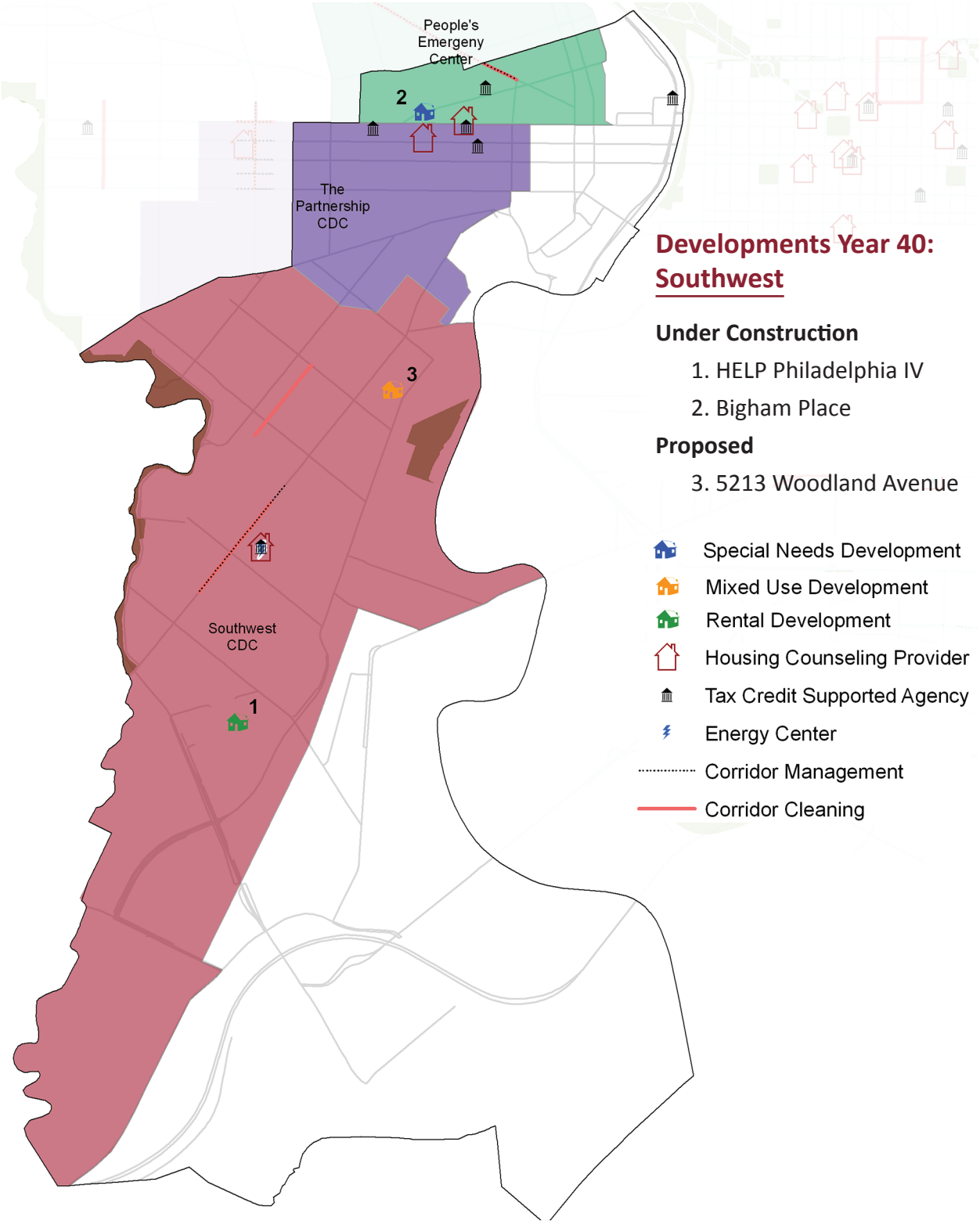
Most of the University/Southwest and Lower Southwest Districts are income-eligible and will receive NAC services through Southwest CDC, The Partnership CDC and People's Emergency Center. Housing counseling services are available in each District. Lower Southwest also has an Energy Center. The LandCare Program will continue to maintain cleaned and greened lots, mostly along the Kingsessing Avenue corridor in both districts.

The Commerce Department will provide Targeted Commercial Management (TCM) and Public Services in Commercial Corridors (CC) support in multiple commercial corridors in these Planning Districts:

- **African Cultural Alliance of North America:**
  CC – Chester Avenue
- **People's Emergency Center CDC:**
  TCM and CC – Lancaster Avenue*
- **Southwest CDC:**
  TCM and CC – Woodland Avenue

*Most of the Lancaster Avenue commercial corridor is located in the West Planning District described below.

Southwest Activity Map



Developments Year 40: Southwest

Under Construction

1. HELP Philadelphia IV
2. Bigham Place

Proposed

3. 5213 Woodland Avenue

- Special Needs Development
- Mixed Use Development
- Rental Development
- Housing Counseling Provider
- Tax Credit Supported Agency
- Energy Center
- Corridor Management
- Corridor Cleaning

West

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, nearly 2,000 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 the People's Emergency Center's plan for the West Powelton/ Saunders Park neighborhood.



Mt. Vernon Manor Apartments and playground

In the West Park Planning District, the Mantua neighborhood was targeted for the use of NSP2 and CDBG-R funds. NSP2 funds were used to rehabilitate the 75 rental units at Mt. Vernon Manor in the 3300 block of Haverford Avenue and were used to demolish unsafe and imminently dangerous buildings. Most recently, as part of the City's place-based strategies Mantua was designated a Promise Zone in January 2014, giving the community priority in competitive government funding opportunities and access to other resources, such as AmeriCorps Vista volunteers.

Several developments were also completed in Year 39. A total of 224 affordable rental units in Walnut Park Plaza at 6250 Walnut St. were preserved and PECCDC completed Fattah Homes II, six units of special-needs housing in the 3800 block of Haverford Avenue.

In Year 40, Presby Inspired Life will continue the construction of Wynnefield Place, a 48-unit senior rental project at 1717-25 N. 54th Street. Community Ventures will advance Centennial Village, a mixed-use development consisting of 52 units of affordable rental housing and commercial space in and around



Wynnefield Place, under construction

52nd Street and Parkside Avenue, and Horizon House will develop Ogden House, 18 units of special-needs housing at 4040 Ogden St. An affordable housing RFP will be issued in Year 40 for the development of 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, Parkside Community Association, The Partnership CDC and People's Emergency Center. A Neighborhood Energy Center serves both planning districts. Philadelphia Council for Community Advancement maintains a housing counseling office in the West Park District that is accessible to both districts.

The LandCare program maintains lots in Mantua, in the area of 54th Street, and in locations throughout the West District. Homes saved from foreclosure are concentrated in the western halves of the districts. Business development support has been focused on the West District commercial corridors.

The Commerce Department will provide Targeted Commercial Management (TCM) and Public Services in Commercial Corridors (CC) support in multiple commercial corridors in these Planning Districts:

- **ACHIEVEability:**
  CC – North and South 60th Street/Market Street
- **The Enterprise Center:**
  TCM and CC – 52nd Street Commercial Corridor
- **People's Emergency Center CDC:**
  TCM and CC – Lancaster Avenue*

*A portion of this corridor is in the University/Southwest Planning District.

West Activity Map



Developments Year 40: West

Under Construction

1. Wynnefield Place (202)

Proposed

2. West Philadelphia Empowerment Zone - 4900 West Girard Avenue
3. Ogden House
4. Centennial Village

North/Northwest

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 Upper North commercial corridors. In the 1980s and 1990s the City also funded the relocation of residents and the acquisition 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.



Infill housing at McKean Avenue and Queen Lane

In Year 39, Nolen Properties completed construction on Nugent Senior Apartments, at 101 W. Johnson St., a 57-unit rental development, Also, Northern Home for Children completed construction on its Merrick Hall Renovations project, an eight-unit development at 5301 Ridge Ave. for women 16-23 with children. Mt. Airy USA completed its mixed-use development of three units of housing and commercial space in the 6500 block of Germantown Avenue. Habitat for Humanity completed construction on four homeownership opportunities in the 5200 block of McKean Avenue.

In Year 39, Intercommunity Action began construction of Fairthorne Senior Housing, a 40-unit senior rental development at 6761-63 Ridge Ave. The WES Corporation began the construction of Lindley Court Apartments, 48 senior rental housing units in the 1300 block of Lindley Avenue. Mt. Airy USA started work on its mixed-use development with three rental units in the 6600 block of Germantown Avenue.

In Year 40, Depaul USA will develop St. Raymond's House, 27 units of special-needs housing at 7901 Forrest Ave., to serve individuals experiencing chronic homelessness.

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, Nicetown CDC/NAC, Logan CDC and GPASS. Two 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 Targeted Commercial Management (TCM) and Public Services in Commercial Corridors (CC) support in multiple commercial corridors in these Planning Districts:

- **Germantown United CDC:**
  TCM – Germantown Central Business District
- **Korean Community Development Services Center:**
  TCM and CC – North Fifth Street
- **Logan CDC:**
  TCM and CC – North Broad Street/ North Old York Road



Center in the Park Neighborhood Energy Center

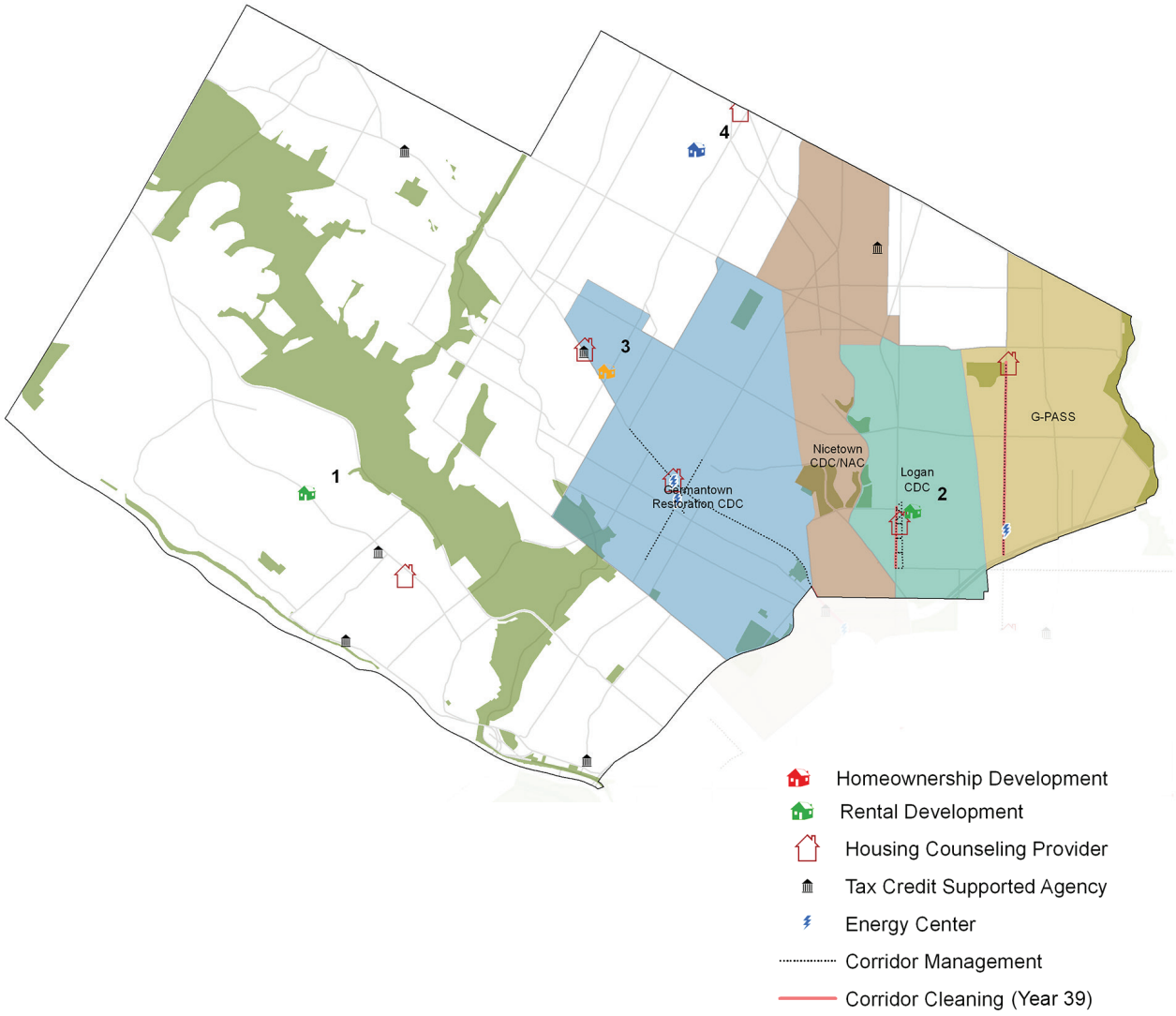
Housing counseling at the Korean Community Development Services Center



North Fifth Street



North/Northwest Activity Map



Developments Year 40: North/Northwest

Under Construction

1. Fairthorne Senior Housing (202)
2. Lindley Court Apartments
3. Mt. Airy Corridor Mixed Use

Proposed

4. St. Raymond's House

Northeast

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.

Income-eligible census tracts are located 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., were completed in Year 39. Liberty at Disston created five units in the 4800 block of Disston Street and Liberty at Welsh Road created two units at 2628 Welsh Road. An affordable housing RFP will be issued in Year 40 for Gillingham Court in the 4500 block of Tackawanna Street in the Lower Northeast District.



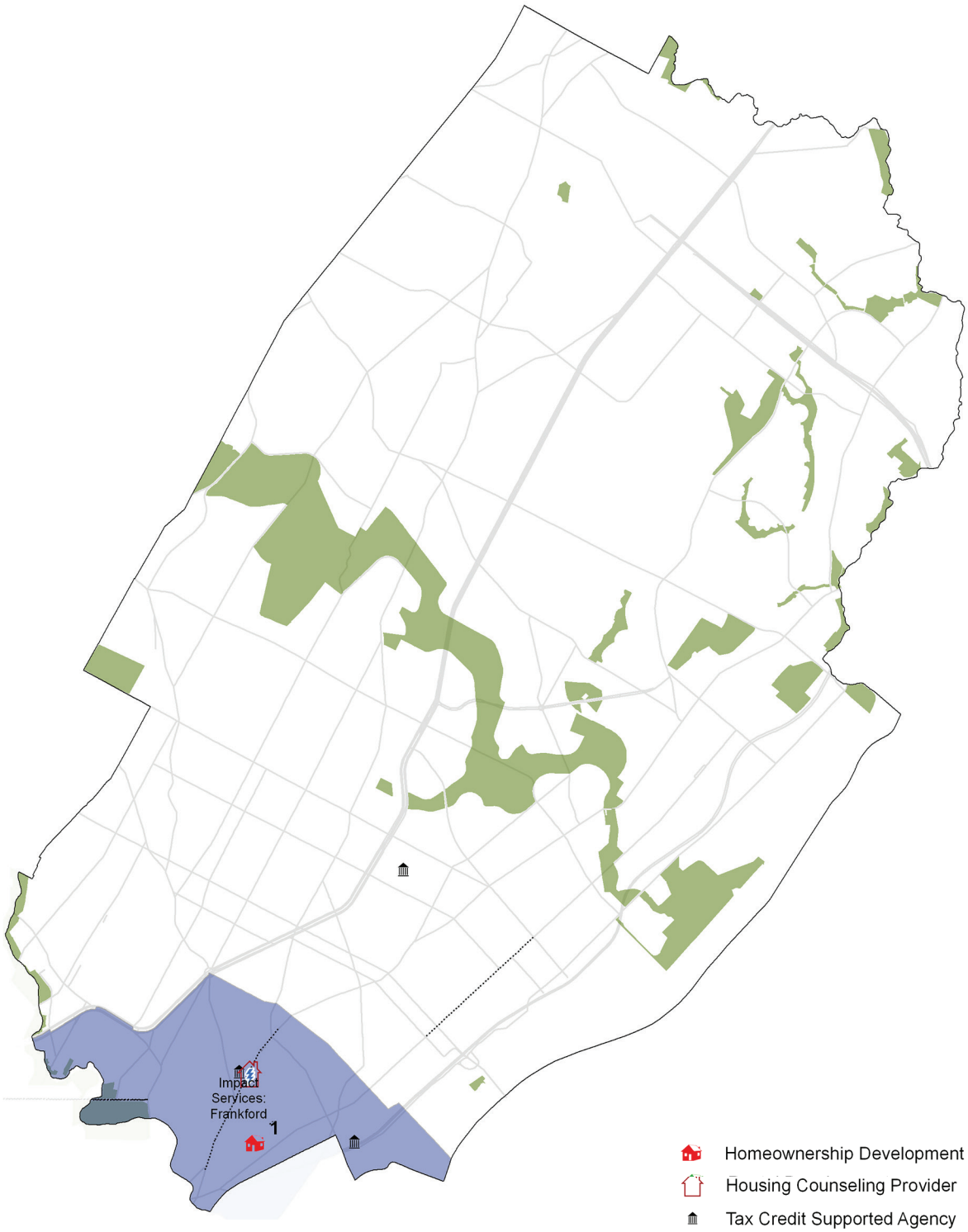
Aerial of proposed housing named Gillingham Court

NAC services are provided to residents in those income-eligible census tracts in the Lower Northeast and North Delaware Planning Districts 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 (TCM) and Public Services in Commercial Corridors (CC) support in multiple commercial corridors in these Planning Districts:

- **Frankford CDC:**
  TCM and CC – Frankford Avenue
- **Tacony CDC:**
  TCM – Torresdale Avenue

Northeast Activity Map



Developments Year 40: Northeast

Proposed

1. Gillingham Court

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 40, 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 40 $1.318 million is required for Section 108 loan repayment, a reduction from previous years.

Other Actions

Foster and Maintain Affordable Housing

To foster and maintain existing housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs: Basic Systems Repair; Adaptive Modifications; Weatherization Assistance; and Heater Hotline. OHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, to support low-interest home improvement loans, to take full advantage of the Earned Income Tax Credit, and to offer a building materials exchange program. The City also supports Neighborhood Energy Centers to increase the affordability of housing by reducing energy costs and the Utility Emergency Services Fund to ensure that Philadelphians are not made homeless due to utility emergencies. Finally, OHCD has long supported housing counseling to prevent foreclosure, prepare potential low- and moderate-income homeowners for homeownership, and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens. More detailed information about the City's programs to foster and maintain affordable housing is available beginning on page 63.

Public Housing Improvements and Resident Initiatives

For PHA, meeting Philadelphia's public housing needs 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. Highlights of those services are as follows:

- PHA partners with local organizations and universities through their Community Partners Program to provide residents with free educational and training opportunities. Programs include: Digital Literacy Training, Adult Education and GED, a wide range of job training programs, job placement services, financial literacy training, home ownership assistance, and health and nutrition workshops.
- Through PHA's Pre-Apprenticeship Program for Construction Trades, residents are given an opportunity to find a career in PHA's Maintenance Department. The reformed program guarantees residents a union card and a union job with PHA. In addition to the 16 weeks of hard skills training, resident participate in an intensive 8 week literacy and numeracy boot camp to ensure they have the skills to be successful in the training program.

- PHA provides a range of after-school Youth Programming for residents between the ages of seven and 18 and Summer Camp Programming for residents aged seven - 14. The programs are offered at 11 sites and will continue to expand to cover the majority of PHA's multifamily sites. The Youth Program offers academic support and tutoring, mentoring and 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 St.), Cassie L. Holly (2100 Dickinson St.) and Emlen Arms (6733 Emlen St.) 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 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 may submit resumes to the Section 3 Job Bank and are matched with available positions. Positions are identified within and outside of PHA, and as part of the Section 3 requirements and Resident Hiring Policy.
- PHA offers residents comprehensive affordable homeownership sales. PHA offers two 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 20 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. In 2014, this program will be converted to a Section 32 Home Ownership Program, which will allow any PHA resident living in any development the opportunity to purchase a PHA scattered-site home.
- PHA also offers an intensive Case Management Program under the HUD Family Self-Sufficiency Program. The procedures of this program have been revised to ensure that the FSS Coordinators are connecting residents to the variety of services and removing barriers to success for those residents who are moving from the education program through to the Home Ownership, and thereby achieving self-sufficiency.

Evaluation and Reduction of Lead-Based Hazards

The City of Philadelphia continues to reduce the number of housing units with identified lead hazards. When a child is identified with an elevated blood level, the Philadelphia Department of Public Health Childhood Lead Poisoning Prevention Program (CLPPP) provides home visiting, education and environmental assessments. In most cases, interior deteriorating lead paint and lead dust is identified as the source of the child's lead exposure. As a result of orders issued by the Department of Public Health (and subsequent enforcement actions through Lead Court), the City expects that property owners will reduce the lead hazards in approximately 240 homes in which children with confirmed "Environmental Intervention Blood Lead" (EIBL) levels reside. Department of Public Health crews or private abatement contractors retained by the Department of Public Health will work in the homes of approximately 90 additional EIBL children (for most low-income owner-occupants, the service will be free). Unless the work is minor and can be completed quickly and safely, families will be relocated while it is performed.

In FY 2014 more than 250 new cases of EIBL will be identified and 210 risk-assessment inspections will be conducted. Of these risk-assessment inspections, 12 will be in the homes of children with blood lead levels above 45 (µg/dL) and the remainder in the homes of children with blood lead levels between 10 and 44 (µg/dL).

Primary Prevention

Since FY 2001, there have been substantial new expenditures to reduce lead hazards where lead-poisoned children were not identified. However Federal CDC funding earmarked for this purpose was eliminated, resulting in the conclusion of CLPPP's successful "Lead-Safe Communities" and "Lead Safe Babies" program. These programs provided counseling and lead-hazard identification in the homes of at least 1,500 children annually. Families residing in homes with known lead hazards were referred for lead-hazard control services. In FY 2011, 287 of the homes of these families were inspected for lead hazards, and 99 had lead hazards remediated before the children were ever exposed to lead. All funding for these activities ended as of the start of FY 2012. CLPPP staff continues to provide lead poisoning prevention education in the homes of children at risk of lead poisoning.

Under its contract with the local HUD office, in FY 2013 the Department of Public Health inspected 254 vacant properties that were to be sold by HUD following an FHA mortgage default; 237 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 and Homeownership Rehabilitation Program, approximately 400 new lead-safe or lead-free units are created annually.

The Renovation, Repair and Painting 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 an EPA-certified training provider and is providing this mandatory training.

The City also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children 6 years old and under. The law went into effect in December of 2012. Thus far, the CLPPP has received 737 copies of Certificates of Lead Safe or Lead Free, and has responded to more than 1,500 telephone calls and e-mails requesting further information about the new law.

Through a Healthy Homes Production grant, CLPPP created the Healthy Homes Healthy Kids Program, an initiative of the Department of Public Health to prevent and correct significant health and safety hazards in homes of children with persistent or difficult to control asthma. Working in partnership with clinicians at St Christopher's Hospital for Children (SCHC), a team made up of a community health educator, environmental risk assessor and a contractor provide home-based education and remediation to reduce asthma triggers that exacerbate a child's asthma. The goal of the program is to help families effectively manage their child's asthma, leading to more symptom-free days, fewer missed school days, and fewer visits to the hospital emergency room or days hospitalized. Eligible families also receive free weatherization services to reduce their energy costs and improve indoor air quality, providing these families with a "Green and Healthy Home." This program has enrolled, educated and remediated homes of 160 low-income pediatric patients of SCHC in Philadelphia. Although funding of this program has ended, the Department of Public Health continues with the education and remediation of homes of children with asthma.

Anti-Poverty Strategy

A problem decades in the making, Philadelphia has the worst poverty rate of the 10 largest U.S. cities. Just under 27 percent (26.9%) of its residents, nearly 440,000 people, live below the federal poverty level. This includes 39 percent of children, 27 percent of work-age adults and 17 percent of seniors. Beyond those living below the official poverty line, many more struggle to make ends meet. In addition to the moral imperative, Philadelphia will not be a thriving city without reversing the inter-generational transfer of poverty and assuring that more people have a pathway to economic security and greater self-reliance.

To tackle this problem, Mayor Nutter established the Mayor's Office of Community Empowerment and Opportunity (CEO) in January 2013. Its charge: to lead the City's efforts to lift individuals and communities out of poverty and increase opportunities for low-income individuals and families. In July 2013, CEO released a comprehensive citywide plan to fight poverty, *Shared Prosperity Philadelphia*. The plan provides a picture of poverty in Philadelphia, describes CEO's role and approach, and identifies five strategic work areas:

1. Job creation and workforce development
2. Access to public benefits and essential services
3. Educational outcomes for children and youth
4. Housing security and affordability
5. Economic security and asset building

Shared Prosperity Philadelphia acknowledges that poverty is a complex problem that is intertwined with a range of factors, from educational attainment and employment to public safety. Reducing poverty and improving related outcomes will not happen quickly, nor can it be done by City government alone. Efforts to address poverty must work across multiple levels of intervention in order to alleviate poverty's most immediate effects; to provide pathways out of poverty and prevent the intergenerational transfer of poverty; and to address the systemic underpinnings of poverty.

Addressing poverty cannot be delegated to one department within government. Rather, it must be a broad effort that is part of the portfolio of many City departments and public agencies, as well as nonprofit organizations, faith communities, community-based organizations, institutions and the business sector. CEO will leverage and coordinate resources of other City departments, public agencies and nonprofit providers by serving as the convener and hub for learning, communications and data sharing. CEO will take the lead in pursuing additional federal, state and philanthropic funding that can support the efforts of city departments and their nonprofit partners. In its first year, CEO has successfully carried out this work by:

- Leading the effort that secured a Promise Zone designation for West Philadelphia, one of three cities selected nationwide. CEO will serve as the lead agency for this 10-year designation.
- Providing free financial counseling to nearly 2,300 Philadelphians, helping them reduce personal debt by more than $1.6 million and save over $100,000.
- Raising more than $400,000 in new resources to implement anti-poverty activities.

- Developing a structure to guide the implementation of *Shared Prosperity Philadelphia*, and fostering a community conversation, which includes experts from the field, around combating poverty.
- Building the capacity of CEO to drive the implementation of its strategic plan, integrating existing programs with other City agencies, and strengthening relationships with key federal, state, and local partners.

In 2014, CEO expects to

- Create a new system to serve more than 3,000 low-income residents in the next year and help them access benefits and emergency services in community settings.
- Fund two job training programs that will connect individuals facing the greatest barriers to employment with identified job opportunities.
- Fund the launch of 10 new emergency meal locations, connecting vulnerable individuals to meals and vital services.

The CEO will continue to implement a collective impact strategy in which it will seek to provide information, resources and support to help other City departments report on outcomes, pursue additional funding and be more effective in their work as it relates to addressing the causes and effects of poverty.

Housing Goals

For the CEO to be effective it must focus its efforts in a strategic manner on proven, client-centered activities that can do the most good for the greatest number of people using currently available or reasonably acquired resources. Since housing represents a significant financial burden for Philadelphians across income levels, the CEO will have as one of its key goals to maximize low-income Philadelphians' access to programs and services that assure housing security and affordability. In Year 40, CEO will work with OHCD and other City agencies to:

- Analyze the effectiveness of current services and programs to keep people in their homes and outline strategies to improve the success of these efforts.
- Develop strategies for increasing the number of affordable housing opportunities for low-income Philadelphians.
- Ensure better linkages between housing and homeless strategies with financial security strategies.

In addition to the citywide strategies outlined above, OHCD will continue to use its resources to support efforts to reduce poverty in Philadelphia. Those efforts include:

- Ensure local resident participation in construction hiring for city-funded developments.
- Promote economic development activities that help low-income residents gain access to jobs and skills.
- Support educational and job training activities for Philadelphia's youth.
- Create neighborhoods of choice in which wealth can be built by improving housing stock and removing blight.

Developing Institutional Structures and Enhancing Coordination Between Housing and Services Agencies

Coordination between OHCD, other City agencies and external organizations is strong and growing stronger epitomized most recently by applications to the Choice Neighborhoods and Promise Zone programs. Between the two applications more than 30 organizations collaborated: the City – OHCD, Education, Health, Community Empowerment and Opportunity, Commerce, Planning, Police, Transportation and others – the Philadelphia Housing Authority, Temple University, Drexel University, the School District of Philadelphia, LISC, Asociación de Puertorriqueños en Marcha, the William Penn Foundation and others. The structure that supports ongoing coordination is below.

City of Philadelphia Departments

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 disAbility Services, 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 affect homelessness and access to permanent housing, including the reduction of chronic and veteran homelessness. This is accomplished by working within government as well as with the private and nonprofit sectors.

Other City Departments and Agencies

Other City departments play lesser roles in providing affordable housing opportunities. The Mayor's Office of Community Empowerment and Opportunity (CEO) administers the Community Services Block Grant and operates a network of neighborhood offices that 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 advocates with utility companies and government agencies. The Philadelphia 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. Beginning in Year 40 the Philadelphia Land Bank will be an important strategic partner in managing the City's inventory of vacant land and buildings and in returning vacant properties—both publicly and privately owned—to productive use.

Commonwealth of Pennsylvania and Related Agencies

Department of Community and Economic Development

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 Keystone Communities programs.

Pennsylvania Housing Finance Agency

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.

Philadelphia Housing Authority

The Philadelphia Housing Authority (PHA) is a state-chartered agency that administers low-rent public housing and the Housing Choice Voucher program. PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council.

Philadelphia Redevelopment Authority

Authorized by Pennsylvania State Charter under the Urban Redevelopment Law of 1945, the Philadelphia Redevelopment Authority (PRA) focuses on planning and developing balanced mixed-use communities to create thriving, well-served neighborhoods. Its responsibilities include project development and financing, as well as land acquisition, assemblage and disposition. As part of the City of Philadelphia's comprehensive land management and disposition process overhaul, in 2012 PRA became the agency that serves as the entry point for members of the public seeking to purchase land owned by PRA, PHDC and the City itself.

Nonprofit Organizations

Philadelphia Housing Development Corp.

Since 1965 the Philadelphia Housing Development Corp. (PHDC) has provided housing services to Philadelphia's low- and moderate-income households. PHDC enables owners to remain living safely in their homes through the Basic Systems Repair Program; offers both owners and tenants energy-efficiency improvements through the Weatherization Assistance Program; and helps physically disabled persons live more independently in their houses or apartments through the Adaptive Modifications Program.

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

Housing Counseling Agencies

Philadelphia supports a wide range of agencies that provide housing counseling services aimed at preventing homelessness by avoiding foreclosure, 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 people with HIV/AIDS, while other agencies provide services to the general population.

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.

To ensure that high-quality housing counseling services continue to be made available to area residents, OHCD requires certifications of the housing counselors that it funds. OHCD also funds Northwest Counseling Services to provide training assistance, and OHCD hosts quarterly in-service sessions at which OHCD staff and invited guest speakers bring counselors up to date on recent trends affecting housing counseling in Philadelphia.

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.

Local Initiatives Support Corp.

The Local Initiatives Support Corp. (LISC) is a national nonprofit corporation that is instrumental in providing project development funding for affordable housing projects.

Community Design Collaborative

The Community Design Collaborative is a community design center that assists neighborhood-based organizations with architectural planning and design issues. The Collaborative's services have improved and informed a number of City-supported housing and community development developments and initiatives.

Private Sector

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. Private sector businesses can participate in the state and/or city tax credit programs that provide funding to community development corporations.

Many private developers, banks, architects, engineers, contractors, landlords and others support the provision of 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 funding and PHFA Low-Income Housing and Historic tax credits have all been used successfully for financing.

Overcoming Gaps

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.

Strategy for Improving Coordination

Intergovernmental Coordination

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 housing 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 Corp. (PHDC) 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 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.

Private Sector

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

Services to the Homeless and Special-Needs Population

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 Office of Health and Opportunity initiated a central housing placement clearinghouse for permanent supportive housing. The Deputy Mayor of the Office of Health and Opportunity leads the Department of Public Health and oversees the Department of Behavioral Health and Intellectual disAbility Services, Department of Human Services, and Office of Supportive Housing. Housed at the Office of Supportive Housing and launched in January 2012, 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. Coordination of housing placement into additional permanent supportive housing units will be phased into the Clearinghouse over time, with the ultimate goal that the Clearinghouse will serve as the single point of access to the City's entire permanent supportive housing inventory for people who are homeless or those with disabilities due to behavioral health conditions.

Services to Persons with HIV/AIDS

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.

Affordable Housing

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 PACDC and the Community Design Collaborative.

Persons with Disabilities

OHCD coordinates activities with OSH and other advocates. One of the housing counseling agencies funded by OHCD and with which OHCD has ongoing interaction is Liberty Resources, a not-for-profit, consumer-controlled organization that advocates and promotes independent living for all persons with disabilities. OHCD also maintains the News on Tap website, which offers information and resources on disability and visitability issues, and which features the Home Finder, a resource designed to assist developer and property managers in marketing accessible units to the disabled community.

Coordination with the State

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. OSH participates in the statewide Homeless Steering Committee, convened by DCED to coordinate activities statewide and with regard to state Emergency Solutions Grant. OSH also co-chairs a statewide committee for Continuum of Care lead agencies in entitlement communities. The Permanent Supportive Housing Clearinghouse serves as Philadelphia's Local Lead Agency, a concept developed by PHFA and the Department of Public Welfare to ensure that low-income persons with special needs have access to housing funded through PHFA.

Anticipated Budgetary Resources

Anticipated Budgetary Resources

OHCD anticipates receiving federal, state and program income budgetary resources during Year 40, 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.

After four years of significant reductions in the City's entitlement resources, the resources available in Year 40 are approximately the same as the previous year. The one significant change is the decision not to utilize Redevelopment Authority bond proceeds to fund the PHIL program, which was discontinued because it was duplicative of a program operated by PHFA.

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.

Federal HOME Funds

The HOME Investment Partnership Program (HOME), implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program.

The proposed HOME activities do not include other forms of investment as described by 92.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

HOME Matching Requirements

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

Federal HOPWA Funds

The Housing Opportunities for Persons With AIDS (HOPWA) program 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.

Federal Emergency Solutions Grant Funds

Emergency Solutions Grant funds (formerly Emergency Shelter Grant) support the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually; support the City's rapid rehousing activities; and provide resources to support the Homeless Management Information System (HMIS) as well as data collection and analysis. Funding was formerly used in Philadelphia solely to support emergency shelter operations.

In Year 40, under the new ESG, some funding will continue to support emergency shelter activities, as permitted by HUD, but the balance will be utilized for rental assistance and the HMIS. HUD requires that the City apply for ESG funds through the *Consolidated Plan*. In Year 40, OHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Supportive Housing (OSH).

The allocation for Year 40 by activity is below. As required by HUD, the allocation for shelter activities is less than 60 percent of the allocation or the hold harmless amount, which is the 2010 ESG grant amount allocated to shelter. HUD permits the higher of these numbers to be allocated for Emergency Shelter.

Activity	Allocation
Street Outreach	$0
Emergency Shelter	$1,604,042
Homelessness Prevention	$0
Rapid Rehousing	$1,214,382
Data Collection/HMIS	$191,855
Administration	$244,076
Total	**$3,254,355**

In addition to the federal allocation of ESG funding that is awarded to Philadelphia County, the City is also afforded an annual opportunity to compete for ESG funding that is awarded to the Commonwealth and administered by the Department of Community and Economic Development. OSH serves as the local applicant for those funds. In Year 39, state ESG funding was used to provide rapid rehousing and financial assistance to youth and victims of domestic violence. OSH is reviewing the grant requirements and may apply in the state competition in Year 40.

ESG Matching Requirements

Matching funds are provided by City General Fund dollars.

Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care 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. The Office of Supportive Housing oversees the rental assistance (Shelter Plus Care) program through contracts with non-profit sponsors; conducts HQS inspections through an Inspections Unit housed at OSH; and monitors programs. The Continuum of Care renewal process includes a thorough, non-biased review of all projects requesting renewal to ensure that they continue to meet a need, and that they are meeting HUD and locally established outcomes for performance.

City Bond Financing

City Bond Financing supports PIDC business loan programs and other activities.

Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). The HTF provides a sustainable funding stream 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 $12.5 million in Year 40.

Commonwealth of Pennsylvania Funds

Philadelphia has applied for funding that will be available in Year 40 through the DCED Keystone Communities program. Those applications include:

- $300,000 for the Adaptive Modifications Program through the Accessible Housing Program
- $150,000 for residential façade improvements and a feasibility study for a mixed-use development in the North Central Philadelphia Choice Neighborhoods Transformation Area
- $150,000 for residential façade improvements and financing for a mixed-use development in the Mantua Promise Zone
- $275,000 for commercial corridor support
- $100,000 for residential neighborhood support through the Keystone Elm Street program

The City also anticipates funding from the Commonwealth for the Weatherization Assistance Program, although exact Year 40 funding amounts will not be known until a budget for the state fiscal year beginning July 1, 2014, is passed.

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.

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 has not provided HCP funding since FY 2010 and has not announced HCP funding availability for FY 2014.

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 40 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 40 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.

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.

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.

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 40 OHCD expects to use General Funds in support of vacant land management, settlement assistance and Tangled Title Fund.

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. 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 City completed its expenditure of NSP grant funds in FY 2013.

Annual Operating Costs

The *Year 40 Proposed Consolidated Plan* budget shows budget amounts for Annual Operating Costs of slightly less than $24 million. Annual Operating Costs include both Program Delivery costs and General Administration costs. Program Delivery costs are personnel and other costs directly related to the carrying out of program activities. These costs are CDBG-eligible as part of the activity being carried out. General Administration costs include program planning, management, coordination, monitoring and evaluation, and public information.

Schedule A: Year 40 Economic Development Activities
(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	CDBG	State	Other	Total
A. Business Assistance				
1. PIDC Business Loan Programs	1,000		4,800	5,800
2. Section 108 Loan Program (PIDC)	1,600		20,000	21,600
3. Technical Assistance to Micro Businesses	650			650
4. Storefront Improvement Program & Targeted Block Façades	400		100	500
5. Business Attraction & Expansion	300			300
Subtotal: Business Assistance	*3,950*		*24,900*	*28,850*
B. Community-Based Organization Assistance				
1. PIDC Neighborhood Development Fund	2,050			2,050
2. Neighborhood Development Grants	1,000			1,000
3. Targeted Corridor Revitalization Management Program	1,220			1,220
4. Keystone Communities Program		275		275
5. Public Services for Commercial Corridors	665		30	695
6 Capacity-Building Assistance	100			100
7 CDC Tax Credit Program			3,400	3,400
Subtotal: Community-Based Organization Assistance	*5,035*	*275*	*3,430*	*8,740*
C. Employment Services & Training				
1. YouthBuild Philadelphia	300			300
Subtotal: Employment Services & Training	*300*			*300*
D. Annual Operating Costs				
1. Commerce/Program Delivery	233			233
2. PIDC/Program Delivery	664			664
3. Commerce/General Administration	1,237			1,237
Subtotal: Annual Operating Costs	*2,134*			*2,134*
Grand Total: Economic Development	**11,419**	**275**	**28,330**	**40,024**

Schedule B: Year 40 State Resources

(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	State-DCED		
	Weather.	Keystone Communities	Total
Housing Preservation			
A. Emergency Repairs, Preservation, Weatherization			
1. Weatherization (DCED to PHDC)	1,689		1,689
Homeless & Special Needs			
A. Adaptive Modifications Program		300	300
Community-Based Organization Assistance			
A. Community-Based Organization Assistance			
1. Keystone Communities Program		275	275
Community Planning & Capacity Building			
A. Elm Street Program		100	100
B Keystone Communities Program (Neighborhood Development)		300	300
Annual Operating Costs			
A General Administration			
1. PHDC	26		26
B. Program Delivery			
1. PHDC	285		285
Subtotal: Annual Operating Costs	*311*		*311*
Grand Total: State Resources	**2,000**	**975**	**2,975**

Schedule C: Year 40 Other Resources

(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	TNCA Bond Proceeds	General Fund	Emergency Solutions	Other Federal	Other Private	Section 108	Total
Housing Preservation							
A. Housing Counseling							
1. Settlement Assistance Grants		100					100
2. Vacancy Prevention Activities		30					30
Homeless & Special-Needs Housing							
A. Emergency Solutions Grant			3,254				3,254
Vacant Land Management & Community Improvement							
A. Vacant Land Management		2,390					2,390
B. Child Care Facilities Fund		500					500
Community Economic Development							
A. Business Assistance							
1. PIDC Business Loan Programs					4,800		4,800
2. Section 108 Loan Program						20,000	20,000
3. Storefront Improvement Program & Targeted Block Façades	100						100
B. Community-Based Organization Assistance							
1 Public Services for Commercial Corridors					30		30
2. CDC Tax Credit Program					3,400		3,400
Annual Operating Costs							
A. PRA General Administration				250			250
Grand Total: Other Resources	**100**	**3,020**	**3,254**	**250**	**8,230**	**20,000**	**34,854**

Schedule D: Year 40 HTF Resources

(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	HTF Total
Affordable Housing Production	
A. Affordable Rental Housing	
1. Neighborhood-Based Rental Production	5,175
Housing Preservation	
A. Emergency Repairs, Preservation, Weatherization	
1. Heater Hotline - PHDC/ECA	1,000
2. BSRP - Tier 2	1,980
3. BSRP - Targeted Preservation	300
4. Utility Emergency Services Fund	1,070
Homeless & Special-Needs Housing	
A. Adaptive Modifications Program	1,355
B. Homelessness Prevention Program	595
Annual Operating Costs	
A. Program Delivery	
1. PHDC	134
B. General Administration	
1. OHCD	950
2. PHDC	182
3. PRA	759
Grand Total: HTF Resources	**13,500**

Schedule E: Year 40 CDBG Administrative Cost Limitation

(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	CDBG	
A. Resource Base		
1. CDBG Entitlement	39,309	
2. Projected Program Income	7,439	
Total: Resource Base	**46,748**	
B. Administrative Limitation (20%)		**9,350**
C. Administrative Budget		
1. Housing Agencies		
a. OHCD	4,167	
b. PHDC	1,488	
c. PRA	966	
d. Support Services & Project Planning	100	
e. Nonprofit Subrecipients	100	
2. Economic Development		
a. Commerce	1,237	
b. Nonprofit Subrecipients	100	
3. General Service Departments		
a. Law	243	
b. City Planning	440	
Total: Administrative Budget		**8,841**
D. Administrative Allowance (B-C)		**509**

Schedule F: Year 40 CDBG Community Economic Development by CDCs

(Pursuant to Council Bill #000716)

(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	CDBG	
A. Resource Base		
1. CDBG Entitlement	39,309	
2. Projected Program Income	7,439	
Total: Resource Base	**46,748**	
B. CDC Economic Development Requirement (5%)		**2,337**
C. CDC Economic Development Budget		
1. CDC Community Economic Development		
a. PIDC Neighborhood Development Fund	2,050	
b. Neighborhood Development Grants	1,000	
c. Targeted Corridor Revitalization Management Program	1,220	
d. Public Services for Commercial Corridors	665	
e. Capacity-Building Assistance for CDCs	100	
Total: CDC Community Economic Development		**5,035**
D. Amount In Excess of Requirement (C-B)		**2,698**

Schedule G: Year 40 CDBG Public Service Cap

(In Thousands)

CDBG Year 40 - Fiscal Year 2015

	CDBG	
A. Resource Base		
1. CDBG Entitlement	39,309	
2. Projected Year 39 Program Income	8,866	
Total: Resource Base	**48,175**	
B. Public Service Cap (15%)		**7,226**
C. Public Service		
1. Housing Counseling and Foreclosure Prevention	5,052	
2. Vacancy Prevention Activities	110	
3. UAC - Earned Income Tax Credit	48	
4. Energy Coordinating Agency (ECA)	522	
5. Homeless Rental Assistance	200	
6. YouthBuild Philadelphia	300	
7. Philadelphia Green	325	
8. Public Services for Commercial Corridors	665	
Total: Public Service		**7,222**
D. Public Service Allowance (B-C)		**4**

Schedule H: ESG Year 40 Street Outreach & Emergency Shelter Cap

(In Thousands)

ESG Year 40 - Fiscal Year 2015

	ESG	
A. Resource Base		
1. ESG Entitlement	3,254	
Total: Resource Base	**3,254**	
B. Street Outreach & Emergency Shelter Cap (60%)		**1,952**
C. Street Outreach & Emergency Shelter		
1. Street Outreach	0	
2. Emergency Shelter	1,604	
Total: Street Outreach & Emergency Shelter Cap		**1,604**
D. Street Outreach & Emergency Shelter Allowance (B-C)		**348**

Resource Comparison CDBG Year 39 and CDBG Year 40

(In Thousands)

		CDBG Year 39 Fiscal Year 2014		CDBG Year 40 Fiscal Year 2015		Increase (Decrease)	
Resources Part I	a						
A. CDBG							
1. Entitlement		40,049		39,309		(740)	
2. Prior Years' Reprogrammed Funds		1,948		1,250		(698)	
3. Reprogrammed - Economic Development		200		612		412	
4. Program Income							
(a) OHCD		250		250		0	
(b) PHDC		500		0		(500)	
(c) PRA		2,200		1,690		(510)	
(d) PIDC		5,226		4,293		(933)	
(e) Commerce		390		1,206		816	
Subtotal: CDBG			*50,763*		*48,610*		*(2,153)*
B. HOME							
1. Federal - Direct Allocation		8,600		8,947		347	
Subtotal: HOME			*8,600*		*8,947*		*347*
C. Other Federal							
1. Emergency Solutions Grant		2,797		3,254		457	
2. Housing Opportunities for Persons With AIDS (HOPWA)		7,519		9,465		1,946	
3. HOPWA - Prior Years' Reprogrammed Funds		1,984		0		(1,984)	
4. American Recovery and Reinvestment Act							
(a) NSP - Program Income		500		250		(250)	
Subtotal: Other Federal			*12,800*		*12,969*		*169*
D. Commonwealth of Pennsylvania							
1. Keystone Communities Program							
(a) Neighborhood Development		0		300		300	
(b) Economic Development		500		275		(225)	
(c) Elm Street Program		100		100		0	
(d) Accessible Housing Program		0		300		300	
2. Weatherization	b	1,557		2,000		443	
Subtotal: Commonwealth of PA			*2,157*		*2,975*		*818*
Subtotal: Resources Part I			**74,320**		**73,501**		**(819)**
Resources Part II	a						
E. Other Resources							
1. Bond Proceeds (PRA)		4,000		0		(4,000)	
2. Bond Proceeds (TNCA)		2,200		100		(2,100)	
3. City General Fund (excluding HTF)		3,020		3,050		30	
4. Small Business Loan Guarantee Pool (PIDC)		1,000		4,800		3,800	
5. Economic Development (Section 108 Loan)		20,000		20,000		0	
6. CDC Tax Credits		3,000		3,400		400	
7. Housing Trust Fund (HTF)		12,500		12,500		0	
HTF-Prior Years' Reprogrammed Funds		1,000		1,000		0	
Subtotal: Resources Part II			**46,720**		**44,850**		**(1,870)**
Grand Total: Resources			**121,040**		**118,351**		**(2,689)**

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 40.

b These awards are allocated directly to PHDC and are not appropriated by the City.

Budget Detail CDBG Year 39 (FY 14) and CDBG Year 40 (FY 15)

(in Thousands)

	CDBG Year 39 - Fiscal Year 2014								CDBG Year 40 - Fiscal Year 2015							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Affordable Housing Production																
A. Affordable Homeownership Housing																
1. Neighborhood-Based Homeownership Production					1,000			1,000								0
Subtotal: Affordable Homeownership Housing	*0*	*0*	*0*	*0*	*1,000*	*0*	*0*	*1,000*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
B. Affordable Rental Housing																
1. Neighborhood-Based Rental Production	1,937	3,787			4,475			10,199	877	4,134			5,175			10,186
2. Development Financing for Homeless & Special-Needs Housing		2,000						2,000		2,000						2,000
Subtotal: Affordable Rental Housing	1,937	5,787	0	0	4,475	0	0	12,199	877	6,134	0	0	5,175	0	0	12,186
Total: Affordable Housing Production	1,937	5,787	0	0	5,475	0	0	13,199	877	6,134	0	0	5,175	0	0	12,186

Budget Detail CDBG Year 39 (FY 14) and CDBG Year 40 (FY 15)

(in Thousands)

	CDBG Year 39 - Fiscal Year 2014								CDBG Year 40 - Fiscal Year 2015							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Housing Preservation																
A. Housing Counseling																
1. Settlement Assistance Grants							100	100							100	100
2. Housing Counseling and Foreclosure Prevention	5,052							5,052	5,052							5,052
3. Vacancy Prevention Activities	110						30	140	110						30	140
4. Earned Income Tax Credit (EITC)	48							48	48							48
Subtotal: Housing Counseling	*5,210*	*0*	*0*	*0*	*0*	*0*	*130*	*5,340*	*5,210*	*0*	*0*	*0*	*0*	*0*	*130*	*5,340*
B. Emergency Repairs, Preservation, Weatherization																
1. Heater Hotline - PHDC/ECA					1,000			1,000					1,000			1,000
2. Basic Systems Repair Program																
- Tier 2	8,820				1,980			10,800	8,820				1,980			10,800
- Targeted Preservation								0					300			300
3. Weatherization (DCED to PHDC)				1,246				1,246				1,689				1,689
4. Utility Emergency Services Fund					1,070			1,070					1,070			1,070
5. Energy Coordinating Agency	522							522	522							522
Subtotal: Emergency Repairs, Preservation, Weatherization	*9,342*	*0*	*0*	*1,246*	*4,050*	*0*	*0*	*14,638*	*9,342*	*0*	*0*	*1,689*	*4,350*	*0*	*0*	*15,381*
C. Home Equity Financing & Rehabilitation Assistance																
1. PHIL Loans							4,000	4,000								0
2. Impact Services Building Materials Program	123							123	123							123
Subtotal: Home Equity Financing & Rehab. Assist.	*123*	*0*	*0*	*0*	*0*	*0*	*4,000*	*4,123*	*123*	*0*	*0*	*0*	*0*	*0*	*0*	*123*
Total: Housing Preservation	**14,675**	**0**	**0**	**1,246**	**4,050**	**0**	**4,130**	**24,101**	**14,675**	**0**	**0**	**1,689**	**4,350**	**0**	**130**	**20,844**

Budget Detail CDBG Year 39 (FY 14) and CDBG Year 40 (FY 15)

(in Thousands)

	CDBG Year 39 - Fiscal Year 2014								CDBG Year 40 - Fiscal Year 2015							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Homeless & Special-Needs Housing																
A. Emergency Solutions Grant							2,797	2,797							3,254	3,254
B. Rental Assistance	200	2,033						2,233	200	2,033						2,233
C. HOPWA (including Rental Assistance)			9,290					9,290			9,252					9,252
D. Adaptive Modifications Program					1,355			1,355				300	1,355			1,655
E. Homelessness Prevention Program					595			595					595			595
Total: Homeless & Special-Needs Housing	**200**	**2,033**	**9,290**	**0**	**1,950**	**0**	**2,797**	**16,270**	**200**	**2,033**	**9,252**	**300**	**1,950**	**0**	**3,254**	**16,989**
Vacant Land Management & Community Improvements																
A. Vacant Land Management	727						2,390	3,117	727						2,390	3,117
Subtotal: Vacant Land Management	*727*	*0*	*0*	*0*	*0*	*0*	*2,390*	*3,117*	*727*	*0*	*0*	*0*	*0*	*0*	*2,390*	*3,117*
B. Site & Community Improvements																
1. Child Care Facilities Fund							500	500							500	500
Subtotal: Site & Community Improvements							*500*	*500*							*500*	*500*
Total: Vacant Land Management & Community Improvements	**727**	**0**	**0**	**0**	**0**	**0**	**2,890**	**3,617**	**727**	**0**	**0**	**0**	**0**	**0**	**2,890**	**3,617**

Budget Detail CDBG Year 39 (FY 14) and CDBG Year 40 (FY 15)

(in Thousands)

	CDBG Year 39 - Fiscal Year 2014								CDBG Year 40 - Fiscal Year 2015							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Community Economic Development																
A. Business Assistance																
1. PIDC Business Loan Programs	2,700						3,100	5,800	1,000						4,800	5,800
2. Section 108 Loan Program (PIDC)	1,600						20,000	21,600	1,600						20,000	21,600
3. Technical Assistance to Micro Businesses	650							650	650							650
4. Storefront Improvement Program & Targeted Block Façades	400						100	500	400						100	500
5. Business Attraction and Expansion	300							300	300							300
Subtotal: Business Assistance	*5,650*	*0*	*0*	*0*	*0*	*0*	*23,200*	*28,850*	*3,950*	*0*	*0*	*0*	*0*	*0*	*24,900*	*28,850*
B. Community-Based Organization Assistance																
1. PIDC Neighborhood Development Fund	357							357	2,050							2,050
2. Neighborhood Development Grants	1,000							1,000	1,000							1,000
3. Targeted Corridor Revitalization Mgt. Program	800							800	1,220							1,220
4. Keystone Communities Program				500				500				275				275
5. Public Services for Commercial Corridors*	653							653	665						30	695
6. Capacity-Building Assistance	230							230	100							100
7. CDC Tax Credit Program							3,000	3,000							3,400	3,400
Subtotal: Community-Based Organization Assistance	*3,040*	*0*	*0*	*500*	*0*	*0*	*3,000*	*6,540*	*5,035*	*0*	*0*	*275*	*0*	*0*	*3,430*	*8,740*
C. Employment Services & Training																
1. YouthBuild Philadelphia	300							300	300							300
Subtotal: Employment Services & Training	*300*	*0*	*0*	*0*	*0*	*0*	*0*	*300*	*300*	*0*	*0*	*0*	*0*	*0*	*0*	*300*
Total: Community Economic Development	**8,990**	**0**	**0**	**500**	**0**	**0**	**26,200**	**35,690**	**9,285**	**0**	**0**	**275**	**0**	**0**	**28,330**	**37,890**

* Formerly Business Improvement District Assistance

Budget Detail CDBG Year 39 (FY 14) and CDBG Year 40 (FY 15)

(in Thousands)

	CDBG Year 39 - Fiscal Year 2014								CDBG Year 40 - Fiscal Year 2015							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Community Planning & Capacity Building																
A. Neighborhood Advisory Committees	1,053							1,053	1,053							1,053
B. Capacity-Building Assistance																
1. Community Design Collaborative	50							50	50							50
2. PACDC	35							35	35							35
C. Keystone Communities Program/Elm Street				100				100				100				100
D. Keystone Communities Program (Neighborhood Development)								0				300				300
Total: Community Planning & Capacity Building	**1,138**	**0**	**0**	**100**	**0**	**0**	**0**	**1,238**	**1,138**	**0**	**0**	**400**	**0**	**0**	**0**	**1,538**
Section 108 Loan Principal & Interest Repayments																
A. Year 25	1,372							1,372	1,318							1,318
Total: Section 108 Loan Principal & Interest Repayment	**1,372**	**0**	**0**	**0**	**0**	**0**	**0**	**1,372**	**1,318**	**0**	**0**	**0**	**0**	**0**	**0**	**1,318**

Budget Detail CDBG Year 39 (FY 14) and CDBG Year 40 (FY 15)

(in Thousands)

	CDBG Year 39 - Fiscal Year 2014								CDBG Year 40 - Fiscal Year 2015							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Annual Operating Costs																
A. Program Delivery																
1. OHCD	529							529	131							131
2. PHDC	4,450			285	134			4,869	4,450			285	134			4,869
3. PRA	6,223							6,223	5,562							5,562
4. Commerce	233							233	233							233
5. PIDC	664							664	664							664
6. L&I	809							809	809							809
Subtotal: Program Delivery	*12,908*	*0*	*0*	*285*	*134*	*0*	*0*	*13,327*	*11,849*	*0*	*0*	*285*	*134*	*0*	*0*	*12,268*
B. General Administration																
1. OHCD	4,197	214	213		950			5,574	4,167	244	213		950			5,574
2. PHDC	1,358	130		26	182			1,696	1,488			26	182			1,696
3. PRA	1,341	436			759	500		3,036	966	536			759	250		2,511
4. Commerce	1,237							1,237	1,237							1,237
5. Law	243							243	243							243
6. City Planning	440							440	440							440
Subtotal: General Administration	*8,816*	*780*	*213*	*26*	*1,891*	*500*	*0*	*12,226*	*8,541*	*780*	*213*	*26*	*1,891*	*250*	*0*	*11,701*
Total: Operating Costs	**21,724**	**780**	**213**	**311**	**2,025**	**500**	**0**	**25,553**	**20,390**	**780**	**213**	**311**	**2,025**	**250**	**0**	**23,969**
Grand Total Program Activities	**50,763**	**8,600**	**9,503**	**2,157**	**13,500**	**500**	**36,017**	**121,040**	**48,610**	**8,947**	**9,465**	**2,975**	**13,500**	**250**	**34,604**	**118,351**
Resource Allocation	**50,763**	**8,600**	**9,503**	**2,157**	**13,500**	**500**	**36,017**	**121,040**	**48,610**	**8,947**	**9,465**	**2,975**	**13,500**	**250**	**34,604**	**118,351**

HUD Table 3A Summary of Specific Annual Objective
Grantee Name: City of Philadelphia

HUD Table 3A Specific Annual Objectives - Decent Housing

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Decent Housing (DH-1)							
DH 1.1	Permanent Rental - 420 Units; Special Needs - 110 Units	CDBG, HOME, Other Funds	2013	Housing Units	530	153	28.87%
			2014	Housing Units	530		%
			2015	Housing Units	530		%
			2016	Housing Units	530		%
			2017	Housing Units	530		%
			Multi-Year Goal		**2,650**	**153**	**5.77%**
DH 1.1	Homeownership Production	Other Funds	2013	Housing Units	10	16	160.00%
			2014	Housing Units	10		%
			2015	Housing Units	0		%
			2016	Housing Units	0		%
			2017	Housing Units	0		%
			Multi-Year Goal		**20**	**16**	**80.00%**
DH 1.1	Community Design Collaborative - Design TA	CDBG	2013	NBOs Assisted	10	13	130.00%
			2014	NBOs Assisted	10		%
			2015	NBOs Assisted	10		%
			2016	NBOs Assisted	10		%
			2017	NBOs Assisted	10		%
			Multi-Year Goal		**50**	**13**	**26.00%**
Affordability of Decent Housing (DH-2)							
DH 1.2	Rental Housing Assistance for Homeless/Special Needs	CDBG, HOME	2013	Households	300	252	84.00%
			2014	Households	230		%
			2015	Households	230		%
			2016	Households	230		%
			2017	Households	230		%
			Multi-Year Goal		**1,220**	**252**	**20.66%**
DH 1.2	Rental Housing Assistance for Persons with HIV/AIDS	HOPWA	2013	Households	1,100	1,083	98.45%
			2014	Households	1,100		%
			2015	Households	1,100		%
			2016	Households	1,100		%
			2017	Households	1,100		%
			Multi-Year Goal		**5,500**	**1,083**	**19.69%**

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Sustainability of Decent Housing (DH-3)							
DH 1.3	Neighborhood & Citywide Housing Counseling (7,500) & Mortgage Foreclosure Prevention (3,750)	CDBG	2013	Households	11,000	12,463	113.30%
			2014	Households	11,250		%
			2015	Households	11,250		%
			2016	Households	11,250		%
			2017	Households	11,250		%
			Multi-Year Goal		**56,000**	**12,463**	**22.26%**
DH 1.3	Vacancy Prevention - Tangled Title & Anti-Predatory Loan Loan Products	CDBG, Other Funding	2013	Households	50	81	162.00%
			2014	Households	50		%
			2015	Households	50		%
			2016	Households	50		%
			2017	Households	50		%
			Multi-Year Goal		**250**	**81**	**32.40%**
DH 1.3	UAC – Financial Literacy Counseling to Households to Secure EITC	CDBG, Other Funding	2013	Households	650	1,000	153.85%
			2014	Households	650		%
			2015	Households	650		%
			2016	Households	650		%
			2017	Households	650		%
			Multi-Year Goal		**3,250**	**1,000**	**30.77%**
DH 1.3	Basics Systems Repairs - Rehab Assistance & Housing Preservation	CDBG, Other Funding	2013	Housing Units	1,100	1,196	108.73%
			2014	Housing Units	1,100		%
			2015	Housing Units	1,100		%
			2016	Housing Units	1,100		%
			2017	Housing Units	1,100		%
			Multi-Year Goal		**5,500**	**1,196**	**21.75%**
DH 1.3	UESF - Utility Assistance Grants	Other Funding	2013	Households	2,100	2,620	124.76%
			2014	Households	2,100		%
			2015	Households	2,100		%
			2016	Households	2,100		%
			2017	Households	2,100		%
			Multi-Year Goal		**10,500**	**2,620**	**24.95%**
DH 1.3	ECA – Neighborhood Energy Centers	CDBG	2013	Households	10,000	10,385	103.85%
			2014	Households	10,000		%
			2015	Households	10,000		%
			2016	Households	10,000		%
			2017	Households	10,000		%
			Multi-Year Goal		**50,000**	**10,385**	**20.77%**

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.3	PHIL Loan – Low Cost Home Improvement Loans	Other Funding	2013	Housing Units	150	85	56.67%
			2014	Housing Units	150		%
			2015	Housing Units	150		%
			2016	Housing Units	150		%
			2017	Housing Units	150		%
			Multi-Year Goal		**750**	**85**	**11.33%**
DH 1.3	Impact Services - Tool Exchange to LMI persons for Home Repairs	CDBG	2013	Housing Units	1,000	1,134	113.40%
			2014	Housing Units	300		%
			2015	Housing Units	300		%
			2016	Housing Units	300		%
			2017	Housing Units	300		%
			Multi-Year Goal		**2,200**	**1,134**	**51.55%**
DH 1.3	Adaptive Modifications to Make Units Accessible to LMI persons with Disabilities	Other Funding	2013	Housing Units	100	163	163.00%
			2014	Housing Units	100		%
			2015	Housing Units	100		%
			2016	Housing Units	100		%
			2017	Housing Units	100		%
			Multi-Year Goal		**500**	**163**	**32.60%**

HUD Table 3A Specific Annual Objectives – Suitable Living

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 2.1	Emergency Solutions Grant - Short Term Housing	ESG, Other Funding	2013	Households	3,000	3,000	100.00%
			2014	Households	3,000		%
			2015	Households	3,000		%
			2016	Households	3,000		%
			2017	Households	3,000		%
			Multi-Year Goal		**15,000**	**3,000**	**20.00%**
Affordability of Suitable Living Environment (SL-2)							
SL 2.2	NACs - Community Revitalization and Outreach	CDBG	2013	Persons	550,000	586,864	106.70%
			2014	Persons	550,000		%
			2015	Persons	550,000		%
			2016	Persons	550,000		%
			2017	Persons	550,000		%
			Multi-Year Goal		**550,000**	**586,864**	**106.70%**
Sustainability of Suitable Living Environment (SL-3)							
SL 2.3	PHS – create new green space and plant trees near parks, schools, and recreation centers	CDBG, Other Funding	2013	Persons	120,000	141,004	117.50%
			2014	Persons	120,000		%
			2015	Persons	120,000		%
			2016	Persons	120,000		%
			2017	Persons	120,000		%
			Multi-Year Goal		**600,000**	**141,004**	**23.50%**
SL 2.3	PHS – Philadelphia Green TA and Training to Enhance Green Spaces	CDBG, Other Funding	2013	Persons	120,000	113,892	94.91%
			2014	Persons	120,000		%
			2015	Persons	120,000		%
			2016	Persons	120,000		%
			2017	Persons	120,000		%
			Multi-Year Goal		**600,000**	**113,892**	**18.98%**
SL 2.3	PACDC - Planning and TA	CDBG	2013	NBOs Assisted	10	27	270.00%
			2014	NBOs Assisted	10		%
			2015	NBOs Assisted	10		%
			2016	NBOs Assisted	10		%
			2017	NBOs Assisted	10		%
			Multi-Year Goal		**50**	**27**	**54.00%**

HUD Table 3A Specific Annual Objectives – Economic Opportunity

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Economic Opportunity (EO-1)							
EO 3.1	PIDC – Business Loan and Section 108 Loans	CDBG, Sec. 108, Other Funding	2013	Jobs	711	183	25.74%
			2014	Jobs	692		%
			2015	Jobs	140		%
			2016	Jobs	140		%
			2017	Jobs	140		%
			Multi-Year Goal		**1,823**	**183**	**10.04%**
EO 3.1	TA to Micro Businesses	CDBG	2013	Businesses	110	633	575.45%
			2014	Businesses	100		%
			2015	Businesses	100		%
			2016	Businesses	100		%
			2017	Businesses	100		%
			Multi-Year Goal		**510**	**633**	**124.12%**
EO 3.1	PIDC Neighborhood Dev. Loan to nonprofit businesses, CDCs and joint ventures	CDBG	2013	Persons	100,000	100,000	100.00%
			2014	Persons	50,000		%
			2015	Persons	50,000		%
			2016	Persons	50,000		%
			2017	Persons	50,000		%
			Multi-Year Goal		**300,000**	**100,000**	**33.33%**
EO 3.1	Neighborhood Dev. Grants to support community-based development activities	CDBG	2013	Persons	200,000	200,000	100.00%
			2014	Persons	100,000		%
			2015	Persons	100,000		%
			2016	Persons	100,000		%
			2017	Persons	100,000		%
			Multi-Year Goal		**600,000**	**200,000**	**33.33%**
EO 3.1	Targeted Neighborhood Business Attraction and Expansion	CDBG	2013	Businesses	10	0	0.00%
			2014	Businesses	10		%
			2015	Businesses	10		%
			2016	Businesses	10		%
			2017	Businesses	10		%
			Multi-Year Goal		**50**	**0**	**0.00%**
EO 3.1	Capacity Building for CDCs	CDBG	2013	Organizations	10	10	100.00%
			2014	Organizations	10		%
			2015	Organizations	10		%
			2016	Organizations	10		%
			2017	Organizations	10		%
			Multi-Year Goal		**50**	**10**	**20.00%**

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Sustainability of Economic Opportunity (EO-3)							
EO	Storefront Improvements	CDBG	2013	Persons	200,000	357,636	178.82%
3.3	& Targeted Façades		2014	Persons	200,000		%
			2015	Persons	200,000		%
			2016	Persons	200,000		%
			2017	Persons	200,000		%
			Multi-Year Goal		**200,000**	**357,636**	**178.82%**
EO	Targeted Corridor	CDBG	2013	Persons	310,000	310,000	100.00%
3.3	Revitalization		2014	Persons	345,000		%
	Management Program		2015	Persons	345,000		%
			2016	Persons	345,000		%
			2017	Persons	345,000		%
			Multi-Year Goal		**345,000**	**310,000**	**89.86%**
EO	Business Improvement	CDBG	2013	Persons	300,000	367,674	122.56%
3.3	District Assistance		2014	Persons	375,000		%
			2015	Persons	375,000		%
			2016	Persons	375,000		%
			2017	Persons	375,000		%
			Multi-Year Goal		**375,000**	**367,674**	**98.05%**
EO	YouthBuild – Job Training	CDBG	2013	Persons	75	150	200.00%
3.3			2014	Persons	75		%
			2015	Persons	75		%
			2016	Persons	75		%
			2017	Persons	75		%
			Multi-Year Goal		**375**	**150**	**40.00%**

HUD Table 3B Annual Housing Completion Goals

	Annual Expected Number Completed	Resources Used During Period			
		CDBG	HOME	ESG	HOPWA
Annual Affordable Rental Housing Goals (Sec. 215)					
Acquisition of existing units	0	☐	☐		☐
Production of new units	530	☑	☑		☐
Rehabilitation of existing units		☐	☐	☐	☐
Rental assistance	1,400	☐	☑		☑
Total Sec. 215 Rental Goals	**1,930**	☑	☑	☐	☑
Annual Affordable Owner Housing Goals (Sec. 215)					
Acquisition of existing units	0	☐	☐		
Production of new units	10	☑	☑		
Rehabilitation of existing units	2,250	☑	☐		
Homebuyer assistance	0	☐	☐		☐
Total Sec. 215 Owner Goals	**2,300**	☑	☑	☐	☐
Annual Affordable Housing Goals (Sec. 215)					
Homeless	3,000	☑	☑	☑	☑
Non-Homeless	2,300	☑	☑	☐	☐
Special Needs	110	☑	☑	☐	☑
Total Sec. 215 Affordable Housing	**5,410**	☑	☑	☑	☑
Annual Housing Goals					
Annual Rental Housing Goal	1,930	☑	☑	☐	☑
Annual Owner Housing Goal	2,300	☑	☑	☐	☐
Total Annual Housing Goal	**4,230**	☑	☑	☐	☑

☑ = Resources used ☐ = Resources not used = Resources not available

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Rental Housing

Project Title

Neighborhood-Based Rental Housing Production

Description

The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits. Individual projects are identified in the Action Plan narrative and on the accompanying maps.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 1
HUD Matrix Code 14B	CDBG Citation 570.202, 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Housing Units	Annual Units 420
Local ID 1	Units Upon Completion 420

Funding Sources:

CDBG	877,000
ESG	
HOME	4,134,000
HOPWA	
Total Formula	5,011,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	5,175,000
Total	10,186,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Homeless and Non-Homeless Special Needs

Project Title

Development Financing for Homeless and Special-Needs Housing

Description

The City will fund the development of permanent housing for the homeless, persons with substance abuse, persons with an intellectual disability, persons with HIV or AIDS and disabled persons. These projects will be selected through the Affordable Rental projects seeking Low-Income Housing Tax Credits RFP.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 2
HUD Matrix Code 14B	CDBG Citation 92.205(a)(1)
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Housing Units	Annual Units 110
Local ID 2	Units Upon Completion 110

Funding Sources:

CDBG	
ESG	
HOME	2,000,000
HOPWA	
Total Formula	2,000,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	2,000,000

The primary purpose of the project is to help: ☒ the Homeless ☒ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Services

Project Title

Neighborhood and Citywide Housing Counseling

Description

The City will fund housing counseling agencies that will carry out tenant counseling, pre-purchase counseling, mortgage default and delinquency counseling, foreclosure prevention counseling, vacancy prevention, and other specialized housing counseling and services. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 3
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 12,000
Local ID 3	Units Upon Completion 11,250

Funding Sources:

CDBG	5,052,000
ESG	
HOME	
HOPWA	
Total Formula	5,052,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	5,052,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Services

Project Title

Vacancy Prevention Activities

Description

Philadelphia VIP will provide housing counseling to homeowners in order to resolve title problems in a vacancy prevention program. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e). The Urban Affairs Coalition will provide technical assistance to homeowners seeking to use anti-predatory loan products, including the Mini-PHIL and PHIL-Plus Programs. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 4
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 50
Local ID 4	Units Upon Completion 50

Funding Sources:

CDBG	110,000
ESG	
HOME	
HOPWA	
Total Formula	110,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	30,000
Total	140,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Services

Project Title

Urban Affairs Coalition – Earned Income Tax Credit Program

Description

The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 5
HUD Matrix Code 5	CDBG Citation 570.201 (e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 650
Local ID 5	Units Upon Completion 650

Funding Sources:

CDBG	48,000
ESG	
HOME	
HOPWA	
Total Formula	48,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	48,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Owner-Occupied Housing

Project Title

Basic Systems Repair Program

Description

The City will provide funding to correct systems emergencies and make code-related repairs to income-eligible homeowners who may receive up to $18,000 worth of rehabilitation assistance to their homes.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 6
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Housing Units	Annual Units 1,100
Local ID 6	Units Upon Completion 1,100

Funding Sources:

CDBG	8,820,000
ESG	
HOME	
HOPWA	
Total Formula	8,820,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	1,980,000
Total	10,800,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Utility Assistance

Project Title

Utility Emergency Services Fund (UESF)

Description

The City will provide emergency grants to assist low-income families through UESF. In prior years, this public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 7
HUD Matrix Code 05Q	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 2,100
Local ID 7	Units Upon Completion 2,100

Funding Sources:

CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	1,070,000
Total	1,070,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Services

Project Title

Energy Coordinating Agency (ECA)

Description

The City will fund ECA to support 14 community-based Neighborhood Energy Centers that provide utility, weatherization and fuel assistance services, information and referrals for low-income families. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 8
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 10,000
Local ID 8	Units Upon Completion 10,000

Funding Sources:

CDBG	522,000
ESG	
HOME	
HOPWA	
Total Formula	522,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	522,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Owner-Occupied Housing

Project Title

Impact Services Building Materials Exchange Program

Description

Impact Services will provide tools and building materials to low- and moderate-income people for home rehabilitation activities.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 9
HUD Matrix Code 14A	CDBG Citation 570.202(b)(2)
Type of Recipient Subrecipient	CDBG National Objective LMH
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Housing Units	Annual Units 500
Local ID 9	Units Upon Completion 500

Funding Sources:

CDBG	123,000
ESG	
HOME	
HOPWA	
Total Formula	123,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	123,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Homeless Housing

Project Title

Emergency Solutions Grant (ESG)

Description

ESG funds will be used to support emergency short-term shelter, and supportive services to homeless persons and families. The "Other" funding is the required match, to be provided with General Funds. (These funds are not listed on the budget detail but are mentioned in the budget narrative.)

Objective category: ☒ Suitable Living Environment ❑ Decent Housing ❑ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number SL-1	Project ID 10
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 3,000
Local ID 10	Units Upon Completion 3,000

Funding Sources:

CDBG	
ESG	3,254,000
HOME	
HOPWA	
Total Formula	3,254,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	3,254,000
Total	6,508,000

The primary purpose of the project is to help: ☒ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Special-Needs Non-Homeless and Homeless Housing

Project Title

Rental Assistance/Homeless

Description

The City will provide rental assistance, housing information and security deposit assistance to homeless persons in order to promote self-sufficiency. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ☒ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number DH-2	Project ID 11
HUD Matrix Code 05S	CDBG Citation 92.205(b), 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMHSP
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 230
Local ID 11	Units Upon Completion 230

Funding Sources:

CDBG	200,000
ESG	
HOME	2,033,000
HOPWA	
Total Formula	2,233,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	2,233,000

The primary purpose of the project is to help: ☒ the Homeless ☒ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Non-Homeless Special-Needs Housing

Project Title

HOPWA Program

Description

HOPWA funding will be provided for rental assistance, information and referral, emergency payments to prevent homelessness, operating costs for facilities, support services, job training and administrative costs of project sponsors. These activities will be carried out through nonprofit organizations.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ☒ Affordability ❑ Sustainability

Location/Target Area

Eligible Metropolitan Area: Bucks, Chester, Delaware, Montgomery and Philadelphia counties

Objective Number DH-2	Project ID 12
HUD Matrix Code 03T	CDBG Citation 570.300
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 1,000
Local ID 12	Units Upon Completion 1,000

Funding Sources:

CDBG	
ESG	
HOME	
HOPWA	9,465,000
Total Formula	9,465,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	9,465,000

The primary purpose of the project is to help: ❑ the Homeless ☒ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Special-Needs/Non-Homeless—Physically Disabled

Project Title

Adaptive Modifications Program

Description

The City will provide funding to make owner-occupied and renter-occupied houses accessible for persons with disabilities.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 13
HUD Matrix Code 14A	CDBG Citation
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Housing Units	Annual Units 120
Local ID 13	Units Upon Completion 120

Funding Sources:

CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	1,655,000
Total	1,655,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ☒ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Facilities

Project Title

Pennsylvania Horticultural Society (PHS) Vacant Land Management

Description

The City will fund PHS to improve and stabilize vacant and blighted land. This will result in the creation of new community green space for public benefit for low- and moderate-income area residents; 300-500 trees will be planted in low- to moderate-income census areas in selected areas such as in neighborhood parks, around schools and recreation centers.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Low Mod Areas, Citywide

Objective Number SL-3	Project ID 14
HUD Matrix Code 05	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 120,000
Local ID 14	Units Upon Completion 120,000

Funding Sources:

CDBG	402,000
ESG	
HOME	
HOPWA	
Total Formula	402,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	2,390,000
Total	2,792,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Services

Project Title

Pennsylvania Horticultural Society – Philadelphia Green Program

Description

The Philadelphia Green Program provides training and technical assistance to park and community garden volunteers to enhance public spaces.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Low Mod Areas, Citywide

Objective Number SL-3	Project ID 15
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 100,000
Local ID 15	Units Upon Completion 100,000

Funding Sources:

CDBG	325,000
ESG	
HOME	
HOPWA	
Total Formula	325,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	325,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to For-Profits)

Project Title

Philadelphia Industrial Development Corporation (PIDC) Business Loan Programs

Description

PIDC will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, PIDC-assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 16
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient Subrecipient	CDBG National Objective LMJ, LMA, SBA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Jobs	Annual Units 20
Local ID 16	Units Upon Completion 40

Funding Sources:

CDBG	1,000,000
ESG	
HOME	
HOPWA	
Total Formula	1,000,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	4,800,000
Total	5,800,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to For-Profits)

Project Title

Section 108 Loan Program (PIDC)

Description

PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 17
HUD Matrix Code 18A	CDBG Citation 570.703(i)
Type of Recipient Subrecipient	CDBG National Objective LMJ, LMA, SBA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Jobs	Annual Units 100
Local ID 17	Units Upon Completion 100

Funding Sources:

CDBG	1,600,000
ESG	
HOME	
HOPWA	
Total Formula	1,600,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	20,000,000
Total	21,600,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to For-Profits)

Project Title

Technical Assistance to Micro Businesses

Description

The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people. The City will procure services from several nonprofit organizations to provide technical assistance to new and existing micro businesses. There will be increased coordination between these activities and neighborhood commercial area assistance.

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 18
HUD Matrix Code 18C	CDBG Citation 570.201(o)
Type of Recipient Subrecipient	CDBG National Objective LMC, LMA, LMJ
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Businesses	Annual Units 100
Local ID 18	Units Upon Completion 100

Funding Sources:

CDBG	650,000
ESG	
HOME	
HOPWA	
Total Formula	650,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	650,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to For-Profits)

Project Title

Storefront Improvement Program and Targeted Block Façades

Description

The City will use CDBG and other funds to make grants to businesses located in Targeted Neighborhood Commercial Areas (TNCAs). The Storefront Improvement Program (SIP) provides rebates for façade and security improvements on commercial buildings in or around TNCAs, or as deemed appropriate to the City's economic development strategy. The City may designate specific commercial corridors for targeted block façade grants, through which the City will pay for uniform façade improvements on all or most of the commercial buildings on a block. This program will be coordinated by the Commerce Department with Neighborhood-Based Organizations (NBOs) providing outreach to business owners and assisting with the application process.

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number EO-3	Project ID 19
HUD Matrix Code 14E	CDBG Citation 570.202
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 200,000
Local ID 19	Units Upon Completion 200,000

Funding Sources:

CDBG	400,000
ESG	
HOME	
HOPWA	
Total Formula	400,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	100,000
Total	500,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to For-Profits)

Project Title

Targeted Neighborhood Business Attraction and Expansion

Description

The City will assist business attraction and expansion activities in TNCAs through subsidies for capital improvements and rental rebates. These investments will reduce costs for new and expanding businesses that increase availability of goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people.

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ☒ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 20
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient Subrecipient	CDBG National Objective LMA, LMJ
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Businesses	Annual Units 10
Local ID 20	Units Upon Completion 10

Funding Sources:

CDBG	300,000
ESG	
HOME	
HOPWA	
Total Formula	300,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	300,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to Nonprofits)

Project Title

Targeted Corridor Revitalization Management Program (TCMP)

Description

The City will undertake TCMP activities in support of the Restore Philadelphia Corridors Initiative. The range of activities under TCMP will include, but not be limited to: strengthening neighborhood commercial corridors through planning and research; making commercial corridors more welcoming and viable through revitalization and elimination of blight; increasing availability of jobs and retail goods and services through business development and retention; and strengthening businesses through marketing, technical assistance and financing. These activities will be carried out primarily by Community-Based Development Organizations (CBDOs).

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Low Mod Census Tracts: 62-71, 79-81, 84-88, 90-94, 110-112, 124, 143, 158-169, 171-199, 201-202, 236-252, 271-276, 282-290, 292-302, 317-319, 323, 325, 326, 330

Objective Number EO-3	Project ID 21
HUD Matrix Code 18B	CDBG Citation 570.204(c)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 550,000
Local ID 21	Units Upon Completion 550,000

Funding Sources:

CDBG	1,220,000
ESG	
HOME	
HOPWA	
Total Formula	1,220,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,220,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Service

Project Title

Public Services for Commercial Corridors

Description

The City will fund Neighborhood-Based Organizations (NBOs) to support Business Improvement Districts and other community-based organizations that provide community services such as sidewalk cleaning, public safety services and neighborhood improvements. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

1-10, 13, 14, 19-22, 29-32, 36-39.01, 62-71, 79-81, 83-86, 91-96, 100-108, 110-112, 125-128, 130-135, 140, 141, 143, 158-169.01, 175-192, 194-197, 201, 202, 204, 273-276, 280-290, 292-302, 317-319

Objective Number EO-3	Project ID 22
HUD Matrix Code 5	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 600,000
Local ID 22	Units Upon Completion 600,000

Funding Sources:

CDBG	665,000
ESG	
HOME	
HOPWA	
Total Formula	665,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	30,000
Total	695,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to Nonprofits)

Project Title

PIDC Neighborhood Development Fund

Description

The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 23
HUD Matrix Code 17C	CDBG Citation 570.203(a)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 100,000
Local ID 23	Units Upon Completion 100,000

Funding Sources:

CDBG	2,050,000
ESG	
HOME	
HOPWA	
Total Formula	2,050,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	2,050,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Economic Development (Direct Assistance to Nonprofits)

Project Title

Neighborhood Development Grant

Description

The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. Predevelopment grants of up to $50,000 each to support predevelopment activities associated with community-sponsored economic development ventures. Every award must be matched on a one-for-one basis with non-City funds. Neighborhood development grants of up to $300,000 each to neighborhood-based economic development projects as gap financing. The grant program may be used in conjunction with PIDC's Neighborhood Development Fund.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity

Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 24
HUD Matrix Code 17C	CDBG Citation 570.203a
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 50,000
Local ID 24	Units Upon Completion 50,000

Funding Sources:

CDBG	1,000,000
ESG	
HOME	
HOPWA	
Total Formula	1,000,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,000,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Other (Economic Development)

Project Title

Capacity-Building Assistance for CDCs

Description

The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management and board and organizational development.

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number EO-1	Project ID 25
HUD Matrix Code 19C	CDBG Citation 570.201(p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Organizations	Annual Units 5
Local ID 25	Units Upon Completion 5

Funding Sources:

CDBG	100,000
ESG	
HOME	
HOPWA	
Total Formula	100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	100,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Public Services

Project Title

YouthBuild Philadelphia

Description

The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

Objective category: ❑ Suitable Living Environment ❑ Decent Housing ☒ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number EO-3	Project ID 26
HUD Matrix Code 05H	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMCSV
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 75
Local ID 26	Units Upon Completion 75

Funding Sources:

CDBG	300,000
ESG	
HOME	
HOPWA	
Total Formula	300,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	300,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Planning and Administrative Needs

Project Title

Community Design Collaborative

Description

The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ❑ Affordability ❑ Sustainability

Location/Target Area

Citywide

Objective Number DH-1	Project ID 27
HUD Matrix Code 19C	CDBG Citation 570.205
Type of Recipient Subrecipient	CDBG National Objective
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Organizations	Annual Units 10
Local ID 27	Units Upon Completion 10

Funding Sources:

CDBG	50,000
ESG	
HOME	
HOPWA	
Total Formula	50,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	50,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Planning and Administrative Needs

Project Title

Philadelphia Association of CDCs (PACDC)

Description

The City will fund PACDC to provide technical assistance to at least ten CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number SL-3	Project ID 28
HUD Matrix Code 20	CDBG Citation 570.201 (p)
Type of Recipient Subrecipient	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Organizations	Annual Units 10
Local ID 28	Units Upon Completion 10

Funding Sources:

CDBG	35,000
ESG	
HOME	
HOPWA	
Total Formula	35,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	35,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Other (Community Development)

Project Title

Neighborhood Services

Description

The City will fund the Neighborhood Advisory Committees (NAC) identified in the text of the *Plan* to provide information and referral services, citizen participation and neighborhood planning.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Low Mod Census Tracts: 20-22, 25-28, 30-34, 36, 37, 39, 41-43, 54-56, 59-75, 77-88, 90-96, 100-109, 110-115, 118, 119, 127-132, 141-149, 151-169, 170-181, 190-205, 238-250, 252, 253, 265-267, 271-290, 292-302

Objective Number SL-2	Project ID 29
HUD Matrix Code 19C	CDBG Citation 570.201(p)
Type of Recipient Subrecipients	CDBG National Objective LMA
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Persons	Annual Units 550,000
Local ID 29	Units Upon Completion 550,000

Funding Sources:

CDBG	1,053,000
ESG	
HOME	
HOPWA	
Total Formula	1,053,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,053,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Philadelphia**

Priority Need

Section 108 Loan Program

Project Title

Section 108 Loan Principal and Interest Repayments (Housing)

Description

The City will fund the repayment of principal and interest for Section 108 loans for housing from prior years.

Objective category: ❑ Suitable Living Environment ☒ Decent Housing ❑ Economic Opportunity
Outcome category: ❑ Availability/Accessibility ❑ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number DH-3	Project ID 30
HUD Matrix Code 19F	CDBG Citation 570.705(c)
Type of Recipient	CDBG National Objective LMH
Start Date 07/01/2014	Completion Date 06/30/2015
Performance Indicator Households	Annual Units 259
Local ID 30	Units Upon Completion 259

Funding Sources:

CDBG	1,318,000
ESG	
HOME	
HOPWA	
Total Formula	1,318,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	1,318,000

The primary purpose of the project is to help: ❑ the Homeless ❑ Persons with HIV/AIDS ❑ Persons with Disabilities ❑ Public Housing Needs

Appendix

Income Eligibility Tables

2014 Section 8 Annual Income Eligibility Guidelines

Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	$13,800	$16,600	$27,600	$33,120	$44,150	$63,480	$66,240
2	$15,775	$18,950	$31,550	$37,860	$50,450	$72,565	$75,720
3	$17,750	$21,300	$35,500	$42,600	$56,750	$81,650	$85,200
4	$19,700	$23,650	$39,400	$47,280	$63,050	$90,620	$94,560
5	$21,300	$25,550	$42,600	$51,120	$68,100	$97,980	$102,240
6	$22,875	$27,450	$45,750	$54,900	$73,150	$105,225	$109,800
7	$24,450	$29,350	$48,900	$58,680	$78,200	$112,470	$117,360
8	$26,025	$31,250	$52,050	$62,460	$83,250	$119,715	$124,920
More than 8 in household, add per person:							
	$1,576	$1,892	$3,152	$3,782	$5,044	$7,250	$7,565

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 Jan. 31, 2014. 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."

2014 Income Eligibility Guidelines for the Following Programs:

Basic Systems Repair Program, Emergency Heater Hotline and Emergency Repair Hotline.

Household Size	Maximum Annual	Maximum Monthly
1	$17,505	$1,459
2	23,595	1,966
3	29,685	2,474
4	35,775	2,981
5	41,865	3,489
6	47,955	3,996
7	54,045	4,504
8	60,132	5,011
More than 8 in household, add per person:		
	6,090	508

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 22, 2014.

OHCD Affordable Housing Production, July 1, 2000 - Present

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

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

Project Name	Developer(s)	Type	Units	Location
Homestart Lower Tioga	PHDC	H	4	3636 N. Percy St.
Homestart Susquehanna	PHDC	H	7	2225 Carlisle St.
Cecil B. Moore HoZo Phase 1A	PHDC	H	30	1514 N. 18th St.
Francisville IV-B	Community Ventures	H	11	813 Cameron St.
Devon Manor	Regis Group	H	14	1415 Clearview St.
Vineyard Place	Regis Group	H	14	1717 Ridge Ave.
Doctor's Row II	Gary Reuben	H	10	1613 Christian St.
210 Clapier St.	RHD	H	1	210 Clapier St.
Lillia Crippen II	WCRP	R	20	1800 N. 6th St.
Francisville Elderly	Community Ventures/Francisville CDC	R	42	1731 Edwin St.
Holmes School	Neighborhood Restorations, Inc.	R	42	5429 Chestnut St.
Belmont Gardens (Sarah Allen V)	Friends Rehab	R	27	750 N. 41st St.
Commons at Point Breeze	UCH	R	53	1620 Federal St.
16th and Reed Elderly	Presbyterian Homes	R	85	1401 S. 16th St.
Ralston/Mercy Douglass House 202	Ralston-Mercy Douglas	R	55	3817 Market St.
4200 Mitchell St. 202	Friends Rehab	R	65	4200 Mitchell St.
Dignity Enhanced Service Project	Dignity Housing	SN	2	1941 S. Ithan St.
Dignity Enhanced Service Project	Dignity Housing	SN	7	1646 W. Nedro St.
Potter's House	Potter's House Mission	SN	14	524 S. 52nd St.
Families First	PEC CDC	SN	0	3939 Warren St.
Horizon House II	Horizon House	SN	18	6015 Limekiln Pike
Rowan Homes I	Project HOME	SN	8	2721 W. Diamond St.
Project Hope	Raise of Hope/Hope Partners	SN	1	5122 N. Carlisle St.
Project Hope	Raise of Hope/Hope Partners	SN	1	6818 N. 17th St.
Veteran Shared Housing	Impact Services	SN	7	124 E. Indiana Ave.
Sheila Brown Women's Center	Sheila Brown/UCH	SN	9	2004 Ellsworth St.
Rudolphy-Mercy Douglass 811	Mercy-Douglass	SN	17	3827 Powelton Ave.
Inglis Gardens at Eastwick II	Inglis House	SN	18	3026 Mario Lanza Blvd
		Subtotal	***658***	
Projects Completed FY ending 6/30/2003				
Pradera Homes	APM	H	50	701 W. Berks St.
Cecil B. Moore Homeownership Zone Ph. I-B	CBM HDC/PHDC	H	39	1412 N. Gratz St.
Cecil B. Moore Homeownership Zone Ph. I-A-1	CBM HDC/PHDC	H	3	1722 W. Oxford St.
PCCO II	PHDC/PCCO	H	9	2547 W. Sterner St.
Emily St. Homeownership	United Communities CDC	H	5	533 Emily St.
Partnership Homeownership (incl 1 duplex)	The Partnership CDC	H	8	5031 Irving St.
Park Ave.	PHDC	H	4	2242 N. Park Ave.
Sears St. II	PHDC	H	1	2731 Sears St.
Homeownership Rehabilitation Program	Various	H	30	Various
Homestart WPEZ	PHDC	H	3	1463 N. 53rd St.
Homestart Southwest Center City	PHDC	H	3	1914 Carpenter St.

OHCD Affordable Housing Production, July 1, 2000 - Present

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

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2005				
Commons at Point Breeze	UCH	H	18	1508 Federal St.
Jefferson Square	Jefferson Square CDC	H	24	433 Wharton St.
Homeownership Rehabilitation Program	Various	H	37	Various
Greenway Presbyterian	Prebyterian Homes	R	68	2050 S. 58th St.
Presbyterian Homes	Prebyterian Homes	R	67	501 Jackson St.
YouthBuild	UCH	R	4	2120 Cross St.
Caribe Towers	HACE	R	57	3231 N. 2nd St.
New Covenant Sr.	New Covenant	R	56	7500 Germantown Ave.
4901 Spruce St.	Pennrose	R	33	4901 Spruce St.
Kate's Place	Project HOME	R	144	1929 Sansom St.
Anthony Wayne Senior	Altman Group	R	39	1701 S. 28th St.
Belmont V	Harold Thomas	R	24	918 N. 42nd St.
Woodcrest Housing	PCAH	SN	11	103 N. 57th St.
Monument Mews	1260 Housing Development Corp.	SN	60	4300 Monument Ave.
Casa Nueva Vida	ActionAIDS	SN	12	2629 N. 6th St.
Karen Donnally Townhouses	WCRP	SN	32	318 Diamond St.
		Subtotal	***686***	
Projects Completed FY ending 6/30/2006				
Brewerytown Homestart	PHDC	H	11	1728 N. 28th St.
Brewerytown Homestart	PHDC	H	4	1343 N. 28th St.
Carroll Park Rehab	PNHS	H	7	1342 N. 59th St.
Home in Belmont	Friends Rehab Program	H	9	4031 Ogden St.
Homeownership Rehabilitation Program	Various	H	29	Various
Parkside I	Community Ventures/Parkside Assn.	H	19	5152 Parkside Ave.
Parkside II	Community Ventures/Parkside Assn.	H	7	5230 Jefferson St.
Mole St. (HRP)	UCH/YouthBuild	H	4	1145 Mole St.
South Lehigh Homestart	PHDC	H	10	2302 W. Cumberland St.
Southwest Renewal (HRP)	PHDC	H	9	2129 S. Cecil St.
Center Park III	Jewish Federation	R	39	1901 Red Lion Road
Coral St. Arts House	NKCDC	R	27	2444 Coral St.
Neumann North Senior	Dale Corp.	R	67	1729 Frankford Ave.
Neumann Senior Housing	NCC Neumann Senior Corp.	R	70	1741 Frankford Ave.
New Courtland 202	Germantown Homes Corp.	R	60	6950 Germantown Ave.
Simpson Senior Housing	Simpson Senior Services, Inc.	R	40	1011 Green St.
Vernon House	Pennrose Properties	R	68	1719 N. 33rd St.
Gaudenzia-Tioga Arms	Gaudenzia House	SN	30	1828 W. Tioga St.
Imani Homes IV	PEC CDC	SN	8	4009 Green St.
Iris Nydia Brown Townhouses	WCRP	SN	12	2742 Mascher St.
Respite II	CATCH Inc.	SN	16	1208 S. 15th St.
		Subtotal	***546***	

OHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2007				
Montana St.	Mt. Airy USA	H	11	251 E. Montana St.
Reinhard St.	RHD	H	15	4702 Reinhard St.
Cecil B. Moore Homeownership Zone III-1	HERB	H	64	1524 N. 20th St.
New Kensington Homeownership	NKCDC	H	8	2045 Dauphin St.
Homeownership Rehabilitation Program	Various	H	53	Various
Pradera II	APM	H	53	1726 N. 7th St.
Commons at Point Breeze	UCH	R	55	1621 Ellsworth St.
Cottage/New Courtland 811	Germantown Homes Corp.	R	18	6950 Germantown Ave.
Sharswood II	Michaels Development Corp.	R	60	1460 N. 21st St.
Phillip Murray House	Phillip Murray 202	R	70	6300 Old York Road
Susquehanna Village	Community Ventures	R	50	1421 W. Susquehanna
Yorktown Arms II	Yorktown CDC	R	37	1300 W. Jefferson
Cloisters III	PEC CDC	R/SN	50	3900 Haverford Ave.
Imani Homes V	PEC CDC	SN	11	3844 Haverford Ave.
Inglis Gardens 811	Inglis House	SN	15	1200 E.Washington Lane
Mantua 811	1260 Housing Development Corp.	SN	10	3613 Fairmount Ave.
Keystone House repairs	Keystone Hospice	SN	repairs	
Cecil Housing	ACHIEVEability	SN	11	5936 Summer St.
Powelton Heights	1260 Housing Development Corp.	SN	48	4113 Warrant St.
		Subtotal	***639***	
Projects Completed FY ending 6/30/2008				
Cross-Greenwich Homeownership	UCH	H	9	2312 Cross St.
Dewey Housing	ACHIEVEability	H	10	217 N. Peach St.
Homeownership Rehabilitation Program	Various	H	14	Various
Brewerytown Homestart	PHDC	H	5	3018 Redner St.
St. Elizabeth's V	Project HOME	H	15	1930 N. 23rd St.
Ludlow VI	PHA	H	54	1504 N. 8th St.
St. John Neumann Sr. Housing	Catholic Social Services	R	75	2600 Moore St.
Casa Farnese Repairs	Casa Farnase	R	288	1300 Lombard St.
Angela Court II	St. Ignatius	R	54	4,400 Fairmount Ave.
Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
Fresh Start	Methodist Services	SN	11	4200 Monument Road
Inglis Gardens at Germantown	Inglis House	SN	15	332 E. Walnut Lane
Melon SIL	1260 Housing Development Corp.	SN	10	3616 Melon St.
Inglis Apartments at Elmwood	Inglis House	SN	40	6100 Elmwood Ave.
		Subtotal	***616***	

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2009				
Pradera III/Ludlow V	APM	H	25	1507 N. 8th St.
Norris Square Town Homes	Norris Square Civic Association	H	46	2331 N. Howard St.
Twins at Powder Mill	Frankford CDC	H	50	4401 Castor Ave.
Homeownership Rehabilitation Program	Various	H	22	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
		Subtotal	***533***	
Projects Completed FY ending 6/30/2010				
Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
Haverford Avenue	PEC CDC	H	1	4000 blk Haverford Ave.
Cecil B. Moore Homeownership Zone III-2	HERB	H	54	1704 N. Uber St.
Norris Street Development	PHDC	H	8	1601 W. Norris St.
Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
Homeownership Rehabilitation Program	Various	H	26	Various
Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
Pensdale II	Intercommunity Action Inc.	R	38	4200 Mitchell St.
Spring Garden Community Revitalization	Spring Garden CDC/Michaels Development	R	58	1612 Mount Vernon St.
Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
Temple I Preservation	1260 Housing Development Corp.	R	58	1702 N. 16th St.
Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
		Subtotal	***494***	

OHCD Affordable Housing Production, July 1, 2000 - Present

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

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

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2013				
Forgotten Blocks III	Allegheny West Foundation	H	5	2838 N. Opal St.
North Star - Point Breeze	North Star	H	6	1400 & 1500 blks S. 20th St.
Community Ventures - Point Breeze Scattered	Community Ventures	H	8	S. 16th, S. 18th, & Manton Sts.
North Philly Complete Blocks - Gratz	Habitat for Humanity	H	1	1800 blk Gratz St.
North Philly Complete Blocks - Morse	Habitat for Humanity	H	1	1900 blk Morse St.
Homeownership Rehabilitation Program	Various	H		Various
WPRE III	WPRE	R	60	37th, 38th, 50th, 58th Melon, Walton Streets
Roxborough Redevelopment Phase 1	Octavia Hill	R	6	300 Dupont St.
Cedars Village	Ingerman	R	64	921-31 Ellsworth St.
Eli Apartments	Iron Stone Strategic Partners	R	35	1418 Conlyn St.
3909 Haverford Ave.	People's Emergency Center CDC	R	6	3909 Haverford Ave.
Thompson Street Apartments	Gaudenzia Foundation	R	6	1815-19 Thompson St.
Carol Ann Campbell Residences	Liberty Housing Development Corp.	SN	13	5526-48 Vine St.
Sojourner House	Women Against Abuse	SN	15	
		Subtotal	***226***	
Projects Completed FY by 6/30/2014				
North Philly Complete Blocks - Wilt	Habitat for Humanity	H	2	1905-13 Wilt St.
Queen and McKean Infill Project	Habitat for Humanity	H	4	5234-38 McKean St.
Beaumont Accessible Homes	Beaumont Initiative	H	2	5015-19 Beaumont St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	MU	3	6513 Germantown Ave.
Adolfina Villanueva	WCRP	R	54	700 Somerset St.
Anthony Wayne Seniors II	Elon/Altman	R	46	2700 Morris St.
John C. Anderson Apartments	Pennrose	R	56	249-57 S. 13th St.
Johnnie Tillmon	WCRP	R	23	400 W. Master St.
Lehigh Park I - Preservation	HACE	R	48	2622-46 N. Lawrence St.
Mt. Vernon Manor	Mt. Vernon Manor	R	75	3313-17 Haverford Ave.
Nicetown Court II	Nicetown CDC	R	50	4400 Germantown Ave.
Nugent Senior Apartments	Nolen Properties	R	57	101 W. Johnson St.
Paseo Verde	APM with Jonathan Rose	R	120	900 N. 9th St.
Sartain Apartments	New Courtland Elder Services	R	35	3017 W. Oxford
Walnut Park Plaza	MCAP	R	224	6250 Walnut St.
Fattah Homes II	PEC	SN	6	3811-13 Haverford Ave.
Hope Haven Preservation	Project HOME	SN	76	1515 Fairmount Ave.
Kairos House Preservation	Project HOME	SN	36	1440 N. Broad St.
Liberty at Disston	Liberty Housing Development Corp.	SN	2	4800-04 Disston St.
Liberty at Welsh Road	Liberty Housing Development Corp.	SN	2	2628 Welsh Road
Merrick Hall Renovations	Northern Home for Children	SN	8	5301 Ridge Ave.
		Subtotal	***929***	

OHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Projects Under Construction as of 6/30/2014				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Latona Green	Innova	H	10	1700 Manton St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	MU	3	6651-53 Germantown Ave.
1900 Allegheny	New Courtland Elder Services	R	60	1900 W. Allegheny Ave.
Fairthorne Senior Housing (202)	Intercommunity Action	R	40	6761-63 Ridge Ave.
HELP Philadelphia IV	HELP USA	R	60	7200 Grovers Ave.
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
Tajdeed	Arab American CDC	R	45	252-266 W. Oxford St.
Wynnefield Place (202)	Presby Inspired Life	R	48	1717-25 N. 54th St.
Bigham Place	PEC CDC	SN	11	4226-30 Powelton Ave.
		Subtotal	***341***	
Grand Total Projects Completed and Under Construction FY 2001-FY 2014			**8,865**	

OHCD Affordable Housing Production - Year 40

Projects for Year 40				
Diamond Green	Metamorphosis CDC/Mosaic Development	H	20	2000 N. 10th St.
Gillingham Court	to RFP	H	10	4541-47 Tackawanna St.
W. Phila EZ - 4900 W. Girard	to RFP	H	10	4900 W. Girard Ave.
Ogden House	Horizon House	SN	18	4040 Ogden St.
St. Raymond's House	Depaul USA	SN	27	7901 Forrest Ave.
5213 Woodland Avenue	Southwest Phila District Services	MU	3	5213 Woodland Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave.
Susquehanna Square	Community Ventures	R	37	2100 N. 16th St.
Blumberg Phase I	Philadelphia Housing Authority	R	57	1500 N. 24th St.
Total Year 40			**297**	

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

Year 40 Targeted Neighborhood Commercial Areas

Corridor	Designated Blocks
22nd Street	2700-3100 N. 22nd 1900-2300 Allegheny
29th & Dauphin Streets	2300 N. 29th
40th Street & Girard Avenue	3800-4100 Girard 1100 N 40th & 41st
40th Street & Market Street	100 N. – 200 S. 40th 4000 Market St.
45th Street & Walnut Street	4400-4600 Walnut 100-300 S. 45th
48th Street & Spruce Street	4700-4800 Spruce 300 S. 48th
52nd Street & Market Street	100 N. – 300 S. 52nd
54th Street & Berks Street	1800-2000 N. 54th
5th Street & Hunting Park Avenue	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th 400-500 W. Lehigh
5th Street & Olney Avenue	5300-5700 N. 5th
5th Street & Roosevelt Boulevard	4800-5200 N. 5th
60th Street & Market Street	100 N. – 300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Street & Porter Street	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street, Snyder Avenue & W. Passyunk Avenue	1900-2100 S. Broad 600-1700 Snyder 1200-1700 W. Passyunk
Broad Street & Ridge Avenue	1400-1800 Ridge 700-800 N. Broad 1400-1900 Fairmount
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore 1400-1600 N. Broad
Broad Street & Susquehanna Avenue	2200 N. Broad 1400-1500 Susquehanna
Broad Street & Germantown Avenue	3400-4000 Germantown 3600-3800 N. Broad
Broad Street & Olney Avenue	5500-5900 N. Broad 5700-5900 Old York Road 1300 Olney
Castor Avenue	5900-7200 Castor
Chester Avenue	5400-5800 Chester
Chew Avenue & Chelten Avenue	5600-5700 Chew 700-800 E. Chelten
Chinatown	800-1100 Arch 800-1100 Race 800-1100 Vine 100-200 N. 9th, 10th, and 11th
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue-New Kensington	1200-3100 Frankford
Frankford Avenue – Frankford	4000-5300 Frankford
Frankford Avenue – Mayfair	6200-8500 Frankford

Corridor	Designated Blocks
Front Street & Kensington Avenue	1700-2300 N. Front 2400-2600 Kensington
Germantown Avenue & Lehigh Avenue	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 E. – 300 W. Chelten
Germantown Avenue – Lower Mt. Airy	6300-6700 Germantown
Girard Avenue East	000-800 E. Girard
Girard Avenue – Front-9th Streets	000-900 W. Girard 900-1100 N. Marshall
Girard Avenue & Broad Street	1000-1800 W. Girard 900-1300 N. Broad
Girard Avenue West	2500-2900 W. Girard
Kensington Avenue & Allegheny Avenue	2800-3600 Kensington 800-1800 E. Allegheny
Lancaster Avenue – UCD	3400-3700 Lancaster
Lancaster Avenue – PEC	3800-4300 Lancaster
Lancaster Avenue	4400-6200 Lancaster
Lansdowne Avenue	5900-6200 Lansdowne
Logan Business District	4700-5100 N. Broad 4700-5100 Old York Road 4700-4900 N. 11th St 1200-1600 Louden
Market Street – West Philadelphia	4600-6300 Market
Ogontz Avenue, Cheltenham Avenue & Washington Lane	6800-8000 Ogontz 1800-1900 Cheltenham 1900 Washington Lane
Oregon Avenue	600-1300 Oregon
Parkside Avenue	4700-5100 Parkside
Passyunk Avenue	1200-1900 E. Passyunk
Point Breeze Avenue	1200-1700 Point Breeze
Richmond Street & Allegheny Avenue	2300-2700 E. Allegheny 3100 Richmond
Ridge Avenue & Cecil B. Moore Avenue	1900-2400 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	4700-5000 Wayne
Woodland Avenue – West	4600-4800 Woodland
Woodland Avenue – Southwest	5800-6600 Woodland

Active Interim Construction Assistance Loans

Consolidated Plan Year Loan Made	Project	Loan Amount
Year 35	Lawrence Court	$4,505,000
	Strawberry Mansion Homeownership	$3,275,000
	Sheridan Street Green Building Initiative	$1,980,000
Year 36	East Penn Street Affordable Housing	$410,000

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.

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

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). A public process that encouraged citizen participation included electronic copies of a fair housing survey made available on the City's website, public meetings, copies on public display and held a public hearing on the 2013 draft updated Analysis of Impediments.

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. The complete Analysis of Impediments to Fair Housing Choice is available on the OHCD website at www.phila.gov/ohcd.

A brief description of each impediment is provided below and the accompanying strategies expand upon the action steps identified when the impediments were first updated in 2011. Following each strategy is an overview of activities undertaken in FY 2013, the last full year for which data are available. An overview of activities and results for FY 2014 will be included in the *Consolidated Annual Performance and Evaluation Report (CAPER)* due to be published in late summer 2014.

Impediment 1: Economic Issues Affect Housing Choice.

Philadelphia's minority populations have a higher unemployment rate and a higher poverty rate than the city's overall unemployment and poverty rates. This lack of economic opportunity prevents low-income minority households from having the necessary income to have housing choices outside of areas of minority concentration. This is a fair housing concern.

Goal:

Create job opportunities to increase household income. Provide support to nonprofit groups to assist low-income families in accessing programs to increase household financial stability.

Proposed Actions:

To achieve this goal, the city will promote the following strategies and activities:

- 1-A: Strengthen partnerships and support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.

  FY 2013 Actions:

  The City supported agencies and organizations that deliver technical assistance and loans to small and micro enterprises that provide goods and services in the city's low- and moderate-income neighborhoods. Specifically the City supported FINANTA, Women's Business and Development Center, Women's Opportunity and Resource Center, The Welcoming Center, The Enterprise Center, and Entrepreneurial Works to achieve this goal. Technical assistance was provided to 633 businesses and loans to small and micro enterprises created or retained 183 jobs.

- 1-B: Continue to promote the City of Philadelphia's participation goals of 15 percent, 10 percent and two percent respectively that have been established for Minority (MBE), Women (WBE) and Disabled (DSBE) Business Enterprises for city-supported contracts and development projects.

  FY 2013 Actions:

  The City maintained participation goals of 15 percent, 10 percent and two percent respectively for minority- (MBE), women- (WBE), and disabled- (DSBE) owned businesses for construction contracts for development projects funded by OHCD and managed by the Redevelopment Authority. Similar goals have been established for professional services and supply contracts. All four construction contracts closed out in FY 2013 met their goals, as

did Philadelphia Housing Development Corporations's (PHDC) Adaptive Modifications and Basic Systems Repair Programs.

- 1-C: Support groups to assist low-income families to access resources to alleviate poverty such as the Earned Income Tax Credit (EITC).

FY 2013 Actions:

OHCD supported the Campaign for Working Families, a program at the Urban Affairs Coalition, the goal of which is to provide expanded income security to low-wage workers in the Philadelphia region by increasing their access to the Earned Income Tax Credit and other federal and state credits, low-cost financial services, improved financial planning and public benefits. UAC provided 2012 tax return services to 14,147 households, 1,000 of which are attributable to OHCD funding, during FY 2013 at 11 tax sites across the City of Philadelphia.

- 1-D: Support transit-oriented development projects (TOD) so that lower-income persons have increased access to job opportunities outside their neighborhood.

FY 2013 Actions:

Transit-oriented development (TOD) projects offer lower-income persons increased access to job opportunities outside of their neighborhoods, and two key TODs advanced in FY 2013.

Construction began on Paseo Verde, a 120-unit, mixed-use, mixed-income, LEED-certified TOD at Ninth and Berks Streets in North Philadelphia. Developed by Asociación Puertorriqueños en Marcha (APM), Paseo Verde is adjacent to the Temple University Regional Rail station, which offers access to employment opportunities via 12 regional rail lines. As of June 30, 2013, construction was 94 percent complete.

Nicetown Community Development Corporation began construction on Nicetown Court II, an affordable transit-oriented rental housing facility located at 4428-70 Germantown Ave. in the Nicetown neighborhood of Philadelphia. This development adds 50 newly rehabilitated and newly constructed rental units to a growing transit-friendly neighborhood, which includes 37 units at Nicetown Court I. Nicetown Court II, which is located approximately a three-minute walk from the Wayne Junction Regional Rail Station and its six rail lines, was 76 percent complete as of June 30, 2013.

Impediment 2:
Inadequate Number of Accessible and Affordable Housing Units for the Disabled.

According to the Housing Consortium of Disabled Individuals (HCDI), approximately one in six Philadelphians has some type of disability. At the same time, accessible housing makes up approximately one percent of Philadelphia's housing stock.

Goal:

Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for individuals with disabilities.

Proposed Actions:

In order to meet this goal, the city will undertake the following activities and strategies:

- 2-A: Continue the City's Adaptive Modifications Program to make residences more accessible to disabled renters and homeowners.

  FY 2013 Actions:

  In FY 2013 the Philadelphia Housing Development Corporation's Adaptive Modifications Program assisted 163 households. This program provides free adaptations, including widened doorways, modified kitchens and bathrooms, handrails, grab bars, ramps and stair glides, allowing easier access to and mobility within the home. The program enables disabled homeowners and tenants to live more independently in their homes and thus in the community at large.

- 2-B: Increase the amount of accessible housing through new construction of affordable and accessible housing units. The City requires that developers of affordable housing projects make at least 10 percent of the units accessible to persons with mobility impairments and four percent of the units accessible to persons with vision or hearing impairments.

  FY 2013 Actions:

  The City continues to require that all new construction housing developments address accessibility requirements. New construction homeownership, rental and special needs developments must have 10 percent of their units accessible to persons with a physical disability, and four percent of the units must be accessible to persons with a vision or hearing disability. These requirements exceed federal requirements.

  All housing projects developed with City housing funds must also 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 for a 30-day period prior to marketing accessible and nonaccessible housing units to the general public.

- 2-C: Continue to require all new-construction housing developments to include visitability design features to the extent feasible.

  FY 2013 Actions:

  OHCD continues to require, to the extent feasible, all new construction to include visitability design features in all units. This includes at least one no-step entrance at the front, side, back or through the garage. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide. Visitability enables people with disabilities to more easily visit friends and family members.

  In FY 2013 OHCD-funded developments added 33 accessible units and 60 visitable units to the City's housing stock. Note that accessible units are by definition also visitable, so a total of 93 units that better serve persons with disabilities were added in the City.

- 2-D: Continue to utilize the OHCD-created Housing and Disability Technical Assistance Program to provide education and marketing materials that publicize issues and opportunities related to housing for persons with disabilities in Philadelphia.

  FY 2013 Actions:

  OHCD did continue to utilize the Housing and Disability Technical Assistance Program to provide education and marketing materials that publicize issues and opportunities related to housing for persons with disabilities in Philadelphia.

  In FY 2103 the City provided funding to support a website, News on Tap (TAP). The purpose of TAP is to provide the most up-to-date information on accessible housing, fair housing laws and regulations, financial and technical resources, model projects and other issues related to housing for people with disabilities in the City of Philadelphia. This includes information on such topics as Universal Design, visitability, self-determination, and new public and private housing programs and projects. The Home Finder is an interactive feature of NewsOnTap.org that allows developers/managers of OHCD-funded housing to directly post the availability of accessible units. Individuals with disabilities, case workers, and advocacy and service organizations can access the Home Finder to look for available accessible units.

Impediment 3: Deteriorating Affordable Homeownership Housing.

The fair housing advocates cited age of Philadelphia's housing stock as an impediment to fair housing. 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. Many of these homes are owned by low-income and minority households. In addition, according to the Philadelphia Corporation for Aging (PCA), there are approximately 55,000 Philadelphia homeowners aged 60 and older who have incomes less than 150 percent of the poverty level. Forty percent of these elderly households are homeowners who need some type of major home repair. From 2008 to 2010, an average of 6,000 Philadelphia homeowners faced foreclosure each year, and after a brief decline in foreclosure filings in 2011, the number rose again in 2012.

Goal:

Promote the preservation of homeownership units for low- and moderate-income elderly and minority households.

Proposed Actions:

In order to meet this goal, the city will pursue the following activities and strategies:

- 3-A: Continue to support basic home improvements for homeowner households through the City's Basic Systems Repair Program.

  FY 2013 Actions:

  The City, through its delegate agency, PHDC, continued to operate the Basic Systems Repair Program. This program provides free repairs to the electrical, plumbing and heating systems of owner-occupied homes. Program activities benefit homeowners at or below 150 percent of the federal poverty level and enables these low-income homeowners to remain in their properties, which otherwise might be abandoned for lack of repairs due to the homeowners' inability to afford them. In FY 2013, 1,196 homes were improved. Of these, 1,109, or 93 percent, were owned by minority households, with 377, or 32 percent, owned by elderly homeowners.

- 3-B: Continue to support the city's nationally-recognized Foreclosure Prevention program.

  FY 2013 Actions:

  The City's Mortgage Foreclosure Prevention Program reached its fifth year of activity in June, 2013. Over those five years, OHCD has provided funding, support and management for door-to-door outreach, housing counseling, hotline assistance, legal assistance and financial capability education.

To date more than 15,500 homeowners in foreclosure have received foreclosure prevention assistance, approximately 5,800 homes have been saved, and approximately 6,500 homeowners continue to receive support to rescue their homes from foreclosure. In FY 2013, 1,521 new homeowners in foreclosure participated in the City's program. Of the new program participants, 109 are elderly and 82 percent are of minority race or ethnicity, illustrating that this program reaches those populations who may be most vulnerable to fair housing issues.

Impediment 4:
Inadequate Amount of Affordable Rental Housing.

Approximately 186,000 of all renter households that are extremely low-, low- or moderate-income—nearly 72 percent—are cost burdened. More than 70 percent of cost-burdened renter households have incomes less than 30 percent of Area Median Income (AMI).

Goal:

Preserve existing rental units and support development of new affordable rental housing through a wide-range of rental developments inside and outside of impacted neighborhoods throughout Philadelphia.

Proposed Actions:

The city will pursue the following activities:

- 4-A: Support and encourage housing counseling agencies to provide tenant counseling to enable low-income households to remain in their rental units.

  FY 2013 Actions:

  The City provided funding to Tenant Union Representative Network (TURN) to support rental opportunities by providing tenant/landlord counseling and tenant rights workshops to residents experiencing problems with their landlords. TURN provides Tenant Rights Workshops consisting of information and education on the rights and resonsibilities of tenants, and the eviction process. These workshops are held every weekday at 12:30 P.M., and on Wednesdays at 5:00 P.M. at 21 S. 12th St., Suite 1100 in Philadelphia and served nearly 2,000 people in FY 2013.

  The following topics are covered in these workshops:

  - fair housing rights, Fair Housing Commission, landlord harassment
  - reading and understanding the lease (lease terms and conditions)
  - repair and maintenance of rental units, code enforcement, obtaining housing inspections through the Department of Licenses and Inspections (L&I), and warranty of habitability
  - utility regulations and shut off
  - rent increase and rental delinquency
  - illegal lockout
  - security deposit regulations and recovery

  Tenants are trained in the appropriate use of administrative and judicial grievance forums, and letter drafting, negotiations. Participants requiring more intensive counseling to prepare them for a court appearance receive individualized counseling after the workshop.

TURN Workshops # of Participants

July 2012	142
August 2012	160
September 2012	188
October 2012	168
November 2012	236
December 2012	131
January 2013	167
February 2013	102
March 2013	154
April 2013	192
May 2013	151
June 2013	177
Total	**1,968**

TURN housing counselors also meet on an individual basis with tenants who have attended workshops to assist them in resolving housing-related issues. Counseling may also be given over the phone for people who are locked-out or have had their utilities shut off. Finally, TURN investigates discrimination in the rental of housing and will even provide testing services where discrimination is suspected.

In FY 2103 TURN provided assistance to 919 households. Of these, 665 had household income within the extremely low-income guidelines, 226 were low-income and 28 were moderate-income. This illustrates that the program reaches very low- and low-income households – the population most in danger of losing a rental home. In addition to TURN, OHCD's CDBG- and HOPWA-funded housing counseling agencies provided assistance to tenants experiencing difficulties with renting.

- 4-B: Support private developers and nonprofit housing providers to develop plans for the construction of new affordable mixed-income rental housing located in areas of minority and low-income concentrations.

FY 2013 Actions:

Paseo Verde, a mixed-income, mixed-use transit-oriented development at Ninth and Berks Streets in eastern North Philadelphia will introduce units at a higher rent scale into a traditionally lower-income neighborhood. As of June 30, 2013, this development was more than 94 percent complete.

- 4-C: Support and encourage affordable housing developments in areas outside of areas of minority and low-income concentrations.

FY 2013 Actions:

The John C. Anderson Apartments will offer LGBT-friendly affordable rental units for seniors in Center City, one of Philadelphia's most expensive housing markets, and in a census tract that is more than 70 percent white. As of June 30, 2013, this development was 49 percent complete.

Impediment 5:
Mortgage Loan Denials and High-Cost Lending Disproportionately Affect Minority Applicants in Philadelphia.

In 2011, minority households in Philadelphia experienced higher mortgage denial rates than white households. Specifically, black households had the highest mortgage denial rate at 20.7 percent. Latino households experienced a denial rate of 15 percent, while the denial rate for Asian households was 14.5 percent. White households were far more likely to receive loans, as only 10.8 percent of applications were denied. Upper-income black households in the City of Philadelphia were denied mortgage loans at more than double the rate (17 percent) of upper-income white applicants (8 percent). In addition, the top three reasons cited for denials across all races and incomes were: 1) debt-to-income ratio; 2) lack of collateral; and 3) bad credit history. In addition, predatory lending remains a problem affecting minority and low-income households.

Goal:

Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race and income.

Proposed Actions:

The City will pursue the following strategies:

- 5-A: Continue the Tools for Financial Growth Workshops sponsored by the PNC Foundation, which provide education to help households create a budget, set financial goals and improve credit.

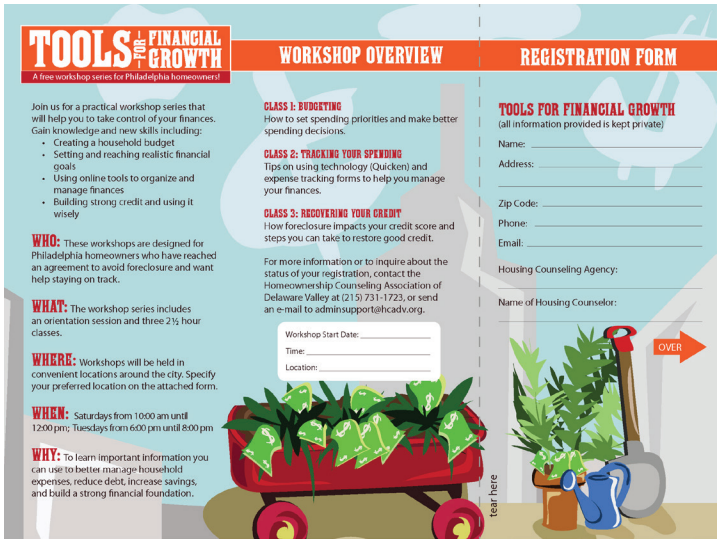
  FY 2013 Actions:

  Since 2008, Philadelphia has been a national leader in foreclosure prevention, saving almost 6,000 homes through its Residential Mortgage Foreclosure Prevention program. However, since many participants receiving loan modifications continue to face financial challenges, in December 2011 the City established a comprehensive financial education effort called Tools for Financial Growth (TFFG) to help homeowners develop better financial planning and management habits. The program is designed to promote financial stability and reduce the risk of redefault. (See brochure on next page.) Since the program started in December 2011, 902 participants have participated in the TFFG workshops, with 640 participants graduating after completing all three classes.

Tools for Financial Growth Workshops FY 2013: Participants by Class/Month

2012	Class 1	Class 2	Class 3	Total
July	49	43	48	140
Aug	56	57	56	169
Sept	43	36	37	116
Oct	66	66	66	198
Nov	67	65	31	163
Dec	36	32	47	115
2013				
Jan	32	37	38	107
Feb	49	44	42	135
Mar	40	38	39	117
Apr	50	50	49	149
May	45	40	37	122
Jun	67	71	70	208
Total Attendance	**600**	**579**	**560**	**1739**





- 5-B: Continue pre-purchase, equity, title/vesting and foreclosure prevention counseling to prepare households for homeownership.

  FY 2013 Actions:

  Pre-purchase counseling includes providing prospective homebuyers with the following information/services: credit counseling and the ability to borrow; information on homeowners' rights and responsibilities; fair housing laws; and money management and budgeting. Prospective homebuyers are also informed about the actual homebuying process, including types of listings; home selection; broker selection; home purchase instructions; house pricing and the use of comparables (seller's price, market price, appraised value); types of mortgage products; and the importance of obtaining a property inspection. The counselors offer to provide a thorough review of the agreement of sale language, emphasizing the Property Inspection Contingency language and the importance of the Special Clauses section (using a blank agreement of sale). An important part of the counseling process is assisting the client to avoid predatory lending and instead to seek an advantageous mortgage product. Finally, the availability of grants for first-time homebuyers is reviewed. OHCD-funded housing counselors provided 2,259 households with pre-purchase counseling in FY 2013. As noted earlier, 1,521 homeowners began receiving foreclosure prevention counseling in FY 2013. Sixty-three households received title/vesting counseling in FY 2013 and 116 households received equity counseling.

- 5-C: Continue anti-predatory lending counseling to help households avoid high cost loans.

  FY 2013 Actions:

  OHCD CDBG-funded housing counseling agencies provided 350 units of anti-predatory lending counseling in FY 2013. This included counseling about specific home repair loan products managed by the Philadelphia Redevelopment Authority, Urban Affairs Coalition and Pennsylvania Housing Finance Agency that provide safe and affordable lending alternatives to low- and moderate-income homeowners. Housing counselors also provided information about how to avoid home repair fraud.

  As noted in the Analysis of Impediments, in addition to African-Americans, Latinos and Asians are disproportionately affected by mortgage loan denials and high-cost lending. To address the needs of households in these communities that are not proficient in English, languages spoken by OHCD-funded counselors include Spanish and multiple Asian languages, as well as several eastern European languages.

Consultation Process

The following are the continuum of care and other public and private entities that provide assisted housing, health services and social services with whom the City consulted in the development of the *Consolidated Plan*.

Housing Services

- ACHIEVEability
- Affordable Housing Centers of Pennsylvania
- AIDS Activity Coordinating Office (AACO)
- Bethesda Project
- CEIBA
- Center in the Park
- Change Philly Today
- Childhood Lead Poisoning Prevention Program (CLPPP)
- COMHAR
- Community Design Collaborative
- Community Legal Services
- Dignity Housing
- Diversified Community Services
- Energy Coordinating Agency (ECA)
- Esperanza
- Friends Rehabilitation Program
- Habitat for Humanity
- High Street Manor
- HIV Housing Planning Committee
- Impact Services
- Liberty Resources
- McKinney Strategic Planning Committee
- Mount Vernon Manor
- New Kensington CDC
- Northwest Counseling Services
- Office of Supportive Housing (OSH)
- Pathways to Housing PA
- Pennsylvania Housing Allliance
- People's Emergency Center
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Council for Community Advancement (PCCA)
- Philadelphia Department of Licenses and Inspections (L&I)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Housing Authority (PHA)

- Philadelphia Housing Development Corp. (PHDC)
- Philadelphia Legal Assistance
- Philadelphia Redevelopment Authority (PRA)
- Philadelphia VIP
- Public Citizens for Children and Youth (PCCY)
- Senior Law Center
- Unemployment Information Center
- Urban Affairs Coalition
- Urban League of Philadelphia
- Utility Emergency Services Fund
- Valley Youth House
- Women's Community Revitalization Project

Social Services

- ACHIEVEability
- AIDS Activity Coordinating Office (AACO)
- Asociación de Puertorriqueños en Marcha (APM)
- CEIBA
- Change Philly Today
- COMHAR
- Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP)
- Energy Coordinating Agency (ECA)
- Friends Rehabilitation Program
- High Street Manor
- HIV Housing Planning Committee
- Impact Services
- Liberty Resources
- Mayor's Office on Disabilities
- Office of Supportive Housing (OSH)
- Pathways to Housing PA
- People's Emergency Center
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Council For Community Advancement (PCCA)
- Philadelphia Department of Behavioral Health and Intellectual disAbility Services (DBHIDS)
- Philadelphia Department of Human Services (DHS)
- Philadelphia Department of Public Health (DPH)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Housing Authority (PHA)
- Project HOME
- Public Citizens for Children and Youth (PCCY)
- School District of Philadelphia
- Urban Affairs Coalition

- U.S. Veterans Administration
- Valley Youth House
- Women Against Abuse
- Women's Community Revitalization Project

Fair Housing Services

- AIDS Activity Coordinating Office (AACO)
- Community Legal Services
- HIV Housing Planning Committee
- Liberty Resources
- Mayor's Office on Disabilities
- McKinney Strategic Planning Committee
- Office of Supportive Housing (OSH)
- Pennsylvania Housing Alliance
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Commission on Human Relations
- Philadelphia Corporation for Aging (PCA)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Philadelphia Legal Assistance
- Philadelphia VIP
- Tenant Union Representative Network

Health Services

- AIDS Activity Coordinating Office (AACO)
- Change Philly Today
- Childhood Lead Poisoning Prevention Program (CLPPP)
- COMHAR
- Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP)
- HIV Housing Planning Committee
- Liberty Resources
- Mental Health Association of Southeastern PA
- Pathways to Housing PA
- Philadelphia Corporation for Aging (PCA)
- Philadelphia Department of Behavioral Health and Intellectual disAbility Services (DBHIDS)
- Philadelphia Department of Human Services (DHS)
- Philadelphia Department of Public Health (DPH)
- Philadelphia HIV/AIDS Housing Advisory Committee
- Public Citizens for Children and Youth (PCCY)
- Public Health Management Corporation
- U.S. Veterans Administration
- Valley Youth House

Homeless Services

- 1260 Housing Development Corp.
- ActionAIDS
- ACTS Christian Transitional Services
- ACHIEVEability
- AIDS Activity Coordinating Office (AACO)
- Asociación de Puertorriqueños en Marcha (APM)
- Arch Street Methodist Church
- ART House
- Baptist Children's Services
- Bethesda Project
- Calcutta House
- Carson Valley Children's Aid
- CATCH
- Catholic Social Services
- Covenant House Pennsylvania
- Darin Molletta
- Department of Behavioral Health
- Depaul USA
- Diversified Housing Solutions, Inc.
- Divine Light
- Drueding Center
- Episcopal Community Services
- Family Planning Council
- Fresh Start Foundation
- Friends Rehabilitation Program, Inc.
- Gaudenzia Foundation, Inc.
- Germantown Life Enrichment Center
- Gibson Foundation
- Hall Mercer
- HELP Development Corporation
- Horizon House, Inc.
- Impact Services Corporation
- Love and Care
- Lutheran Settlement House
- Mental Health Association
- Methodist Family Services of Philadelphia
- Minsec
- Mt. Airy Bethesda
- My Place Germantown
- North Philadelphia Health System (NPHS)

- Northern Homes
- Northwest Philadelphia Interfaith Hospitality Network
- Office of Supportive Housing (OSH)
- One Day at a Time
- Overington House, Inc.
- Pathways to Housing PA
- PathwaysPA
- PCRC (TURN)
- People's Emergency Center
- Philadelphia VA Medical Center
- Philadelphia Veterans Multi Service and Education Center
- Potters House Mission
- Project HOME
- Public Health Management Corporation (PHMC)
- Resources for Human Development, Inc. (RHD)
- Raise of Hope
- SELF, Inc.
- Sobriety Through Outpatient (STOP)
- Straight, Inc.
- The Doe Fund
- The Salvation Army
- The Veterans Group
- Traveler's Aid Society of Philadelphia
- Trevor's Campaign
- United Way
- Urban Affairs Coalition
- Utility Emergency Services Fund
- Valley Youth House Committee, Inc.
- Volunteers of America
- Women Against Abuse
- Whosoever Gospel Mission
- Women of Excellence
- Women's Community Revitalization Project
- Youth Service, Inc.

Continuum of Care

- AIDS Activity Coordinating Office (AACO)
- ACHIEVEability
- Bethesda Project
- Community Advocate
- Covenant House
- Department of Behavioral Health & Intellectual disAbilities (DBHIDS)
- Department of Human Services (DHS)
- Dignity Housing
- Friends Rehabilitation Program, Inc.
- Mayor's Commission on People with Disabilities
- Mental Health Association of SEPA
- Office of Housing & Community Development
- Office of Supportive Housing (OSH)
- People's Emergency Center
- Philadelphia Housing Authority (PHA)
- Philadelphia Veterans Affairs Medical Center
- Philadelphia Veterans Multiservice and Education Center
- Philadelphia Works, Inc.
- Project HOME
- Public Health Management Corporation (PHMC)
- TURN (PCRC)
- Women Against Abuse, Inc.
- Women's Community Revitalization Project (WCRP)
- Valley Youth House

Agencies that Discharge Persons

- Administrative Office of the Pennsylvania Courts
- The Attic
- Children's Hospital of Philadelphia
- Covenant House
- Defender Association
- Department of Behavioral Health and Intellectual disAbilities
- Department of Human Services
- Family Court
- Hahnemann Hospital
- Jefferson Hospital
- Juvenile Law Center
- Keystone Mercy
- Mazzoni Center

- Mercy Hospital
- Pennsylvania Board of Probation and Parole
- Pennsylvania Department of Corrections
- Pennsylvania Department of Health, Division of Acute and Ambulatory Care
- Pennsylvania Department of Public Welfare, Office of Youth and Families
- Pennsylvania Office of Mental Health and Substance Abuse Services (OMHSAS)
- Philadelphia Nursing Home
- Philadelphia Prison System
- Philadelphia Veterans Administration Medical Center
- Philadelphia Youth Network
- State Youth Advisory Board
- Support Center for Child Advocates
- University of Pennsylvania Hospital
- Valley Youth House – Achieving Independence Center

Business and Civic Leaders

- CEIBA
- Community Design Collaborative
- Enterpreneur Works
- Pennsylvania Horticultural Society
- Philadelphia Association of Community Development Corporations (PACDC)
- Philadelphia Department of Commerce
- Philadelphia Works, Inc.
- Public Citizens for Children and Youth (PCCY)
- Urban Affairs Coalition

Lead-Based Paint

- Center for Disease Control and Prevention, Lead and Healthy Homes Branch
- Childhood Lead Poisoning Prevention Program (CLPPP)
- Philadelphia Department of Human Services
- Philadelphia Department of Public Health
- Office of the Deputy Mayor for Health and Opportunity

Adjacent Government

Pennsylvania

- Abington
- Bensalem
- Bristol
- City of Chester

- Haverford
- Lower Merion
- Upper Darby
- Bucks County
- Chester County
- Delaware County
- Montgomery County

New Jersey

- City of Camden
- Cherry Hill
- Burlington County
- Camden County
- Gloucester County
- Salem County

State (Non-housing)

- Pennsylvania Department of Community and Economic Development (DCED)
- Pennsylvania Department of Public Welfare

Metropolitan Planning Agencies

- Community Design Collaborative
- Delaware Valley Regional Planning Commission (The sole MPO for Philadelphia and its suburbs)
- Philadelphia City Planning Commission (PCPC)

HOPWA

- AIDS Activity Coordinating Office (AACO)
- HIV Housing Planning Committee
- Philadelphia HIV/AIDS Housing Advisory Committee

PHA Plan

- Philadelphia Housing Authority (PHA)

HOME Program Guidelines

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.

Completion – The Consolidated and Further Continuing Appropriations Act of 2012 ("the law") requires that HOME projects not completed within four years of commitment would be terminated and the Participating Jurisdiction (PJ; in this case the City of Philadelphia) would have to repay the HOME funds from non-federal sources.

Sales Deadline – The law requires that homeownership units not acquired by an eligible homebuyer within six months of the date of project completion would have to be rented to an eligible tenant for the rental affordability period.

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.

Option 1.

The Resale Option will apply when the HOME assistance is used to provide a subsidy to a developer to cover the difference between the cost to develop the housing and the market price of the housing ("Development

Subsidy"). This Option ensures that the house remains affordable throughout the affordability period. The requirements of the Resale Options are as follows:

a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50 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.

Option 2.

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

Option 3.

The Recapture Option will apply when the HOME assistance is used to provide a subsidy to a low-income homebuyer ("Direct Subsidy") to reduce the purchase price of the property from fair-market value to an affordable price. This option allows the City to recapture all or part of the Direct Subsidy if the HOME recipient sells the property to any buyer within the affordability period. The amount of Direct Subsidy that is recaptured will be reduced on a pro-rata basis for the time the homeowner has owned and occupied the house measured against the required affordability period.

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 40.

- **New Construction**

  Projects identified and funds obligated in Year 40.

- **Neighborhood-Based Rental**

  Projects identified and funds obligated in Year 40.

- **Homeless and Special-Needs Housing— Development Financing**

  Projects identified and funds obligated in Year 40.

- **Housing Development Assistance**

  Projects identified and funds obligated in Year 40.

- **Homeless and Special-Needs Housing— Housing Assistance - MH/MR**

  Obligated and spent during Year 40.

- **Homeless and Special-Needs Housing—Rental Assistance**

  Obligated and spent during Year 40.

- **General Administration**

  Spent during Year 40.

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 40.

Forms of Investment

The proposed HOME activities do not include other forms of investment as described by 92.205(b) and the City does not intend to use HOME funds to refinance debt secured by multifamily housing that is rehabilitated with HOME funds.

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*.

Outreach to Minority Businesses

The City has a detailed set of Equal Opportunity/Affirmative Action protocols and Executive Orders, which are delineated beginning on page Appendix 38. OHCD's policy on outreach to minority contractors *("1. Up-front commitments from developers and general contractors")* is on page Appendix 40. Finally, OHCD has an internal division for compliance with all federal, state and local EEO laws, regulations and Executive Orders.

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.

The law requires that CHDOs need to have paid employees on staff (part-time is acceptable) with housing development experience instead of meeting the "development capacity" requirement through consultants or volunteers.

The law requires that PJs need to certify CHDO status each time funds are committed to a CHDO.

CDBG Program Guidelines

CDBG Low-Mod Benefit

Based on the City's experience 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.

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 - SayeYourHomePhilly Hotline
- Utility Emergency Services Fund
- UAC's Earned Income Tax Credit Counseling Program
- YouthBuild Philadelphia
- Emergency Solutions Grant
- Rental Assistance/Homeless & HIV/AIDS
- Public Services for Commercial Corridors
- 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.

- **The Americans with Disabilities Act (ADA) of 1990** provides federal civil rights protection in the areas of employment, public services and transport-ation, 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.
- **Executive Order 3-12** updates previous Executive Orders related to contractor bidding and compliance responsibilities.

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 local outreach activities

OHCD will work with community development corporations (CDCs), community organizations and others in an effort to create local talent pools of skilled and semiskilled workers for housing and community development activities.

3. Educate contractors regarding EEO responsibilities and opportunities

OHCD will continue to help contractors understand their EEO responsibilities and the tools that are available to them to achieve their EEO goals.

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.

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.

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:

Unit Type	Non-Elevator	Elevator
Efficiency	$170,378	$179,298
1 bedroom	$196,447	$205,540
2 bedrooms	$236,922	$249,934
3 bedrooms	$303,268	$323,333
4+ bedrooms	$337,852	$354,919

   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) 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.

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 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:

Unit Type	Non-Elevator	Elevator
Efficiency	$170,378	$179,298
1 bedroom	$196,447	$205,540
2 bedrooms	$236,922	$249,934
3 bedrooms	$303,268	$323,333
4+ bedrooms	$337,852	$354,919

The above maximum mortgage limits are subject to change.

5. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by 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) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.
9. Projects that receive LIHTC without City support are not eligible to respond to City RFPs that seek to provide support for future LIHTC applicants.

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.

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 3: Maximum Architect's and Engineer's Fees*

Construction Costs ($)	Total Fee %	Design Fee	Administration Fee
100,000	10.5	Maximum	Maximum
1,000,000	7.9	of	of
3,000,000	7.0	75% of	25% of
5,000,000	6.5	total fee	total fee
7,000,000	5.9	Includes	Includes
10,000,000	5.25	weekly job	weekly job
15,000,000	5.0	meetings	meetings

* See Selection Criteria for Rental Projects, Homeownership Projects and Special-Needs Projects

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:

Unit Type	Non-Elevator	Elevator
Efficiency	$170,378	$179,298
1 bedroom	$196,447	$205,540
2 bedrooms	$236,922	$249,934
3 bedrooms	$303,268	$323,333
4+ bedrooms	$337,852	$354,919

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) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.
10. Projects that receive LIHTC without City support are not eligible to respond to City RFPs that seek to provide support for future LIHTC applicants.

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 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.

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;
- 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.

OHCD/PRA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
22	Belmont Affordable Homes II	Harold Thomas	42nd St., Belmont Ave., Parrish St.	Rehab	Yes	Multi	20	1	
22	Booth Manor	Salvation Army/Phila Booth Manor	5522 Arch St.	NC	Yes	Multi	50	50	
22	Brooks School	Ingerman Group	5631-43 Haverford Ave.	Rehab	Yes	Multi	33	33	
22	Carl Mackley	Canus Corp/Altman	1401 Bristol St.	Rehab	Yes	Multi	184	18	
22	Lillia M. Crippen Townhouses	WCRP	6th & Berks Streets	NC	Yes	Multi	26	2	
22	Sharswood Apartments	Michaels Development	N. 22nd, Master, Horlen, Sharswood	NC	Yes	Multi	71	4	2
22	Universal Court II	Universal Community Homes	800 S. 16th St.	NC+R	Yes	Multi	21	2	
22	WCRP Berks Street	WCRP	6th & Berks Streets	NC	Yes	Multi	26	2	
23	Raymond Rosen Off-site Replacement Units	PHA	1900-2000 N 21st; 2000 W Berks 2000 Cecil B.Moore; 2000 N. Van Pelt 1700-2000 N. Lambert St. 1700, 1900 Woodstock St. 2000 W. Montgomery/200-2100 W. Norris	NC	Yes	Multi	152	36	
23	Southwark Plaza: On-site Replacement Units	Southwark Dev Corp	Vicinity 3rd/5th/Washington	NC+R	Yes	Multi	470	23	
24	16th & Reed St. Apartments	Presbyterian Homes	16th & Reed Streets	NC	Yes	Multi	85	85	0
24	16th & Federal	Universal Community Homes	16th & Federal Streets	NC+R	Yes	Multi	53	3	1
24	Belmont Affordable III	Thomas	Scattered Sites	Rehab	Yes	Multi	46	3	1
24	Francisville Elderly	Community Ventures/Ridge Vineyard	Edwin, Perkiomen, Poplar Streets	NC	Yes	Multi	42	3	
24	Holmes School	Neighborhood Restoration	55th & Chestnut Streets	Rehab	Yes	Multi	42	4	
24	Kings Highway II	KAN/KARP	2900-3000 Frankford Ave.	NC	Yes	Multi	31	2	0
24	Mt. Sinai	Michaels Development	431 Reed St.	Rehab	Yes	Multi	37	4	4
24	Norris Square Senior Housing	Norris Square Civic Assoc.	2121-37 N. Howard St.	NC	Yes	Multi	35	35	0
24	Ralston/Mercy Douglass House	Ralston/Mercy Douglass	39th & Market Streets	NC	Yes	Multi	55	55	0

OHCD/PRA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
24	Sarah Allen V	Friends Rehab Program (FRP)	700-800 N 40th St.	Rehab	Yes	Multi	27	2	0
24	Spring Garden	Community Builders	Scattered Sites	NC+R	Yes	Multi	97	9	0
24	St. Anthony's	Ingerman Group	2300 Carpenter St.	NC+R	Yes	Multi	54	4	1
24	Taino Gardens	APM	6th & Dauphin Streets	NC	Yes	Multi	42	2	1
25	4200 Mitchell Street-202	Friends Rehab Program (FRP)	4200 Mitchell St.	Rehab	Yes	Multi	65		
26	Elders Place - 202	GGHDC	80 E. Collum St.	Rehab	Yes	Multi	40		
26	Inglis Gardens At Eastwick II	Inglis House Inc.	3026-70 Mario Lanza Blvd.	NC	Yes	Multi	18		
26	Rudolphy-Mercy Douglass-811	Mercy Douglass	3827 Powelton Ave.	NC	Yes	Multi	17		
27	St. Ignatius Senior Housing	St. Ignatius Nursing Home	4402-06 Fairmount Ave.	NC	Yes	Multi	67	7	2
28	FOP Seniors	FOP	730 Byberry Rd.	Rehab	Yes	Multi	106	106	
28	4901 Spruce St.	Pennrose	4901 Spruce St.	Rehab	Yes	Multi	33	2	
28	New Covenant Senior	New Covenant Church	7500 Germantown Ave.	Rehab	Yes	Multi	56	13	
29	Belmont Affordable V	T. J. Properties	918 N. 42nd St.	Rehab+NC	Yes	Multi	24	9	
29	Caribe Towers	HACE	3231 N. 2nd St.	Rehab	Yes	Multi	57	57	
29	Vernon House	Pennrose	1719-25 N. 33rd St.	Rehab	Yes	Multi	68	8	
29	Coral Street Arts House	New Kensington	2444-68 Coral St.	Rehab	Yes	Multi	27	5	
30	Greenway Presbyterian Apts.	Presbyterian Homes	2050 S. 58th St.	New	Yes	Multi	68	4	2
30	Presbyterian Homes	Presbyterian Homes	501 Jackson St.	New	Yes	Multi	68	4	2
31	New Courtland 202	Germantown Homes	6950 Germantown Ave.	Rehab	Yes	Multi	70	3	2
31	Neumann North Senior Housing	Dale Corp.	1729-55 Frankford Ave.	Rehab	Yes	Multi	70	4	2
31	Neumann Senior Housing	NCC Neumann Senior Corp.	1741 Frankford Ave.	Rehab	Yes	Multi	67	4	2
31	Center Park III -- Elderly	Jewish Federation	1901 Red Lion Rd.	New	Yes	Multi	39	4	
31	Simpson Senior Services	Simpson Senior Services	1011 Green St.	New	Yes	Multi	40	2	1
32	Yorktown Arms II	Yorktown CDC	1300 W. Jefferson St.	NC	Yes	Multi	37	37	2
32	Susquehanna Village	Community Ventures	15th Street & Susquehanna Avenue	NC	Yes	Sing/Mult	50	17	2
32	Sharswood II	Michaels Development	2200 Sharswood St.	NC	Yes	Multi	60	6	3
32	Philip Murray House 202	Phillip Murray II Inc.	2200 Old York Rd.	NC	Yes	Multi	70	4	2

OHCD/PRA Funded Accessible/Adaptable Rental Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
33	Commons at Point Breeze	Universal Community Homes	16th & Federal Streets	NC	Yes	Sing/Mult	55	5	2
33	St. John Neumann Sr. Housing	Catholic Social Services	2600 Moore St.	Rehab	Yes	Multi	75	8	2
33	Angela Court II	St. Ignatius	4400 Fairmount Ave.	NC	Yes	Multi	54	6	1
34	Manuta Presbyterian 202	Presbyterian Homes	600-18 N. 34th St.	NC	Yes	Multi	66	7	3
34	Mt. Tabor Senior	Mt. Tabor	957 N. 6th St.	NC	Yes	Multi	56	12	3
34	Booth Manor II (202)	Salvation Army	5522 Arch St.	NC	Yes	Multi	50	5	1
34	20th and Lehigh Mixed Use	Allegheny West	1913 W. Lehigh Ave.	NC	Yes	Multi	5	1	1
34	Reba Brown Sr. Apartments (202)	Mt. Zion CDC	1450 S. 50th St.	NC	Yes	Multi	75	8	2
34	Paschall Senior Housing (202)	Food for Life	6901 Woodland Ave.	NC	Yes	Multi	63	6	3
35	Ivy Residence II	Salvation Army	4050 Conshohocken Ave.	NC	Yes	Multi	53	6	2
35	Pensdale II	InterCommunity Action	4200 Mitchell St.	NC	Yes	Multi	38	4	2
35	Spring Garden Community Revit.	Spring Garden CDC	1612 Mount Vernon St.	NC+R	Yes	Multi	58	6	4
35	Haven Peniel Senior (202)	Haven Peniel DC	1615 N. 23rd St.	NC	Yes	Multi	55	6	2
36	Osun Village	Universal Community Homes	2308 Grays Ferry Ave.	NC	Yes	Multi	16	2	1
36	Evelyn Sanders II	WCRP	3000 N. Percy St.	NC	Yes	Multi	31	4	2
36	Diamond Street Preservation	Pennrose	3125 W. Diamond St.	Rehab	Yes	Multi	44	5	2
36	Francisville East	Community Ventures	1525 W. Poplar St.	NC	Yes	Multi	44	5	2
37	WPRE II	WPRE	611 N. 39th St.	NC	Yes	Multi	40	8	2
37	Apartments at Cliveden	NewCourtland	319 W. Johnson St.	NC	Yes	Multi	62	8	3
37	Nicetown Court	Nicetown Court Associates	4330 Germantown Ave.	NC	Yes	Multi	37	4	1
37	Burholme Senior Residences	Pilgrim Gardens Senior	7023 Rising Sun Ave.	NC	Yes	Multi	62	8	2
37	Lehigh Park II Repairs	Lehigh Park	2622-46 N. Lawrence St.	Rehab	Yes	Multi	28	6	2
38	Cedars Village	Ingerman Group	921-31 Ellsworth St.	NC	Yes	Multi	64	8	3
38	Roxborough Redevelopment	Octavia Hill Associates	300 Blk Dupont Street	Rehab	Yes	Multi	6	1	1
38	WPRE III	WPRE III, LP	37th,38th,50th, 58th, Melon, Walt Sts.	NC+R	Yes	Multi	60	6	3
38	Gaudenzia Thompson St	Gaudenzia Foundation	1815 & 1819 W. Thompson St.	Rehab	Yes	Multi	6	1	1

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
NA	Capacity Building Grant	1260 Housing Dev Corp	3512 N. Broad St.	Rehab	Yes	Multi	3	1	
NA	Capacity Building Grant	Hero Inc.	3338 N. Gratz St.	Rehab	Yes	Single	1	1	
NA	Capacity Building Grant	Interact	1607 W. Girard Ave.	Rehab	Yes	Multi	8		
NA	Capacity Building Grant	PCAH	59 N. Felton St.	Rehab	Yes	Single	1	1	
14	Hancock Manor	National Housing Trust	174 W. Allegheny Ave.	Rehab	Yes	Multi	46	3	
14	Von Louhr Apts	PCAH	15-25 S. 61st St.	Rehab	Yes	Multi	25	1	
14	Waller House	National Temple CDC	16th & Jefferson Streets.	Rehab	Yes	Multi		1	
15	1100 Green	HCDI	1109-1117 Green St.	NC	Yes	Multi	15	5	10
15	PEC Permanent	Pennrose Properties	3902 Spring Garden St.	Rehab	Yes	Multi	9	1	
15	PEC Transitional	PEC CDC	3902 Spring Garden St.	Rehab	Yes	Multi	11	1	
16/17/18	Germantown YMCA	Germantown Ymca	5722 Greene St.	Rehab	Yes	Multi	128	122	
18	1515 Fairmount	Project H.O.M.E.	1515 Fairmount Ave.	Rehab	Yes	Multi	48	2	2
18	Genesis II - Caton House	Genesis/Tara Dev	1239 Spring Garden St.	Rehab	Yes	Multi	20	20	
18/19	Family House Now	Resources For Human Dev	1028-30 N. 48th St	Rehab	Yes	Multi	11	11	
19	1260 Preston	1260 Housing Dev Corp	418-28 N. Preston St.	Rehab	Yes	Multi	7	1	6
19	OIC Village I	Opportunities Industialization Ctr	1917-21 Oxford Ave.	NC	Yes	Multi	44	4	
19	Proyecto Escalera	APM	2355 Germantown Ave.	Rehab	Yes	Multi	27	2	
19	St Elizabeth's	Project HOME	1850 N. Croskey St.	Rehab	Yes	Multi	24	1	
19/20	Calcutta House	Calcutta House	1601-05 W. Girard Ave.	12NC+4R	Yes	Multi	16	14	
19/20	Imani Homes	PEC CDC	West Powelton Scattered	Rehab	Yes	Multi	24	1	1
20	81 E. High St. Manor	Resources For Human Dev	81 E. High St.	Rehab	Yes	Multi	15	4	
20	Rowan House	PEC CDC	39th & Baring Streets	Rehab	Yes	Multi	26	4	
20/21	1260 Thompson/Walnut	1260 Housing Dev Corp	4230 Thompson St. 1324 Walnut St.	NC+R	Yes	Multi	35	11	24
20/21	Center City YWCA	Ingerman Group	20th & Chestnut Streets	Rehab	Yes	Multi	60	60	60
20/21	Marlton Residence	Pennrose/We The People	1700 Marlton Ave.	Rehab	Yes	Multi	25	2	2

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
21	1260 Center West	1260 Housing Dev Corp	4101 Chestnut St., 900 blk Lombard St.	Rehab	Yes	Multi	17	1	9
21	1260 Reed	1260 Housing Dev Corp	501-07 Reed St.	Rehab	Yes	Multi	18	15	
21	Fourth Street Access	APM/1260 Housing Dev Corp	1912-1930 N. 4th St.	NC	Yes	Multi	24	8	16
21	H.E.L.P. II (Genesis Square Townhouses)	H.E.L.P. Inc.	48th & 49th Streets Westminster & Wyalusing Avenues	NC+R	Yes	Multi	50	2	50
22	Calcutta House II	Calcutta House	1607 W. Girard Ave.	Rehab	Yes	Multi	6	1	
22	Haddington III	PCAH	Scattered Site	Rehab	Yes	Multi	20	1	
22	H.E.L.P I	H.E.L.P Inc.	4900 Wyalusing Ave.	NC	Yes	Multi	40		
22	VOA	Ingerman Group	2601 N. Broad St.	Rehab	Yes	Multi	108		
22	Reed Street SRO	Salvation Army	32nd & Reed Streets	Rehab	Yes	Multi	66	66	66
23	Bethesda Transitional	Bethesda Project, Inc.	816 N. 20th St.	Rehab	Yes	Multi	16		
23	Dignity II	Dignity Housing	5151, 5153, 5155 Wayne Ave.	Rehab	Yes	Multi	16	2	
23	Drueding Center 2	Drueding Center/Project Rainbow	413 W. Master St.	Rehab	Yes	Multi	9	1	
23	Elkins Residence	Albert Einstein	11th & Clarkson Streets	Rehab	Yes	Multi	73	73	73
23	Horizon House II	Horizon House	6015 Limekiln Pike	NC	Yes	Multi	18	2	
23	Overington Transitional House	Overington Housing Inc.	1528-30 Overington St.	Rehab	Yes	Multi	13	1	
23	Project Hope/Raise of Hope	Hope Partners	5122 N. Carlise, 6818 N. 17th St.	Rehab	Yes	Single	2	2	
23	Rowan Homes I	Project HOME	2800 Diamond St.	NC	Yes	Multi	8		
23	Rowan Homes II	Project HOME	1900 W. Judson St.	NC	Yes	Multi	32	2	
24	6th & Montgomery Special Needs	WCRP	1800 Blk N. 6th St., Marshall Street 600 Blk Montgomery Ave.,W. Wilt Streets	NC	Yes	Multi	20	6	2
24	Enhanced Services Project	Dignity Housing	Northwest Scattered Sites	Rehab	Yes	Multi	9	1	1
24	Spring Street Housing	PCAH	Haddington, Cobbs Creek Scattered	Rehab	Yes	Single	20	1	1
25	Drueding Rainbow	Drueding Center/Project Rainbow	1348 N. 4th St.	Rehab	Yes	Multi	10	1	
26	Interim House West	Phila.Health Management Corp.	4100 Parkside Ave, 4100 Viola St.	NC	Yes	Multi	20		

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
26	Shelia Brown Women's Ctr	Shelia Brown/UCH	2000-04 Ellsworth St.	Rehab	Yes	Multi	9	1	
26	Veterans Shared Housing	Impact Services	124 E. Indiana Ave.	NC	Yes	Multi	7	2	
27	Lillia Crippen Townhouses II	WCRP	6th Street & Montgomery Avenue	NC	Yes	Multi	20		
27	Dignity Enhanced Service Project	Dignity Housing	1646 W. Nedro Ave./1941 S. Ithan St.	Rehab	Yes	Multi	9	8	2
27	St. Ignatius Senior Housing	St. Ignatius Nursing Home	4402-06 Fairmount Ave.	NC	Yes	Multi	67	7	2
28	Avondale Housing	ACHIEVEAbility	Scattered sites	Rehab	Yes	Single	18	1	1
28	Melville Way	Traveler Aid-Melville Way	4520-22 Walnut St.	Rehab	Yes	Multi	8	1	
28	Visitation Transitional Housing	Catholic Social Services	2640-46 Kensington Ave.	NC	Yes	Multi	18	1	1
29	Casa Nueva Vida	ActionAIDS	2600 N. 6th St.	NC	Yes	Multi	12	5	
29	Monument Mews	1260 Housing	4300 Monument Rd.	Rehab	Yes	Multi	60	6	
29	Karen Donnally Townhouses	WCRP	4th & Diamond Streets	NC	Yes	Multi	32	6	
29	Mascher Street Townhouses	WCRP	2742-70 Mascher St.	NC	Yes	Multi	12	2	
30	Respite II	Catch Inc.	1208-12 S. 15th St.	NC	Yes	Multi	16	16	
32	Gaudenzia Tioga Arms	Gaudenzia	1828-30 W. Tioga St.	Rehab	Yes	Multi	30	2	
32	Powelton Heights Housing	1260 Housing	4113-15 Warren St.	NC	Yes	Multi	48	5	
32	Cloisters III	PEC CDC	Scattered sites	Rehab	Yes	Multi	50	4	
32	Cecil Housing	ACHIEVEAbility	Scattered sites	Rehab	Yes	Single	11	2	
32	Mantua 811	1260 Housing	3613-21 Fairmount Ave.	NC	Yes	Multi	10	10	
33	Project Restoration	Women of Excellence	2848-50 N. 9th St.	Rehab	Yes	Multi	14	14	
33	Inglis Gardens at Washington	Inglis House	1200-06 Washington Lane	NC	Yes	Multi	15	15	
33	Melon SIL 811	Columbus Property Management	3616-28 Melon St.	NC	Yes	Multi	10	10	
33	Inglis Gardens at Germantown	Inglis House	332-34 E. Walnut Lane	NC	Yes	Multi	15	15	
33	Inglis Apartments at Elmwood	Inglis House	6100-6298 Eastwick Ave.	NC	Yes	Multi	40	40	
33	Inglis Gardens at Germantown	Inglis House	332-334 E. Walnut Lane	NC	Yes	Multi	15	15	1

OHCD/PRA Funded Accessible/Adaptable Special-Needs Housing Units

CDBG Yr	Project Name	Developer	Address	NC/Rehab	Complete	Sing/Mult	Units	Mobility	Hear/Vis
33	Melon SIL	1260 Housing	3616-18 Melon St.	NC	Yes	Multi	10	10	1
33	Project Restoration	Women of Excellence	2848-50 N. 9th St.	Rehab	Yes	Multi	14	14	1
33	Fresh Start	Methodist Services	4200 Monument Ave.	NC	Yes	Multi	11	2	1
33	Inglis Apartments at Elmwood	Inglis House	6100-6298 Elmwood Ave.	NC	Yes	Multi	40	40	1
34	St. Elizabeth's Recovery Residence	Project HOME	1850 N. Croskey St.	Rehab	Yes	Multi	20	4	2
34	Generations II	Northern Home for Children	5301 Ridge Ave.	Rehab	Yes	Multi	8	2	1
34	LCIP I	Liberty Resources	7600 E. Roosevelt Blvd	Rehab	Yes	Multi	5	5	1
34	Evelyn Sanders I	WCRP	3013 Percy St.	NC	Yes	Multi	42	8	2
35	LCIP II	Liberty Resources	1100 S. Broad St.	Rehab	Yes	Multi	11	11	1
35	Bernice Elza Homes	PEC CDC	3803 Brandywine St	Rehab	Yes	Multi	6	1	0
35	Fattah Homes	PEC CDC	3902 Lancaster Ave.	NC	Yes	Multi	6	1	1
35	Dual Diagnosis Program	Impact Services	124 E. Indiana Ave.	Rehab	Yes	Multi	8	4	1
35	Venango Place	Gaudenzia	2100 W. Venango St.	NC+R	Yes	Multi	45	8	4
36	My Place Germantown	Community Ventures	209 E. Price St.	Rehab	Yes	Multi	11	3	1
36	Rites of Passage	Covenant House	2613 Kensington Ave.	NC	Yes	Multi	18	2	1
36	Connelly House	Project HOME	1211 Clover St.	NC	Yes	Multi	79	8	3
37	Jannie's Place	PEC CDC	640 N. 40th St.	NC	Yes	Multi	26	5	1
37	Ogden Gardens	Autism Living and Working	4033 Ogden St.	Rehab	Yes	Multi	4	1	1
37	419 Chandler Supported Ind. Living	1260 Housing Development Corp.	419 Chandler St.	Rehab	Yes	Multi	6	1	1
37	James Widener Ray, 2101 Venango	Project HOME	2101 W. Venango St.	Rehab	Yes	Multi	53	6	3
37	Patriot House	CATCH	1221-25 S. 15th St.	NC/Rehab	Yes	Multi	15	3	1
37	Shelton Court	Gaudenzia	6433 N. Broad St.	Rehab	Yes	Multi	20	2	1
38	Belfield Avenue Townhomes	Raise of Hope	1735-39 Belfield Ave.	NC	Yes	Multi	3	0	1
38	LCIP III	Liberty Housing	5526-48 Vine/43-49 N. Vodges Sts.	NC	Yes	Multi	14	14	1

Continuum of Care Program Processes

OSH issues competitive Requests for Proposals to identify subrecipients of ESG funding. Contracts are awarded on an annual basis and may be renewed for three consecutive years if performance is adequate.

Although funding allocations are not made on a geographic basis, OSH ensures that residents citywide can access the services. In the case of emergency shelter, OSH manages centralized intake, where individuals seeking shelter are assessed and referred to a bed based on availability and special needs. With regard to Rapid Rehousing activities, subcontractors are required to serve individuals throughout the City.

A HEARTH/HMIS Data Subcommittee of the CoC is charged with oversight and input regarding the Homeless Management Information System, including funding, policies, and procedures for its administration and operation. ESG and CoC activities are coordinated, since the Office of Supportive Housing is responsible for administering both funding sources.

The following performance measures are anticipated for Year 40, which will be tracked by the Office of Supportive Housing on a quarterly basis:

1. Recidivism -
   Number of households provided financial assistance/Number of households that enter or return to the shelter system after receiving assistance.
   - Projected accomplishment-
     The recidivism rate will be less than 5 percent.
2. Appropriate amount/type of assistance provided-
   Number of households provided assistance/Number of households returning for additional assistance.
   - Projected accomplishment –
     The number of households seeking additional assistance will be less than 5 percent.
3. Placement into affordable housing –
   Number of households placed into housing/Number of households who remained in housing and at exit were paying 50 percent or less of their gross income towards rent.
   - Projected accomplishment –
     The number of households that will have attained and sustained affordable housing based on rent burden standards will be over 50 percent.

Standards of Assistance

Rapid Rehousing services target families and individuals who are currently residents of Emergency or Transitional Housing programs. The goal is to enable households to move into permanent housing, either market rate or subsidized, by identifying housing options or working with existing subsidized housing providers and providing the household with the financial assistance and housing stabilization services needed to prevent a return to homelessness.

Based on need, households may receive financial assistance to cover rent, security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. Provider agencies use the Self-Sufficiency Assessment and the Financial Assessment in the Homeless Management Information System (HMIS) to determine the package of financial assistance and the social service linkages that each household needs. All intake and service information must be tracked in HMIS.

Target Population

The target population consists of households that were referred from and are currently living in Continuum of Care program and City-funded Emergency Housing or Transitional Housing.

Eligible Participants/Heads of Households:

1. Must be 18 years of age or older.
2. If not 18 years old, must provide documentation of legal emancipation.
3. Household income is at or below 30 percent of Section 8 area medium income. (See page Appendix 1 for median income guidelines).
4. Households that require more than one month's financial assistance must agree to work with and receive after care services from a Housing Stabilization Specialist.
5. Households must be referred from Emergency or Transitional Housing and meet the HUD definition of "literally homeless".

Ineligible Participants/Heads of Households:

1. Households whose income exceeds 30 percent of Section 8 Area Median Income.
2. Households who require more than one month's financial assistance and are unwilling to work with Housing Stabilization Specialist.

ESG funds can be used for the following activities:

Financial Assistance

Financial assistance can include:

a. Rental Assistance

1) Rental arrearages up to 6 months
2) Short-term (1 to 3 months) rental assistance
3) Medium-term (4 to 24 months) rental assistance

b. Security Deposits

c. Utility Assistance

1) Arrearages up to 6 months only if the utility bill is a barrier to the household moving into permanent housing.
2) Utility Deposits (only after all other utility programs for low-income residents have been exhausted)
3) Utility Payments (only after all other utility programs for low-income residents have been exhausted)

d. Moving Cost Assistance

May be provided for reasonable moving costs if relocating a household can prevent the household from becoming homeless and a new residence has been identified. Moving cost assistance can be used for:

1) Truck rental
2) Hiring a moving company
3) Short-term storage fees for a maximum of 3 months or until the program participant is in housing, whichever is shorter.

e. Additional Guidelines Regarding Financial Assistance:

1) Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) for the same month would be considered one month of assistance.
2) The client's rent for a new unit can be subsidized for up to a year with the household contributing 30 percent of its monthly income to the rent and the Provider Agency covering the remaining portion of the rent with ESG financial assistance.
3) All Packages of Assistance must be approved by a Provider Agency supervisor or program manager.
4) Each household is limited to a maximum of 24 total months of assistance over the course of the three-year ESG program. If arrearage assistance is

provided, the number of months should be included in the total months of assistance, not to exceed 24 months.

5) All payments must be made to third parties, such as landlords or utility companies.

6) ESG funds cannot be used for the following activities:

   i. Mortgage assistance

   ii. Food

   iii. Transportation

   iv. Furniture

   v. Other consumer debt

Homeless Needs

Nature and Extent of Homelessness

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 offers a wide-array of services and housing programs: homelessness prevention, diversion and rapid rehousing; relocation; short-term emergency housing; case management; referrals to alternative housing options; and adult protective services.

In addition to the services and housing programs offered by providers contracted with OSH, the Philadelphia Continuum of Care (CoC) is composed of numerous nonprofit providers of homeless assistance programs that receive private funding and funding directly from the U.S. Department of Housing and Development.

Estimates of the Number of Homeless in Philadelphia

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 2013 Annual Homeless Assessment Report (AHAR) that the OSH submitted to HUD for the 2013 reporting year (October 1, 2012-September 30, 2013). AHAR data are collected through the city's Homeless Management Information System (HMIS) and include data from all emergency housing programs that participate in HMIS. Ninety-nine percent of family emergency housing programs participate in HMIS, while 66 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 beginning on page Appendix 80. 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

Sheltered Homeless

The Office of Supportive Housing (OSH) gathers and reports data from the centralized emergency housing intake sites and participating CoC housing assistance programs through the 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. Due to the comprehensive nature of the data found in HMIS, the Philadelphia CoC is better able to coordinate and target the available housing resources and services.

During the 2013 federal reporting period, 12,024 homeless persons entered emergency housing in Philadelphia. This count includes 7,117 single adults without children, 263 unaccompanied youth, and 1,597 families with 4,644 adults and children. Further demographics and other characteristics of the sheltered homeless are provided in the following section.

Characteristics of the Homeless Population

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 2013 AHAR (reflecting the time period between October 1, 2012 and September 30, 2013), 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 7,117 individual adults and 263 unaccompanied youth in emergency housing during the federal reporting year, over 99 percent were single households, and less than 1 percent were in two-person households without children. This population largely consisted of men between the ages of 31 to 50.

Table 4: Gender Distribution of Individual Adults and Unaccompanied Youth in Emergency Housing

Gender	Individual Adults	Unaccompanied Youth
Male	70%	34%
Female	30%	66%
Unknown	<1%	0%
Total	**7,117**	**263**

Table 5: Age Distribution of Individual Adults and Unaccompanied Youth in Emergency Housing

Age Range	Percent
12 to 17	4%
18 to 30	25%
31 to 50	45%
51 to 61	22%
62 or older	4%
Total	**7,380**

Family Homelessness

Emergency housing programs are utilized not only by single adults, but also by families with children. Among the 4,644 individuals in families who entered the emergency housing system in the 2013 federal reporting year, 34 percent were in two-person households, 31 percent in three-person households, 19 percent in four-person households, and 16 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 between the ages of 1 and 12 years old, and approximately evenly distributed in terms of gender.

Table 6: Gender Distribution of Adults in Families in Emergency Housing

Gender	Percent
Male	7%
Female	93%
Total-Adults in Families	**1,682**

Table 7: Age Distribution of Adults in Families in Emergency Housing

Age of Adults	Percent
18 to 30	66%
31 to 50	32%
51 to 61	2%
62 or older	<1%
Total-Adults in Families	**1,704**

Table 8: Age Distribution of Children in Families in Emergency Housing

Age of Children	Percent
Under 1	13%
1 to 5	46%
6 to 12	32%
13 to 17	9%
Total-Children in Families	**2,962**

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, 71 percent of all single adults and unaccompanied youth in emergency housing in the 2013 federal reporting year were black or African-American. As demonstrated in the following tables, this racial disparity exists at a higher rate for families experiencing homelessness. These figures may underestimate the racial disparities, as 9 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 9: Racial Distribution of Individuals, Unaccompanied Youth and Families in Emergency Housing

	Individual Adults & Unaccompanied Youth (n= 7,380)	Persons in Families (n= 4,644)
Black/African-American	71%	83%
White	17%	7%
Asian	1%	<1%
Native Hawaiian or Other Pacific Islander	1%	<1%
Multiple Races	1%	1%
Unknown	9%	8%

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 individual

adults and unaccompanied youth (85 percent) and families (87 percent) in emergency housing are not Hispanic. Such statistics follow nationwide trends, as national data featured in the 2011 AHAR found that 84 percent of homeless clients served throughout the country were non-Hispanic and 16 percent were Hispanic.

Table 10: Ethnic Distribution of Individuals, Unaccompanied Youth and Families in Emergency Housing

	Individual Adults & Unaccompanied Youth (n= 7,380)	Persons in Families (n= 4,644)
Non-Hispanic/Non-Latino	85%	87%
Hispanic/Latino	9%	8%
Unknown	6%	5%

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 HOME – 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 HOME, 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 and 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 2013 (July 1, 2012 – June 30, 2013), street outreach teams made a total of 41,868 contacts with 6,302 unduplicated people on the streets of Philadelphia. This population of unsheltered adults consisted primarily of African-American (69 percent) or white (26 percent) males (75 percent) between the ages of 40-59 (60 percent).

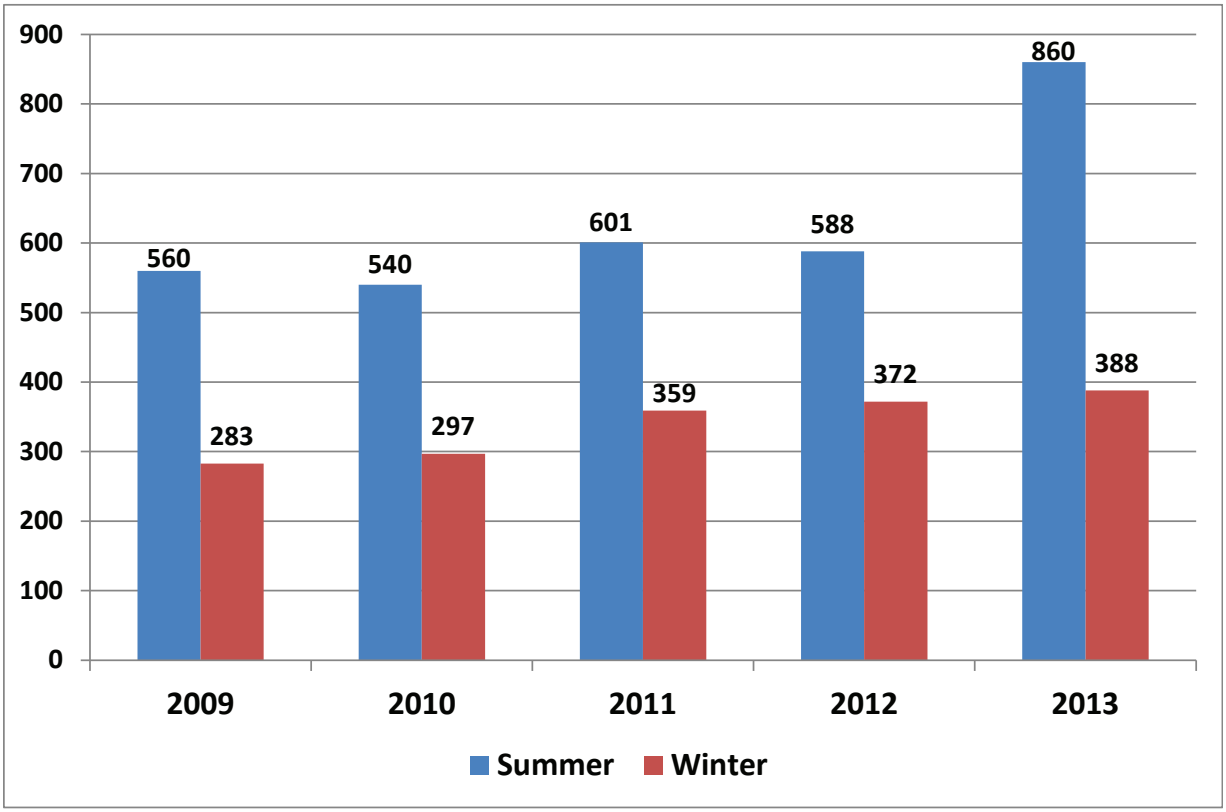
Over the past several years, the OCC has conducted street counts to measure the number of people living on the streets. Counts are completed regularly to establish an accurate picture of seasonal fluctuations among homeless populations on the street. During 2013, OCC conducted four counts that included Center

City, selected parts of North and West Philadelphia and Kensington, and the Philadelphia International Airport terminals.

Table 11: Street Counts – 2013

Date of Count	Number
January 2013	388
May 2013	494
August 2013	860
November 2013	521

Chart 2: Number of Homeless People Living on the Streets of Philadelphia (2009 - 2013)



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 makes it difficult to obtain an accurate depiction of all of the individuals who experience homelessness in a given year.

Housing Needs of Persons with AIDS and AIDS-Related Diseases

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.

OHCD is currently sponsoring a new housing needs assessment that will 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 surrounding 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 12: Southeastern Pennsylvania AIDS Cases by County and Date Reported

Jan. 1, 1980 - Dec. 31, 2012

County	No. Reported	% of Region	Presumed Living	% of Region
Philadelphia	22,483	83.4%	11,954	86.0%
Bucks	837	3.2%	353	2.6%
Chester	632	2.4%	251	1.8%
Delaware	1,850	6.8%	816	5.9%
Montgomery	1,139	4.2%	512	3.7%
Total	26,941	100%	13,866	100%

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 13: Philadelphia AIDS Cases by Gender
Reported No. of AIDS Cases, Jan. 1, 1980 - Dec. 31, 2012

	Number	%
Male	17,080	76.0%
Female	5,043	24.0%
Total	**22,483**	**100%**

Philadelphia

In Philadelphia, the majority of people diagnosed with AIDS since the beginning of reporting have been African-American, with 58 percent of the cumulative adult AIDS cases through Dec. 30, 2012. Whites have the next highest number of cases at 24 percent and Hispanics have the third highest number of cases at 14 percent. As of Dec. 30, 2010, men who have sex with men (MSM) have the highest number of cumulative cases with 34 percent of the total, 23 percent are among intravenous drug users (IDU), and heterosexuals make up 33 percent of the total, which has increased by nearly five percent over the past year. Over the last 10 years, MSM cases and heterosexual cases have become much more even than the first decade of the epidemic.

The number of women diagnosed with AIDS now makes up 29 percent of AIDS cases in Philadelphia, which has increased from last year by more than five percent. The age range with the highest number of newly diagnosed cases is 20-to-29, making up 27 percent of the new cases. Both the 30-to-39 and the 40-to-49 age ranges are the second highest at 26 percent, followed by the 50+ age range making up 17 percent. The 13-to-19 age range is the lowest at six percent while children under 13 comprised less than five percent of newly diagnosed cases of AIDS.

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 14: Disproportionate Relationship Between Race and HIV/AIDS in Philadelphia

Race/Ethnicity	Total Population 2012	HIV/AIDS Cases
White	36.6%	24.1%
African-American	44.3%	57.9%
Hispanic	13.0%	14.3%
Other/Unknown	6.1%	3.8%

Suburban Pennsylvania

Of the four Pennsylvania counties, Delaware County has the most AIDS Cases. By December 2012, the cumulative number of cases in Delaware County was 1,850 followed by Montgomery County with 1,139, Bucks with 837, and last, Chester County with 632 cases. The racial group with the highest percentage of living HIV or AIDS cases in Bucks, Chester and Montgomery Counties was white. For Delaware County, the largest percentage of cases by racial group was among blacks. In Bucks, Chester and Montgomery Counties, the leading exposure category was MSM and in Delaware County it was IDU based on cumulative AIDS totals. The HIV/AIDS housing needs assessment that began in 2014 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 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 a 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.

As a result, the City now maintains a waiting list of nearly 300 individuals and families living with AIDS. The average wait for a housing slot is approximately three-to-five 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, especially 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. This pilot program has been very successful, achieving a 92 percent housing retention rate with chronically homeless individuals living with HIV/AIDS who would typically be considered unable to live independently. This program will continue to 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.

Summary of Housing Needs of Persons With HIV/AIDS

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 a 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.

In preparation for developing the Year 40 HOPWA Budget Detail, both HIV/AIDS Services Providers and individuals living with HIV/AIDS were surveyed for the prioritization of housing needs and funding in the City of Philadelphia and suburban counties. 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.

Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Homeless and Persons Threatened With Homelessness

Facilities Providing Overnight Accommodations; Associated Services

The City of Philadelphia has developed and implemented a strategic system for preventing and addressing homelessness and the needs of persons and families experiencing homelessness. Detailed information about the projects in the Philadelphia Continuum of Care can be found in the Housing Inventory Tables beginning on page Appendix 88.

Centralized Intake Services

OSH provides centralized intake services for more than 30 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 individuals and families experiencing homelessness, 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 nonprofit 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.

Nearly 150 units of the City's Transitional Housing inventory is scattered site rental housing. 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 depending upon the funding sources. During this period clients receive case management/counseling services to help them maintain independent living and prepare for permanent mainstream housing.

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 persons experiencing homelessness 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 persons experiencing homelessness 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 more than $23 million from the American Recovery and Reinvestment Act in 2009 for homelessness prevention and rapid rehousing (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 homelessness transition into permanent housing.

August 2012 ended the three-year period for which funding for HPRP was allocated. The HPRP program served a total of more than 4,000 households through prevention assistance and 1,385 households through rapid rehousing. Subsequent funding for prevention and rapid rehousing activities will be allocated through the Emergency Solutions Grant (ESG). However, funding for prevention and rapid rehousing activities through 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 rehousing assistance will be approximately 630 households for a total of 3,150 households. The recidivism rate for all households served through HPRP to date is 13 percent.

Housing Retention

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.

Emergency Assistance and Response Unit

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.

Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia

Organization	Services	Service Type(s)
Social Security Administration	■ Social Security Income ■ Social Security Disability Income ■ Supplemental Security Income (SSI)	■ Income
Pennsylvania Department of Public Welfare	■ Temporary Assistance for Needy Families (TANF) ■ State Children's Health Insurance Program (SCHIP) ■ Medicaid ■ Food stamps ■ Employment training	■ Income ■ Healthcare ■ Wellness and nutrition ■ Employment
U.S. Department of Veterans Affairs	■ Veterans benefits ■ Healthcare for Homeless Veterans (HCHV) ■ HUD-VASH Housing Choice Vouchers ■ Supportive Services for Veterans and their Families (SSVF) ■ Grant and Per Diem (GPD) housing for homeless Veterans ■ VA Domiciliary housing for homeless Veterans	■ Income ■ Healthcare ■ Employment ■ Housing
Pennsylvania Department of Labor & Industry	■ Unemployment compensation ■ Employment training	■ Employment ■ Income
Philadelphia Department of Behavioral Health	■ Behavioral health services ■ Housing ■ Employment training	■ Healthcare ■ Employment ■ Income ■ Housing
Child Care Information Services of Philadelphia	■ Child care location services ■ Assistance with child care payments	■ Child care
Philadelphia Workforce Development Corporation	■ Employment training and job skills development	■ Employment
Philadelphia Mental Health Care Corporation	■ Behavioral healthcare services ■ Housing	■ Healthcare ■ Housing
Public Health Management Corporation	■ Healthcare for the homeless ■ Housing ■ Recovery services	■ Healthcare ■ Housing ■ Addiction services

Inventory of Services For Individuals and Families Experiencing Homelessness In Philadelphia (contd.)

Organization	Services	Service Type(s)
City of Philadelphia Office of Supportive Housing	■ Emergency shelter ■ Transitional housing ■ Homeless prevention ■ Rapid rehousing	■ Housing
City of Philadelphia Continuum of Care (under the leadership of the McKinney Strategic Planning Committee)	■ Emergency shelter ■ Transitional housing ■ Permanent supportive housing ■ Healthcare ■ Employment training and job skills development ■ Behavioral health services ■ Homeless prevention ■ Emergency relocation services	■ Housing ■ Healthcare ■ Employment
School District of Philadelphia	■ Tokens for children living in emergency shelter ■ Uniforms and school supplies for children living in shelter	■ Education
Philadelphia Department of Public Health	■ Healthcare services for homeless individuals and families	■ Healthcare
Philadelphia Housing Authority (Public housing)	■ Subsidized housing ■ Housing Choice Vouchers (HCV) ■ Employment training and job skills development	■ Housing ■ Employment

Philadelphia Continuum of Care 2014 McKinney Housing Inventory Tables

The accompanying tables reflect the complete inventory, as of January 31, 2014, of Emergency, Transitional, Permanent Supportive, and Rapid Rehousing Programs within the Philadelphia Continuum of Care.

Key—Housing Type

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 (TH)

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 (SH)

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 (PSH)

Long-term (not time-limited) housing in which supportive services are provided to assist homeless persons with a disability to live independently. At least one adult or child in the household must have a disability to qualify for permanent supportive housing.

Other Permanent Housing (PH)

Long-term (not time-limited) housing in which supportive services are provided to assist homeless persons to live independently. Having a disability is not an eligibility requirement for PH.

Rapid Rehousing (RRH)

Rapidly rehouses persons who are homeless into private market housing. Provides rental assistance and supportive services on a time-limited basis.

Key—Inventory type

C	Current Inventory - Beds that were available for occupancy on or before January 31, 2013.
N	New Inventory - Beds that became available for occupancy between February 1, 2012 and January 31, 2014.
U	Under development - Beds that are fully funded but were not available for occupancy as of January 31, 2014.

Key—Bed Type (Emergency Housing Only)

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.

Key—Target Population A

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)

Key—Target Population B

DV	Domestic violence victims only
HIV	HIV/AIDS populations only

Key—McKinney-Vento Funding

Yes	Program receives any HUD McKinney-Vento Act funding, including Emergency Solutions Grants (ESG), Supportive Housing Program (SHP), Shelter Plus Care (SPC) Continuum of Care (CoC) and Section 8 Moderate Rehab Single-Room Occupancy (SRO)
No	Program does not receive any funding through any McKinney-Vento Act Grant Programs

Key—Household Type

Beds HH w/Children	Beds designated for households with at least one adult and one child
Units HH w/Children	Units designated for households with at least one adult and one child
Beds HH w/o Children	Beds designated for households without children
Beds HH w/only Children	Beds designated for households composed entirely of persons under the age of 18
Veteran Beds	Dedicated beds for homeless veterans and their families
Youth Beds	Dedicated beds for homeless youth
Youth Age Groups:	<18: Beds are dedicated to serve only youth under the age of 18 18-24: Beds are dedicated to serve only youth aged 18-24 <=24: Beds are dedicated to serve only youth up to age 24
Seasonal Beds	(Emergency Housing Only) Beds available on a continuous basis during high-demand seasons of the year
Overflow Beds	(Emergency Housing Only) 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

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 identity 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 29, 2014).

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.

Housing Inventory Table—Emergency Shelters

Organization	Program	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/only Children	Veteran Beds	Youth Beds	Youth Age Beds
ACTS Christian Transi Services	ACTS House	C	F	SF		No			24				
ACTS Christian Trans Services	ACTS-Master	C	F	HC		No	170	35					
ART House	ART House (drug free)	C	F	SM		No			15				
ART House	ART House (methadone)	C	F	SM		No			16				
Bethesda Project	Old First Reformed Church Winter Shelter	C	O	SM		No							
Bethesda Project	Our Brother's Place	C	F	SM		No			150				
Bethesda Project	St. Mary's Church	C	O	SM		No			32				
Bethesda Project	Trinity Memorial Church Winter Shelter	C	O	SM		No							
Calcutta House	Calcutta House	C	F	SMF	HIV	No			4				
Catholic Social Services	Good Shepherd	C	F	SM	HIV	No			12				
Catholic Social Services	McAuley House	C	F	SF	HIV	No			6				
Catholic Social Services	Mercy Hospice	C	F	SFHC		No	14	7	23				
Catholic Social Services	St. John's Hospice	C	F	SM		No			40				
Center for H.O.P.E.	Center for H.O.P.E.	C	F	SM		No			174				
Covenant House Pennsylvania	Covenant House - PA Crisis Ctr.	C	F	SMF+HC		No	4	4	46			50	18-24
Darin Moletta	Moletta II	C	F	SM		No			12				
Darin Moletta	Moletta Personal Care	C	F	SF		No			12				
Divine Light	Divine Light	U	F	SM		No			8				
Episcopal Community Services	St. Barnabas Mission	C	F	HC		No	100	12					
Families Forward Philadelphia	Families Forward	C	F	HC		Yes	223	73					
Fresh Start Foundation	Fresh Start I	C	F	SM		No			15				
Fresh Start Foundation	Fresh Start IV	C	F	SM		No			17				
Fresh Start Foundation	Fresh Start V	C	F	SM		No			17				
Fresh Start Foundation	Fresh Start VI	C	F	SF		No			14				
Gaudenzia Foundation Inc.	Gaudenzia Washington House	C	F	HC		No							
Gaudenzia Foundation Inc.	High Street	N	F	HC		No							
Gaudenzia Foundation Inc.	House of Passage	C	F	SF		No			140				
Gaudenzia Foundation Inc.	School House Lane	C	F	SM		No			23				
Gibson Foundation	Gibson House	C	F	SF		No			12				
Horizon House Inc.	JOH - Susquehanna Park	C	F	SM		No			25				
Horizon House Inc.	Randolph Court	C	F	SF		No			25				
Love and Care	Darlene Morris-616	C	F	HC		No	18	4					
Love and Care	Darlene Morris-618	C	F	HC		No	18	4					
Love and Care	Darlene Morris-620	C	F	HC		No	18	3					
Love and Care	Darlene Morris-622	C	F	HC		No	18	5					
Lutheran Settlement House	Jane Addams	C	F	HC		No	110	32					
Mt. Airy Bethesda Inc.	Stenton Family Manor	C	F	HC		No	203	57					
NPhiladelphia Health System	JOH - Miracles in Progress II Sanctuary Program	C	F	SM		No			41				
NW Philadelphia Interfaith Hospitality Network	NPIHN EH	C	O	HC		No	42	12					
OSH	Hotel Overflow Beds	C	Voucher beds	HC		No							
One Day at a Time	ODAAT - Lehigh	C	F	SM		No			13				

Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availability Start Date	Availability End Date	O/V Beds	HMIS O/V Beds	PIT Count	Total Beds	Utilization Rate
24		24			100%								17	24	71%
170	170			100%									144	170	85%
15		15			100%								12	15	80%
16		16			100%								14	16	88%
							30		11/1/2013	4/1/2014			26	30	87%
150		150			100%								131	150	87%
32													30	32	94%
							22		11/10/2013	4/30/2014			22	22	100%
4		4			100%								3	4	75%
12		12			100%								10	12	83%
6		6			100%								5	6	83%
37	7	23		50%	100%		7	7	12/1/2013	3/31/2014			32	44	73%
40		40			100%								40	40	100%
174		174			100%								137	174	79%
50											6		56	56	100%
12		12			100%								9	12	75%
12		12			100%								10	12	83%
8														8	
100	100			100%									83	100	83%
223	223			100%									199	223	89%
15		15			100%								15	15	100%
17		17			100%								14	17	82%
17		17			100%								15	17	88%
14		14			100%								14	14	100%
							45	45	11/8/2013	3/31/2014			36	45	80%
							45	45	12/12/2013	3/31/2014			36	45	80%
140		140			100%								113	140	81%
23		23			100%								18	23	78%
12		12			100%								10	12	83%
25		25			100%								25	25	100%
25		25			100%								21	25	84%
18	18			100%									11	18	61%
18	18			100%									11	18	61%
18	18			100%									16	18	89%
18	18			100%									19	18	106%
110	110			100%									80	110	73%
203	203			100%									187	203	92%
41		41			100%								41	41	100%
42	42												42	42	100%
											23		23	23	100%
13		13			100%								11	13	85%

Housing Inventory Table—Emergency Shelters

Organization	Program	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/only Children	Veteran Beds	Youth Beds	Youth Age Beds
One Day at a Time	SH - Homeless Outreach	C	F	SM		No			13				
One Day at a Time	SH - Safe Haven	C	F	SM		No			25				
One Day at a Time	SH - Women's Entry	C	F	SF		No			13				
People's Emergency Center	People's Emergency Center	C	F	HC		No	57	11					
Phila Brotherhood Rescue Mission	Emergency Shelter (PBRM)	C	F	SM		No			95				
Philadelphia Veterans House	HCHV/EH Philadelphia Veterans Ho	C	F	SMF		No			16		16		
Project HOME	Kairos House (Temp)	C	F	SMF		No							
Project HOME	St. Columba's Winter Respite/Temp	C	F	SM		No							
Project HOME	St. Elizabeth's Recovery Res. - EH	C	F	SM		No			5				
Project HOME	Women of Change Winter Respite/ Temp	C	F	SF		No							
PHMC	Bridges Step-Down	C	F	SFHC		No	28	14	2				
RHD	Fernwood East	C	F	SM		No							
RHD	Fernwood West	C	F	SM		No			66				
RHD	JOH - New Start I	C	F	SM		No			29				
RHD	JOH - New Start II	C	F	SM		No			16				
RHD	JOH - Womanspace	C	F	SF		No			10				
RHD	Lee Rec Ctr	N	O	SF		No							
RHD	SH - Kailo Haven	C	F	SM		No			30				
RHD	SH - La Casa	C	F	SM		No			14				
RHD	SH - Progress Haven	C	F	CO		No			20				
RHD	SH - RHD Cedar Park	C	F	SF		No			22				
RHD	Woodstock Family Center	C	F	HC		Yes	210	64					
SELF Inc.	Charles Simpkins House	N	F	SF		No							
SELF Inc.	Erie House	C	F	SF		No			25				
SELF Inc.	Luzerne	N	F	SM		No							
SELF Inc.	Outley Annex	C	F	SM		No			54				
SELF Inc.	Outley Community Room	N	F	SM		No							
SELF Inc.	Outley House	C	F	SM		No			206				
SELF Inc.	Richard Jones House	C	F	SM		No			12				
SELF Inc.	SH - Park Avenue	C	F	SM		No			19				
SELF Inc.	Station House	N	F	SM		No			100				
SELF Inc.	Susquehanna House Shelter	C	F	SF		No			22				
Sobriety through Outpatient	TARP Recovery House	C	F	SM		No			16				
Straight Inc.	Straight I	C	F	SM		No			12				
Student Run Emergency Housing Unit of Philadelphia/ Project HOME	SREHUP	C	O	SM		No							
Sunday Breakfast Rescue Mission	Men's Shelter + Recovery Program	C	F	SM		No			250				
The Salvation Army	Eliza Shirley	C	F	HC		No	100	22					
The Salvation Army	Salvation Army-Red Shield	C	F	HC		No	119	41					
Trevor's Campaign	Trevor's Place	C	F	HC		No	72	19					
Women Against Abuse	Hotel Beds	C	Voucher beds	HC		No							
Women Against Abuse	WAA Emergency Shelter	C	F	SFHC	DV	No	80	40	20				
Youth Service Inc.	Youth Emergency Service	C	F	YMF		No				20		20	<18

Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/only Children	% HMIS Beds HH w/ Children	% HMIS Beds HH w/o Children	%HMIS Beds HH w/only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Availability Start Date	Availability End Date	O/V Beds	HMIS O/V Beds	PIT Count	Total Beds	Utilization Rate
13													13	13	100%
25													25	25	100%
13													13	13	100%
57	57			100%									57	57	100%
95													60	95	63%
16													13	16	81%
											1		1	1	100%
							5	5	12/16/2013	4/15/2014	1		6	6	100%
5		5			100%						1		6	6	100%
							5	5	12/16/2013	4/15/2014	1		6	6	100%
30	14	2		50%	100%								28	30	93%
							70	70	12/1/2013	3/31/2014			62	70	89%
66		66			100%								63	66	95%
29		29			100%								27	29	93%
16		16			100%								15	16	94%
10		10			100%								8	10	80%
							20	20	12/1/2013	3/31/2014				20	0%
30							10		12/1/2013	5/1/2014			39	40	98%
14													13	14	93%
20													20	20	100%
22													22	22	100%
210	210			100%									199	210	95%
							32	32	12/1/2013	3/31/2014			25	32	78%
25		25			100%								25	25	100%
							100	100	12/27/2013	3/31/2014			102	100	102%
54		54			100%								52	54	96%
							50	50	12/1/2013	3/31/2014			35	50	70%
206		206			100%								189	206	92%
12		12			100%								9	12	75%
19													19	19	100%
100		100			100%								106	100	106%
22		22			100%								22	22	100%
16		16			100%								12	16	75%
12		12			100%								10	12	83%
							22	0	11/18/2013	4/18/2014			22	22	100%
250													220	250	88%
100	100			100%									94	100	94%
119	119			100%									103	119	87%
72	72			100%			4	4	12/1/2013	4/15/2014			46	76	61%
											13	0	13	13	100%
100													95	100	95%
20			20			100%							9	20	45%

Housing Inventory Table—Transitional Housing

Organization	Project Name	Inventory Type	Target Pop. A	Target Pop. B	McKinney Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Veteran Beds
1260 Housing Development Corp	Sheila Brown Women's Center	C	HC	DV	Yes	27	9		
ACHIEVEability	AppleTree Housing	C	HC		Yes	54	18		
ACHIEVEability	Haddington Housing Initiative	C	HC		Yes	63	21		
Bethesda Project	Sanctuary	C	SM		Yes			16	
Carson Valley Children's Aid	CVCA Transitional Housing Program	C	SMF+HC		Yes	16	8	8	
Catholic Social Services	Visitation Homes	C	HC		Yes	47	18		
Covenant House Pennsylvania	Rights of Passage	C	SMF		No			20	
DePaul USA	DePaul House	C	SM		No			27	
Dignity Housing	Dignity II Transitional Housing	C	SFHC		Yes	42	14	2	
Dignity Housing	Dignity III - Better Options for Self-Sufficiency	C	HC		Yes	24	8		
Diversified Housing Solutions, Inc.	GPD Richard's Place	U	SM		No			30	30
Drueding Center	Project Rainbow	C	HC		Yes	81	30		
Families Forward Philadelphia	Families in Transition	C	HC		Yes	92	22		
Families Forward Philadelphia	Melville Way	C	HC		Yes	32	8		
Fresh Start Foundation	GPD Fresh Start Veterans Program (3017)	C	SM		No			30	30
Fresh Start Foundation	GPD Fresh Start Veterans Program (3309)	C	SM		No			15	15
Friends Rehabilitation Program Inc.	FRP THP	C	HC		No	342	114	1	
Gaudenzia Foundation Inc.	Gaudenzia OHCD Transitional Program	C	SMF	HIV	No			7	
Gaudenzia Foundation Inc.	Gaudenzia Transitional Living Program (OSH)	C	HC		No	40	17		
Germantown Life Enrichment Center	Penn Free	C	SM		No			45	
HELP Development Corp	HELP Philadelphia	C	HC		Yes	110	50		
Horizon House Inc.	Supports to Achieve Self-Sufficiency	C	SMF		Yes			20	
Impact Services Corp	GPD Dual Diagnosis II	C	SM		No			32	32
Impact Services Corp	GPD Independence Zone	C	SMF		No			4	4
Impact Services Corp	GPD VA-Hancock	C	SMF		No			29	29
Impact Services Corp	GPD Veteran Shared Housing Initiative/ DDX I	C	SM		Yes			24	24
Methodist Family Services of Phila	Bridge House	C	SF		No			32	
Northern Children's Services	Generations II	C	HC		Yes	24	8		
NW Philadelphia Interfaith Hospitality Network	NPIHN TH	C	HC		No	12	4		
Overington House Inc.	Overington House Transitional Housing	C	HC		Yes	31	13		
PathwaysPA	PathwaysPA Transitional Living Program	C	SFHC		No	6	3	2	
People's Emergency Center	3902 Transitional Housing	C	HC		Yes	38	11		
People's Emergency Center	Rowan House	C	HC		Yes	74	26		
Potters House Mission	Potters House	C	HC		No	21	7		
Project HOME	GPD St. Elizabeth's Recovery Residence	C	SM		No			12	12
RHD	Families in Transition	C	HC		No	83	30		
SELF Inc.	SELF Inc. Transitional Housing	C	SF		No			20	
Sunday Breakfast Rescue Mission	Wayne Hall	C	SFHC		No	23	9		
The Doe Fund	Ready Willing & Able	C	SM		No			70	
The Veterans Group	Veterans Group Home	C	SM		No			48	48
Valley Youth House Committee Inc.	Phila Transitional Support Project	C	SMF+HC		Yes	34	17	25	
Whosoever Gospel Mission	New Life Program	C	SM		No			54	
Women Against Abuse	Sojourner House	C	HC	DV	Yes	70	15		

Youth Beds	Youth Age Group	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	Total Beds	Utilization Rate
		27					21	27	78%
		54	54		100%		37	54	69%
		63	63		100%		52	63	83%
		16		16		100%	16	16	100%
24	<=24	24	16	8	100%	100%	20	24	83%
		47	47		100%		47	47	100%
20	18-24	20					14	20	70%
		27		27		100%	27	27	100%
		44	42	2	100%	100%	28	44	64%
		24	24		100%		23	24	96%
		30						30	
		81	81		100%		68	81	84%
		92	92		100%		78	92	85%
		32	32		100%		31	32	97%
		30		30		100%	29	30	97%
		15		15		100%	15	15	100%
		343	342	1	100%	100%	253	343	74%
		7		7		100%	6	7	86%
		40	40		100%		33	40	82%
		45		45		100%	41	45	91%
		110	110		100%		102	110	93%
		20		20		100%	19	20	95%
		32		32		100%	27	32	84%
		4		4		100%	4	4	100%
		29		29		100%	26	29	90%
		24		24		100%	22	24	92%
		32		32		100%	30	32	94%
24	<=24	24	24		100%		11	24	46%
		12					9	12	75%
		31	31		100%		31	31	100%
8	<=24	8					8	8	100%
38	<=24	38	38		100%		23	38	61%
		74	74		100%		79	74	107%
		21	21		100%		15	21	71%
		12		12		100%	11	12	92%
		83	83		100%		57	83	69%
		20		20		100%	20	20	100%
		23					20	23	87%
		70		70		100%	64	70	91%
		48					43	48	90%
59	18-24	59	34	25	100%	100%	60	59	102%
		54					53	54	98%
		70					49	70	70%

Housing Inventory Table—Permanent Supportive Housing

Organization	Project Name	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
1260 Housing Development Corp.	4th Street ACCESS	C	SMF		No			24	
1260 Housing Development Corp.	Arch Shelter Plus Care	C	SMF		Yes			10	
1260 Housing Development Corp.	Center West/Walnut Access	C	SMF+HC		Yes	18	6	41	
1260 Housing Development Corp.	CTT SPC-scattered sites	C	SMF		Yes			20	15
1260 Housing Development Corp.	HOPIN I	C	SMF+HC		Yes	75	25	51	
1260 Housing Development Corp.	HOPIN II	C	SMF+HC		Yes	90	20	40	
1260 Housing Development Corp.	HOPIN IV	C	SMF		Yes			40	
1260 Housing Development Corp.	New Keys (1260)	C	SMF		Yes			35	35
1260 Housing Development Corp.	Pennsgrove Permanent Housing	C	SMF		Yes			10	
1260 Housing Development Corp.	Reed/Preston Permanent Housing	C	SMF+HC		Yes	6	2	20	
1260 Housing Development Corp.	SAFE - Shelter Plus Care	C	HC		Yes	105	30		
1260 Housing Development Corp.	Thompson Street Permanent Housing	C	SMF		Yes			20	
ACHIEVEability	Cecil Housing	C	HC		Yes	21	7		
ActionAIDS Inc.	Casa Nueva Vida	C	SMHC	HIV	Yes	33	11	1	
ActionAIDS Inc.	Harbor Project	N	SMF	HIV	No			20	20
ActionAIDS Inc.	Positive Living	C	SMF+HC	HIV	Yes	18	8	12	
ActionAIDS Inc.	Supportive Housing for Persons w Disabilities	C	SMF+HC	HIV	Yes	22	8	8	
APM.	Escalera / LHSI	C	SMF	HIV	Yes			24	
APM.	Hogar de Esperanza	C	SMF+HC	HIV	Yes	8	4	6	
APM.	Hogareno	C	SMF+HC		Yes	45	13	10	
APM.	SERA	C	HC		Yes	32	13		
Bethesda Project	Bethesda Bainbridge	C	SM		Yes			30	15
Bethesda Project	Brother's Keeper	C	SM		No			7	
Bethesda Project	Connelly House (Bethesda)/Samaritan S+C	C	SM		Yes			24	24
Bethesda Project	Domenic House	C	SMF		Yes			7	
Bethesda Project	Mary House	C	SM		Yes			4	
Bethesda Project	N. Broad Street SRO	C	SMF		Yes			49	25
Bethesda Project	Spruce Street	C	SF		Yes			16	8
Calcutta House	Calcutta House Apartments	C	SMF	HIV	Yes			4	
Calcutta House	Independence Place (I & II)	C	SMF	HIV	Yes			6	
Calcutta House	Serenity Court	C	SMF	HIV	Yes			9	
Citizens Acting Together Can Help Inc.	Patriot House	N	SMF		Yes			15	15
City of Philadelphia & PHA	Blueprint Partnership - Families	C	HC		No	900	300		
City of Philadelphia & PHA	Blueprint Partnership - Families	U	HC		No	900	300		
City of Philadelphia & PHA	Blueprint Partnership - Singles	C	SMF		No			200	55
City of Philadelphia & PHA	Blueprint Partnership - Singles	U	SMF		No			200	55
COMHAR	COMPASS I	C	SMF	HIV	Yes			21	4
COMHAR	SHP-2 - Supported Independent Living	C	SMF		Yes			42	6
DePaul USA	St. Raymond's Place	U	SMF	NA	Yes			27	20
Dignity Housing	Enhanced Services Project (ESP)	C	SMF+HC		Yes	52	19	17	
Drueding Center	New Neighbors	C	HC		Yes	68	15	7	
Episcopal Community Services	FAST Housing	C	HC		Yes	175	42		147
Families Forward Philadelphia	Chestnut Manor Project	C	SMF+HC		Yes	10	2	8	8
Families Forward Philadelphia	RSVP	C	HC		Yes	80	18		
Families Forward Philadelphia	RSVP II	N	HC		Yes	88	22		
Friends Rehabilitation Program Inc.	Assisted Living Project I	C	SMF+HC	HIV	Yes	15	6	4	
Friends Rehabilitation Program Inc.	Assisted Living Project II	C	SMF+HC	HIV	Yes	30	12	2	
Gaudenzia Foundation Inc.	Gaudenzia OHCD Permanent Program	C	SMF	HIV	No			5	
Gaudenzia Foundation Inc.	Gaudenzia-Tioga Arms	C	HC		Yes	57	22		
Gaudenzia Foundation Inc.	Harbor House	N	SMF	HIV	Yes			5	
Gaudenzia Foundation Inc.	Shelton Court	N	HC	NA	Yes	14	7		
Horizon House Inc.	Home First	C	SMF		Yes			70	70
Horizon House Inc.	Horizon House Permanent Housing Initiative Program	C	SMF		Yes			29	
Horizon House Inc.	New Keys (HH)	C	SMF		Yes			25	25

Veteran Beds	Youth Beds	Youth Age Group	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	Total Beds	Utilization Rate
			24		24		100%	24	24	100%
			10		10		100%	5	10	50%
			59	18	41	100%	100%	40	59	68%
			20		20		100%	18	20	90%
			126	75	51	100%	100%	124	126	98%
			130	90	40	100%	100%	114	130	88%
			40		40		100%	41	40	102%
			35		35		100%	35	35	100%
			10		10		100%	9	10	90%
			26	6	20	100%	100%	24	26	92%
			105	105		100%		94	105	90%
			20		20		100%	20	20	100%
			21	21		100%		19	21	90%
			34	33	1	100%	100%	29	34	85%
			20		20		100%	20	20	100%
			30	18	12	100%	100%	30	30	100%
			30	22	8	100%	100%	34	30	113%
			24		24		100%	9	24	38%
			14	8	6	100%	100%	12	14	86%
			55	45	10	100%	100%	55	55	100%
			32	32		100%		46	32	144%
			30		30		100%	28	30	93%
			7		7		100%	7	7	100%
			24		24		100%	20	24	83%
			7		7		100%	7	7	100%
			4		4		100%	4	4	100%
			49		49		100%	47	49	96%
			16		16		100%	15	16	94%
			4		4		100%	4	4	100%
			6		6		100%	4	6	67%
			9		9		100%	7	9	78%
15			15		15		100%	14	15	93%
			900	900		100%		593	900	66%
			900						900	
			200		200		100%	182	200	91%
			200						200	
			21		21		100%	21	21	100%
			42		42		100%	39	42	93%
			27						27	
			69	52	17	100%	100%	65	69	94%
			75	68	7	100%	100%	67	75	89%
			175	175		100%		182	175	104%
			18	10	8	100%	100%	18	18	100%
			80	80		100%		75	80	94%
			88	88		100%		81	88	92%
			19	15	4	100%	100%	20	19	105%
			32	30	2	100%	100%	26	32	81%
			5		5		100%	4	5	80%
			57	57		100%		52	57	91%
			5		5		100%	5	5	100%
			14	14		100%		20	14	143%
			70		70		100%	70	70	100%
			29		29		100%	25	29	86%
			25		25		100%	25	25	100%

Housing Inventory Table—Permanent Supportive Housing

Organization	Project Name	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
Horizon House Inc.	Ogden House	N	SM		Yes			18	18
Horizon House Inc.	Welcome Home	C	SMF		Yes			60	60
Impact Services Corp.	HomeBase	N	SMF		Yes			59	10
Methodist Family Services of Phila	Fairway Commons	N	SMF+HC		Yes	90	30	5	
Methodist Family Services of Phila	Fresh Start	C	SFHC		Yes	12	6	5	
Methodist Family Services of Phila	Monument Village	C	HC		Yes	150	30		
My Place Germantown	My Place Germantown	C	SM		Yes			12	4
Northern Children's Services	New Generations	U	HC	NA	Yes	12	4		
Pathways to Housing Inc.	Pathways SHP 09	C	SMF	NA	Yes			73	73
Pathways to Housing Inc.	Pathways SHP 10	C	SMF		Yes			50	50
Pathways to Housing Inc.	Pathways to Housing S+C	C	SMF		Yes			57	57
PA Community Real Estate Corp	Mental Health Drug and Alcohol Efficiencies	C	SMF+HC	HIV	Yes	25	10	65	
PA Community Real Estate Corp	Reunification Programs	C	HC		Yes	234	61		
People's Emergency Center	Bernice Elza Homes	C	HC		Yes	24	6		
People's Emergency Center	Bigham Homes	U	HC		Yes	19	7		
People's Emergency Center	Cloisters III	C	HC		Yes	35	10		
People's Emergency Center	Fattah Homes I	C	HC		Yes	28	6		
People's Emergency Center	Fattah Homes II	N	HC		Yes	17	6		
People's Emergency Center	Imani Homes II	C	HC		Yes	17	6		
People's Emergency Center	Imani Homes III	C	HC		Yes	23	6		
People's Emergency Center	Imani Homes IV	C	HC		Yes	31	8		
People's Emergency Center	Imani Homes V	C	HC		Yes	45	11		
People's Emergency Center	Imani II - leasing	C	HC		Yes	4	1		
People's Emergency Center	Jannie's Place	C	HC		Yes	49	16	1	
Project HOME	1515 Fairmount Avenue	C	SMF		Yes			48	
Project HOME	1523 Fairmount Avenue	C	SMF		Yes			6	
Project HOME	Connelly House (PHOME)	C	SMF		Yes			55	15
Project HOME	Hope Haven I	C	SM		Yes			12	
Project HOME	Hope Haven II	C	SM		Yes			10	
Project HOME	JBJ Soul Homes (Integrated Support Hsg)	N	SMF		Yes			25	10
Project HOME	Kairos House	C	SMF		Yes			36	
Project HOME	Kate's Place	C	SMF		Yes			40	5
Project HOME	Ray Homes (In Community)	C	SMF		Yes			26	
Project HOME	Rowan Homes Diamond	C	HC		Yes	64	8		
Project HOME	Rowan Homes Judson	C	HC		Yes	154	31		
Project HOME	S+C St. Elizabeth's Recovery Residency	C	SM		Yes			19	
Project HOME	St. Columba's Permanent Housing	C	SM		Yes			15	15
Raise of Hope	Belfield Avenue Townhomes	N	HC		Yes	15	3		
RHD	Project Advantage	C	SF		Yes			12	12
RHD	SALT: Supported Adult Living Teams (SHP 99)	C	SMF		Yes			21	
RHD	SHP10 (RHD)	C	SMF		Yes			10	
The Philadelphia Veterans Multi-Service & Education Center	Freedom's Gate	C	SMF		Yes			35	9
The Philadelphia Veterans Multi-Service & Education Center	Philadelphia Veteran Home Project	C	SMF		Yes			10	4
The Salvation Army	Reed House	C	SMF		Yes			66	12
The Salvation Army	Salvation Army Consolidated SPC	C	HC		Yes	52	26		
U.S. HUD / Veterans Affairs Admin	VASH Vouchers FY08	C	SMF+HC		No	45	15	90	67
U.S. HUD / Veterans Affairs Admin	VASH Vouchers FY09	C	SMF+HC		No	45	15	90	55
U.S. HUD / Veterans Affairs Admin	VASH Vouchers FY10	C	SMF+HC		No	30	10	65	38
U.S. HUD / Veterans Affairs Admin	VASH Vouchers FY11	N	SMF		No			50	50
U.S. HUD / Veterans Affairs Admin	VASH Vouchers FY12	N	SMF+HC		No	45	15	60	55
U.S. HUD / Veterans Affairs Admin	VASH Vouchers FY13	N	SMF+HC		No	15	5	45	32
Volunteers of America DE Valley Inc.	Station House Supportive Housing	C	SMF		Yes			28	15
Women of Excellence	Project Restoration	C	SF		Yes			14	

Veteran Beds	Youth Beds	Youth Age Group	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	Total Beds	Utilization Rate
			18		18		100%	0	18	0%
			60		60		100%	54	60	90%
59			59		59		100%	40	59	68%
			95	90	5	100%	100%	78	95	82%
	17	18-24	17	12	5	100%	100%	16	17	94%
			150	150		100%		119	150	79%
			12		12		100%	12	12	100%
0	12	<=24	12						12	
			73		73		100%	67	73	92%
			50		50		100%	45	50	90%
			57		57		100%	55	57	96%
			90	25	65	100%	100%	94	90	104%
			234	234		100%		222	234	95%
	24	<=24	24	24		100%		13	24	54%
			19						19	
			35	35		100%		32	35	91%
			28	28		100%		23	28	82%
			17	17		100%		8	17	47%
			17	17		100%		19	17	112%
			23	23		100%		26	23	113%
			31	31		100%		17	31	55%
			45	45		100%		45	45	100%
			4	4		100%		3	4	75%
			50	49	1	100%	100%	50	50	100%
			48		48		100%	45	48	94%
			6		6		100%	6	6	100%
			55		55		100%	54	55	98%
			12		12		100%	11	12	92%
			10		10		100%	10	10	100%
			25		25		100%	4	25	16%
			36		36		100%	34	36	94%
			40		40		100%	34	40	85%
			26		26		100%	26	26	100%
			64	64		100%		49	64	77%
			154	154		100%		98	154	64%
			19		19		100%	6	19	32%
			15		15		100%	13	15	87%
			15	15		100%		15	15	100%
			12		12		100%	9	12	75%
			21		21		100%	21	21	100%
			10		10		100%	9	10	90%
35			35		35		100%	34	35	97%
10			10		10		100%	15	10	150%
			66		66		100%	58	66	88%
			52	52		100%		59	52	113%
135			135					130	135	96%
135			135					129	135	96%
95			95					93	95	98%
50			50		50		100%	34	50	68%
105			105					101	105	96%
60			60					41	60	68%
			28		28		100%	26	28	93%
			14		14		100%	14	14	100%

Housing Inventory Table—Safe Haven Housing

Organization	Project Name	Inventory Type	Target Pop. A.	McKinney Vento	Beds HH w/o Children	Veteran Beds	Year Round Beds	HMIS Beds HH w/o Children	% of HMIS Beds HH without Children	PIT Count	Total Beds	Utilization Rate
Bethesda Project	My Brother's House	C	SM	Yes	20		20	20	100%	20	20	100%
Minisec	HCHV/SH Minsec Safe Haven	C	SMF	No	45	45	45			44	45	98%
Project HOME	St. Columba's Safe Haven	C	SM	Yes	25		25	25	100%	24	25	96%
Project HOME	Women of Change	C	SF	Yes	25		25	25	100%	25	25	100%

Housing Inventory Table—Rapid Rehousing Program and

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	Veterans Beds
Congreso de Latinos Unidos	ESG Rapid Rehousing	C	SMF+HC		Yes	34	9	4	
Friends Rehabilitation Program Inc.	ESG Rapid Rehousing	C	SMF+HC		Yes	58	14	9	
PA Community Real Estate Coporation	ESG Rapid Rehousing	C	SMF+HC		Yes	39	14	5	
PA Community Real Estate Coporation	HOME Rental Assistance	C	SFHC		No	192	56	3	
Project HOME	SSVF Philadelphia Alliance for Supportive Services for Veteran Families (PASSVF) Program	C	SMF+HC	VET	No	95	29	113	208
United Emergency Services Fund	SSVF - UESF	N	SMF+HC		No	2	1	13	15
Valley Youth House Committee Inc.	ESG Rapid Rehousing (VYH)	C	SMF+HC		No	2	1	8	
Women Against Abuse	Safe at Home	C	SFHC	DV	Yes	29	10	6	

Housing Inventory Table—2014 Unmet Need Totals

	Beds for HH w/at least One Adult & One Child	Units for HH w/ at least One Adult & One Child	Beds for HH w/o Children	Beds for HH w/ Only Children	Units for HH w/Only Children	Total Year Round Beds	Total Seasonal Beds	Overflow Beds
Emergency Shelter	0	0	0	0	0	0	0	0
Transitional Housing	0	0	0	1	1	1		
Permanent Housing	503	177	3,406	0	0	3,909		
Safe Haven			0			0		

Supportive Services for Veteran Families

Youth Beds	Youth Age Group	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	Total Beds	Utilization Rate
		38	34	4	100%	100%	38	38	100%
		67	58	9	100%	100%	67	67	100%
		44	39	5	100%	100%	44	44	100%
		195	192	3	100%	100%	195	195	100%
		208	95	113	100%	100%	208	208	100%
		15	2	13	100%	100%	15	15	100%
10	18-24	10	2	8	100%	100%	10	10	100%
		35					35	35	100%

Housing Inventory Table—Summary - 2014

	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH with Only Children	CH Beds	Total Beds
Emergency Shelters						
Current & New	1,604	459	2,020	20		3,644
Under development	0	0	8	0		8
Transitional Housing						
Current & New	1,386	480	543	0		1,929
Under development	0	0	30	0		30
Safe Haven Housing						
Current & New			115			115
Under development			0			0
Other Permanent Housing						
Current & New	3,211	953	2,291	0	1,138	5,502
Under development	931	311	227	0	75	1,158
Total						
Current & New	6,201	1,892	4,969	20	1,138	11,190
Under development	931	311	265	0	75	1,196

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 adopts the following Citizen Participation Plan as part of its *Consolidated Plan*.

Encouragement of Citizen Participation

OHCD encourages citizen participation in its housing and community development program – including in the development of the *Consolidated Plan*, substantial amendments, and the *Consolidated Annual Performance and Evaluation Review* report – in a variety of ways. (In the context of this plan, "citizen" refers to any member of the public wishing to provide input to OHCD.) As required, OHCD takes 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, minorities, non-English speaking persons, persons with disabilities and residents in general of predominantly low- and moderate-income neighborhoods.

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

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, representatives of and advocates for minorities, people with disabilities and non-English speaking persons, developers, faith-based organizations, local and regional institutions, businesses, elected and appointed officials and the general public through an electronic mailing list that as of March 2013 had approximately 1,000 persons on it. In addition, public hearings are held as described on page 48 and a *Proposed Consolidated Plan* published in order to elicit public input and comment. Those hearings and that *Plan* are publicized through an ad in a newspaper of general circulation, an e-mail to the mailing list, the OHCD website and social media.

OHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages 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 provides 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.

Citizen Comment on Citizen Participation Plan

This amended Citizen Participation Plan was incorporated into the *Year 39 Preliminary Consolidated Plan* (see below), was printed and was 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 OHCD's electronic mailing list and noted on social media. Copies were made available in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia (referred to subsequently as "selected public libraries"), and from OHCD in both hard copy and online at www.phila.gov/ohcd. The Citizen Participation Plan remains available to the public on the OHCD website and at OHCD. Upon request, the Citizen Participation Plan is made available in a format accessible to persons with disabilities.

Development of *Consolidated Plan*

OHCD follows a public engagement process that provides the public with multiple opportunities to review and comment upon the *Consolidated Plan* as it is being developed and prior to submission to HUD.

Preliminary Consolidated Plan

OHCD publishes each year a *Preliminary Consolidated Plan* for review and comment by citizens, public agencies and other interested parties. The *Preliminary Consolidated Plan* includes the amount of assistance that the City expects to receive, the range of activities that the City proposes to undertake and the City's Relocation Plan, which outlines the City's plan to minimize the displacement of persons and to assist any persons displaced.

The contents of the *Preliminary Plan* are briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies of the *Preliminary Plan* are made available to citizens on the OHCD website, at selected public libraries and a reasonable number of copies are available for free directly from OHCD. In addition to the newspaper ad, the availability of the *Preliminary Plan* is publicized on the OHCD website, via an e-mail to OHCD's electronic mailing list and through social media.

OHCD provides a period for public comment of not less than 30 days following the publication of the *Preliminary Plan*. During this period OHCD holds the first of two public hearings to obtain citizen input into the consolidated planning process. Two weeks notice is given before holding the public hearing on the *Preliminary Plan*. Comments offered at this hearing are incorporated into the *Consolidated Plan*.

Proposed Consolidated Plan

Following the 30-day period for public review and comment on the *Preliminary Plan*, OHCD issues a *Proposed Consolidated Plan* for review and comment by citizens, public agencies and other interested parties. This document, which incorporates citizen input obtained during the comment period on the *Preliminary Plan*, is submitted to the Philadelphia City Council as part of the ordinance that authorizes the City to apply to HUD for CDBG, HOME and other funding. Like the *Preliminary Plan*, an ad noting its availability is published in a newspaper of general circulation, an e-mail noting its availability is sent to the electronic mailing list, it is publicized through social media, it is placed on OHCD's website and in selected public libraries, and a reasonable number of copies are available for free at OHCD. The public may comment on the *Proposed Plan* at a City Council public hearing (the second of two public hearings on the *Consolidated Plan*) that is held prior to Council voting to adopt the ordinance and the *Consolidated Plan*. The public hearing on the ordinance and plan is scheduled by City Council, which has its own rules regarding public notice for public hearings. Comments offered at this hearing are incorporated into the *Consolidated Plan*.

Amendment Policy

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

Consolidated Plan Substantial Amendment Guidelines

In compliance with federal[1] requirements, a substantial amendment to the *Consolidated Plan* is 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 proposed beneficiaries, such as a change in income, area benefit or limited clientele;

[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.

- there is a change in the use of CDBG funds from one eligible activity to another;
- there is a reduction of greater than twenty-five percent (25%) of total activity category funding.

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

Local regulations additionally require that the CDBG Plan (now part of the *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.

Consolidated Annual Performance and Evaluation Report

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

Public Hearings

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

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

Access to Local 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.

Availability to the Public and 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. Copies of the *Consolidated Plan* as adopted and the *Consolidated Annual Performance and Evaluation Report* are placed in the Government Publications departments of the Central, South Philadelphia, Northeast Regional, Northwest Regional and West Regional branches of the Free Library of Philadelphia and are available online at www.phila.gov/ohcd. Copies of substantial amendments are available from OHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. 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.

Access to Records

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

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 programs. 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.

Citizen Complaints

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

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.

I. Residential

A. Determination of Relocation Needs

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.

B. Relocation Standards (Physical, Occupancy, and Ability to Pay)

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.

C. Temporary Relocation

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.

D. Relocation Assistance for Families and Individuals

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.

II. Non-Residential

A. Determination of Relocation Needs

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.

B. Relocation Assistance for Business Concerns and Nonprofit Organizations

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.

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 displacees 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

Summary of Beneficiary Policy

Program Benefit to Minority Residents and Families

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.

Income Distribution of Direct Program Beneficiaries

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.

Monitoring

At the beginning of each funding year, staff members of the Monitoring Division of OHCD develop an overall monitoring review 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 review strategy is formulated into a monitoring plan and implemented through a formal review process that includes the following steps:

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

The standards and procedures used for administering CDBG-, HOME- and HOPWA-funded contracts are detailed in OHCD's Uniform Program Management System (UPMS), which was revised in 2011. Upon request, the UPMS is distributed to subrecipients and Major Delegate Agencies.

Inspectors from the Philadelphia Redevelopment Authority make annual inspections of HOME-funded rental units to ensure Housing Quality Standards (HQS) and other HOME program requirements are met.

The City monitors its performance in meeting its goals and objectives set forth in the *Consolidated Plan* 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*. 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.

Fiscal Management

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.

CDBG Budget for Year 40 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	552	Citywide		
					552	1.14%
570.201(b)	Disposition	Program Delivery — OHCD	131	Citywide		
					131	0.27%
570.201(c)	Public Facilities and Improvements	PHS Vacant Land Management	402	Citywide		
					402	0.83%
570.201(e)	Public Services	Housing Counseling	5,052	Citywide		
		Vacancy Prevention Activities	110	Citywide		
		UAC- Earned Income Tax Credit	48	Citywide		
		Energy Coordinating Agency	522	Citywide		
		Homeless Rental Assistance	200	Citywide		
		Philadelphia Green	325	Citywide		
		YouthBuild Philadelphia	300	Citywide		
		Public Services for Commercial Corridors	665	1-9		
					7,222	14.86%
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	162	Citywide		
					162	0.33%
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 Micro Businesses	650	Citywide		
					650	1.28%
570.201(p)	Technical Assistance					
		Capacity-Building Assistance	100	Citywide		
		Philadelphia Association of CDCs	35	Citywide		
		Neighborhood Advisory Committees	1,053	Citywide		
					1,188	2.44%
570.202	Rehabilitation and Preservation	Neighborhood-Based Rental Production	877	Citywide		
		BSRP - Tier 2	8,820	Citywide		
		Impact Services Bldg Materials Program	123	Citywide		
		Storefront Improvement Program & Targeted Block Façades	400	Citywide		
		Program Delivery — Housing	10,107	Citywide		
					20,327	41.82%

CFR Number	HUD Activity Category	Con Plan Line Title	Amount (000)	Council District	Category Subtotal	Category %
570.203	Economic Development Activities	PIDC Business and Section 108 Loans	2,600	Citywide		
		Business Attraction and Expansion	300	Citywide		
		PIDC Neighborhood Development Fund	2,050	Citywide		
		Neighborhood Development Grants	1,000	Citywide		
		Program Delivery Economic Development	897	Citywide		
					6,847	14.09%
570.204	Special Activities by CBDOs	Targeted Corridor Revitalization Management Program	1,220	1-9		
					1,220	2.51%
570.205	Planning	Community Design Collaborative	50	Citywide		
					50	0.10%
570.206	Program Administration Costs	General Administration	8,541	Citywide		
					8,541	17.57%
570.705(c)	Section 108 Loan Repayments	Year 25	1,318	5		
					1,318	2.71%
Grand Total					**48,610***	**100%**

* Does not match budget detail due to rounding.

Geographic Boundaries of CDBG-Funded Activities

Activities	Neighborhood(s)
Housing Production	
A. Affordable Rental Housing	
1. Neighborhood-Based Rental Production	Citywide
Housing Preservation	
A. Housing Counseling	
1. Neighborhood & Citywide Housing Counseling	Citywide
2. Vacancy Prevention	Citywide
3. UAC - Earned Income Tax Credit	Citywide
B. Emergency Repairs, Preservation, Weatherization	
1. Weatherization & Basic Systems Repair Program	Citywide
2. Energy Coordinating Agency	Citywide
C. Home Equity Financing and Rehabilitation Assistance	
1. Impact Services Building Materials Exchange Program	Citywide
Homeless and Special-Needs Housing	
1. Emergency Solutions Grant	Citywide
2. Rental Assistance/Homeless	Citywide
3. HOPWA	Citywide
4. Homelessness Prevention Program	Citywide
Vacant Land Management	
1. Management of Vacant Land	Citywide

Activities	Neighborhood(s)	Description
Community Economic Development		
A. Business Assistance		
1. PIDC Business Loan Program	Citywide	
2. Technical Assistance to Micro Businesses	Citywide	
B. Targeted Neighborhood Commercial Area Assistance	See page Appendix 11	
C. Community-Based Organization Assistance		
1. PIDC Neighborhood Development Fund	Citywide	
2. Neighborhood Development Grants	Citywide	
3. Capacity-Building Assistance for NBOs	Citywide	
Community Planning & Capacity Building		
A. CDC Support Services and Planning		
1. Community Design Collaborative	Citywide	
2. Philadelphia Association of CDCs	Citywide	
B. Neighborhood Advisory Committees	Income-Eligible Census Tracts	
Section 108 Loan Principal and Interest Repayments		
1. 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

Summary of Section 108 Funding Years 21-39 (FY 1996-2014)

Activity & Project		Amount	CDBG Year	Units*	Status
Acquisition, Demolition, Site Preparation, Remediation					
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
	Total	***$4,424,166***		***26***	
Homeownership Developments					
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
	Total	***$55,939,917***		***603***	
Logan Relocation					
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
	Total	***$8,383,583***		***157***	
Public Housing					
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
	Total	***$2,000,000***		***470***	

Activity & Project		Amount	CDBG Year	Units*	Status
Rental Developments					
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
	Total	***$9,239,138***		***380***	
Repair Programs					
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
	Total	***$6,065,000***		***920***	
Special-Needs Projects					
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
	Total	***$10,073,585***		***378***	
GRAND TOTAL		**$96,125,389**		**2,934**	

* Unit counts are for projects completed, under construction or financed.

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 40 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." Percentages may not add up to 100 due to rounding.

Heater Hotline

Year 39, 1st Two Quarters - Service calls completed:

Race	Number	Percentage
White	167	8%
Black	1,689	83%
Asian	0	0%
Native American	0	0%
Other/more than one race	179	9%
Total	**2,035**	

Housing Counseling

Year 39, 1st Two Quarters - Counseling sessions provided:

Race	Number	Percentage
White	1,495	28%
Black	3,382	64%
Asian	150	3%
Native American	4	<1%
Other/more than one race	229	4%
Total	**5,260**	

Basic Systems Repair Program

Year 39, 1st Two Quarters - Houses completed:

Race	Number	Percentage
White	25	6%
Black	331	81%
Asian	3	1%
Native American	1	<1%
Other/more than one race	50	12%
Total	**410**	

Settlement Assistance Program

Year 39, 1st Two Quarters - Grants provided:

Race	Number	Percentage
White	10	10%
Black	69	66%
Asian	1	1%
Native American	0	0%
Other/more than one race	25	24%
Total	**105**	

Neighborhood-Based Rental Housing

Year 39, 1st Two Quarters - Tenants at initial lease up:

Race	Number	Percentage
White	0	0%
Black	0	0%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**0**	

Neighborhood-Based Homeownership Housing

Year 39, 1st Two Quarters - Homebuyers:

Race	Number	Percentage
White	0	0%
Black	0	0%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**0**	

PHIL Loan Program

Year 39, 1st Two Quarters - Loans settled:

Race	Number	Percentage
White	11	65%
Black	6	35%
Asian	0	0%
Native American	0	0%
Other/more than one race	0	0%
Total	**17**	

Housing Opportunities for Persons With AIDS (HOPWA)*

Year 38 - Persons housed through rental assistance, emergency grants or residence in a facility:

Race	Number	Percentage
White	149	15%
Black	740	74%
Asian	1	<1%
Native American	6	1%
Other	100	10%
Total	**996**	

Ethnicity	Number	Percentage
Hispanic	46	5%
Non-Hispanic	950	95%
Total	**996**	

* HOPWA also reports Hispanic/Non-Hispanic separately from racial categories.

Percentages may not add to 100% due to rounding.

Lead-Based Paint Hazard Reduction

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 11,000 properties had lead hazards remediated, including more than 5,500 HUD-repossessed 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 Department of Public Health (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, rehabilitation or rental assistance programs.

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.

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
CNI	—	Choice Neighborhoods Initiative
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 ofLicenses 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 — Public 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.
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.
PZ — Promise Zone
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

Index

Symbols

16th & Federal Streets - Appendix 59, Appendix 61
17th and Federal - Appendix 8
24 CFR 24.201(e) - Appendix 37
24 CFR 92.351 - Appendix 36
24 CFR 570.201(e) - 147, 148, 149, 151, 152, 155, 166, 170
24 CFR Section 91.100 - 2
24 CFR Section 91.105 - 2
32nd and Cecil B. Moore Homeownership - Appendix 8
92.205(b) - 115, Appendix 36
100,000 Homes - 44
419 Chandler Supported Independent Living - Appendix 8, Appendix 65
1260 Housing Development Corp. - 43, 54, Appendix 2, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8, Appendix 28, Appendix 65, Appendix 119
1515 Fairmount - 20, 87
1900 Allegheny - 83, 85, Appendix 10
2628 Welsh Road - Appendix 10
3909 Haverford Ave. - Appendix 9
4200 Stiles Street - Appendix 8
4900 West Girard Avenue - 93, 94, Appendix 10
5213 Woodland Ave - 90, Appendix 10

A

Accessible Housing Program - 119, 131
ACHIEVEability - 78, 93, Appendix 4, Appendix 6, Appendix 25, Appendix 26, Appendix 28, Appendix 30, Appendix 92, Appendix 94
Achieving Independence Center - 49
acquisition - 10, 63, 72, 100, 108, 116, 119, Appendix 43, Appendix 47, Appendix 53, Appendix 118
ActionAIDS - 38, 57, 58, Appendix 5, Appendix 28, Appendix 64, Appendix 79, Appendix 94
ACTS Christian Transitional Services - Appendix 28
Adaptive Modifications Program (AMP) - 5, 12, 28, 50, 54, 55, 69, 100, 101, 109, 119, 123, 125, 139, Appendix 16, Appendix 119
Adolfina Villanueva - Appendix 9
Adult Mental Health Service System - 51
Affirmative Action Plans (AAPs) - Appendix 40

affordable housing - 1, 3, 9, 17, 20, 27, 40, 42, 44, 59, 66, 69, 71, 100, 101, 107, 108, 109, 110, 111, 113, 115, 117, 119, 120, Appendix 35, Appendix 41, Appendix 45, Appendix 49, Appendix 52, Appendix 56, Appendix 66, Appendix 67
Affordable Housing Center of Philadelphia - 38
African Cultural Alliance of North America - 90
AIDS Activity Coordinating Office (AACO) - 41, Appendix 25, Appendix 26, Appendix 27, Appendix 28, Appendix 30, Appendix 32, Appendix 76
Allegheny West Foundation - 78, 84, Appendix 7, Appendix 9
Amendment Policy - 60, Appendix 102
American Recovery and Reinvestment Act - 121, 130, Appendix 82
Americans with Disabilities Act - Appendix 39
AmeriCorps Vista - 92
Analysis of Impediments to Fair Housing Choice - Appendix 13
Annual Homeless Assessment Report (AHAR) - Appendix 70
Anthony Wayne School - Appendix 119
Anthony Wayne Senior Housing II - 86, Appendix 9
Anti-Poverty Strategy - 105
Apartments at Cliveden - Appendix 8, Appendix 61
Appletree Housing - Appendix 119
Arab American CDC - 83, Appendix 10
Arch Street Methodist Church - Appendix 28
ART House - Appendix 28, Appendix 88
Asociación de Puertorriqueños en Marcha (APM) - 10, 13, 38, 78, 83, 84, Appendix 2, Appendix 3, Appendix 6, Appendix 7, Appendix 8, Appendix 26, Appendix 28
APM Townhouses - Appendix 2
Autism Living and Working - Appendix 8, Appendix 65

B

Baptist Children's Services - Appendix 28
Basic Systems Repair Program (BSRP) - 5, 12, 28, 50, 100, 101, 109, 116, 121, 132, 149, Appendix 1, Appendix 18, Appendix 102, Appendix 116, Appendix 119, Appendix 120
Beaumont Accessible Housing - 55, Appendix 9
Beech Interplex - 78
Beechwood - Appendix 118
Behavioral Health Managed Care Organization (BH-MCO) - 50
Belfield Avenue Townhomes - Appendix 8, Appendix 65
Belmont - Appendix 119
Bernice Elza Homes - Appendix 7
Bethesda Project - Appendix 25, Appendix 28, Appendix 30, Appendix 63, Appendix 98
Bigham Place - 90, 91, Appendix 10
Bilingual Domestic Violence Project - 53

Blueprint Program - 42
Blumberg Phase 1 - 18, 64, 83, 85, Appendix 10
Brantwood - Appendix 119
Bright Ideas - 68
Bucks County Family Services - 58
Burholme Senior Residences - Appendix 8, Appendix 61
Business Attraction and Expansion - 71, 73
Business Center - 73
Business Improvement Districts (BIDs) - 77

C

Calcutta House - 58, Appendix 4, Appendix 28, Appendix 62, Appendix 63, Appendix 88, Appendix 94
Campaign for Working Families - 33, Appendix 15
Capacity-Building Assistance - 77, 122, 127, 134, 135, 168, Appendix 114, Appendix 117
Capacity Building Assistance for NBOs - 127
Carol Ann Campbell Residences at Liberty Square - 55, Appendix 9
Carson Valley Children's Aid - 53, Appendix 28, Appendix 92
Casa Farnese - 20, Appendix 6, Appendix 8
Cashel - Appendix 8
CATCH - Appendix 5, Appendix 8, Appendix 28, Appendix 65
Catholic Social Services - 58, 83, Appendix 6, Appendix 10, Appendix 28, Appendix 61, Appendix 64, Appendix 88, Appendix 92
CBM Village - Appendix 119
CDC Business Tax Credit Program - 77, 78
CDC Medical Monitoring Project - Appendix 76
CDC Tax Credit Program - 77, 124, 130, 134
Cecil B. Moore Homeownership Zone - 9, 10, 82, 119, Appendix 3, Appendix 6, Appendix 7, Appendix 8, Appendix 118
Cedars Village - Appendix 9, Appendix 61
CEIBA - 33, Appendix 25, Appendix 26, Appendix 31
Centennial Village - 92, 94, Appendix 10
Center in the Park - 31, 38, 96, Appendix 4, Appendix 25
Central Philadelphia Development Corp. - 78
Change Philly Today - Appendix 25, Appendix 26, Appendix 27
Chatham Apartments - Appendix 119
Chestnut Hill CDC - 78
Child Care Facilities Fund - 133
Childhood Lead Poisoning Prevention Program (CLPPP) - 103, Appendix 25, Appendix 27, Appendix 31
Choice Neighborhoods - 10, 13, 18, 19, 64, 83, 107
Citizen Participation Plan - 2, 7, Appendix 100, Appendix 101, Appendix 102
Citizens Planning Institute (CPI) - 10, 13

City Bond Financing - 118
City Council - 2, 118, 120, Appendix 49, Appendix 55, Appendix 102, Appendix 103, Appendix 104
City General Fund - 130
City Hall Annex - 119
Citywide Vision - 13
Clarifi - 38
Clearfield Place at Venango - Appendix 7
Clearinghouse - 112, 113, Appendix 46
CO-MHAR - 58, Appendix 25, Appendix 26, Appendix 27, Appendix 94
Commerce - 10, 71, 73, 74, 75, 108, 111, 119, 130, Appendix 31, Appendix 39, Appendix 40, Appendix 100, Appendix 111
Commercial Corridor Cleaning Assistance - 21, 84, 88, 90, 93, 96, 98
commercial corridors - 17, 19, 71, 73, 74, 75, 77, 119
Community Advocate - Appendix 30
Community-Based Development Organizations (CBDOs) - 75, 164
Community Behavioral Health (CBH) - 50
Community Design Collaborative - 68, 78, 113, 135, 170, Appendix 25, Appendix 31, Appendix 32, Appendix 115, Appendix 117
Community Development Block Grant (CDBG) - 3, 16, 18, 19, 33, 60, 61, 62, 68, 71, 72, 79, 107, 109, 111, 112, 115, 116, 120, 121, 130, 131, Appendix 37, Appendix 38, Appendix 42, Appendix 45, Appendix 52, Appendix 118, Appendix 119community development corporations - 68, 71, 74, 77, 109, 110
Community Empowerment and Opportunity (CEO) - 107
Community Housing Development Organization (CHDO) - 109
Community Legal Services - 35, 109, 110, Appendix 25, Appendix 27, Appendix 37, Appendix 123
Community Living Arrangement (CLA) - 52
Community Partners Program - 101
Community Services Block Grant - 107
Community Support Services Unit (CSS) - 51, 112
Community Ventures - 83, 92, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 8, Appendix 9, Appendix 59, Appendix 60, Appendix 61, Appendix 65
Concilio - 38
Congregate Behavioral Health Housing - 51
Congreso de Latinos Unidos - 31, 38, 53, 58, 84, Appendix 98
Connelly House - Appendix 8, Appendix 65
Consolidated and Further Continuing Appropriations Act of 2012 - Appendix 33
Consolidated Annual Performance and Evaluation Report (CAPER) - 6, Appendix 104
Continuity of Care Planners (CoCP) - 49
Continuum of Care (CoC) - 6, 40, 41, 42, 43, 46, 48, 113, 117, Appendix 30, Appendix 66, Appendix 70
Coordinating Office for Drug and Alcohol Abuse Programs (CODAAP) - 50, Appendix 26, Appendix 27
Covenant House - 53, Appendix 8, Appendix 28, Appendix 30, Appendix 65, Appendix 74, Appendix 88, Appendix 92

Creating Homes, Strengthening Communities, and Improving Systems: Philadelphia's Ten Year Plan to End Homelessness - 40
Crisis Response Centers - 51
Cross/Greenwich - 89, Appendix 10

D

Darin Molletta - Appendix 28
Dedicating Opportunities to End Homelessness Initiative - 46
default and delinquency counseling - 37
Delaware River City Corporation - 78
Delaware River Waterfront Corporation - 78
Delaware Valley Regional Planning Commission - Appendix 32
Demolition - Appendix 118
Department of Behavioral Health and Intellectual disAbility Services (DBHIDS) - 41, 50, 52, 107, 112, Appendix 26, Appendix 27, Appendix 30
Department of Behavioral Health (DBH) - 49
Department of Community and Economic Development (DCED) - 107, , 121, Appendix 32, Appendix 41, Appendix 45, Appendix 52, Appendix 112
Department of Human Services - 41, 53, 107, 112
Department of Human Services (DHS) - 41, 49, 53, 107, 112 , Appendix 26, Appendix 27, Appendix 30
Department of Public Health - 103, 104, 107, 112, Appendix 26, Appendix 27, Appendix 122
Department of Public Welfare - 49, 113
Departments of Health - 10
Depaul USA - 48, 96, Appendix 10, Appendix 28
Diamond Green - 83, 85, Appendix 10
Diamond Street Preservation - Appendix 8
Dignity Housing - Appendix 3, Appendix 4, Appendix 25, Appendix 30, Appendix 63, Appendix 64, Appendix 92, Appendix 94
District Plans - 13
Diversified Community Services - 31, 38, 88, Appendix 25
Diversified Housing Solutions, Inc. - Appendix 28, Appendix 92
Divine Light - Appendix 28, Appendix 88
Doe Fund - Appendix 29, Appendix 92
domestic violence - 6
Drueding Center - Appendix 28, Appendix 63, Appendix 92, Appendix 94
Dual Diagnosis - 51, Appendix 7

E

Earned Income Tax Credit (EITC) - 33, 101, 128, 148, Appendix 15, Appendix 37, Appendix 114, Appendix 116, Appendix 123
East Falls Development Corporation - 78
East Passyunk BID - 78
East Penn Street Affordable Housing - Appendix 12
Econsult - 10
EducationWorks - 10
Elderly Persons - 50
Eli Apartments - Appendix 9
Elm Street - 69, 123, 130, 135
Elon Group - 86
Emergency Heater Hotline - Appendix 1
Emergency housing - Appendix 80
Emergency Repair Hotline - Appendix 1
Emergency Shelter - 41, 44, 116, 129, 130
Emergency Shelters - Appendix 88, Appendix 90, Appendix 99
Emergency Solutions Grant(ESG) - 3, 5, 41, 113, 116, 124, 129, 130, 133, 153, Appendix 37, Appendix 66, Appendix 68, Appendix 69, Appendix 82, Appendix 87, Appendix 98, Appendix 116
Energy Coordinating Agency (ECA) - 30, 31, 39, 125, 128, 132, 151, Appendix 25, Appendix 26, Appendix 37, Appendix 114, Appendix 116, Appendix 123
Enterpreneur Works - Appendix 31
Enterprise Center - 73, 78, 93, Appendix 14
Entrepreneur Works - 73, Appendix 14
Environmental Protection Agency (EPA) - Appendix 122
Episcopal Community Services - Appendix 28, Appendix 88, Appendix 94
Esperanza - 38, 78, 84, Appendix 2, Appendix 25, Appendix 94
Evelyn Sanders - Appendix 7, Appendix 8, Appendix 61, Appendix 65

F

fair housing - 2, 110, Appendix 44, Appendix 48, Appendix 55
Fairmount CDC - 78
Fairthorne - 96, 97, Appendix 10
Falls Ridge - 63
Family Planning Council - Appendix 28
Fattah Homes - Appendix 7
Fattah Homes II - 92, Appendix 9
FINANTA - 73, Appendix 14
First Judicial District of Pennsylvania - 12
foreclosure - 5, 12, 17, 27, 32, 34, 35, 37, 39, 69, 79, 101, 109, 121

Foreclosure Prevention Program - 5, 12, 34, 35, 128
Forgotten Blocks - Appendix 7, Appendix 9
foster care system - 53
Francisville Affordable Housing Design Competition - Appendix 118
Francisville East - Appendix 8, Appendix 61
Francisville NDC - 84, 88
Francisville VI - Appendix 2
Frankford Avenue - 82, 84, 88, 98
Frankford CDC - 78, 98, Appendix 2, Appendix 7
Fresh Start Foundation - Appendix 28, Appendix 88, Appendix 92
Friends Neighborhood Guild - 31
Friends Rehabilitation Program - 78, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 8, Appendix 25, Appendix 26, Appendix 28, Appendix 30, Appendix 98

G

gap financing - 72, 74
Gaudenzia - 58, Appendix 5, Appendix 7, Appendix 8, Appendix 9, Appendix 28, Appendix 61, Appendix 64, Appendix 65, Appendix 88, Appendix 92, Appendix 94
General Fund - 117, 121, 130
Germantown Ave. Crisis Ministry - 31
Germantown Life Enrichment Center - Appendix 28, Appendix 92
Germantown Restoration - 69, 96
Germantown United CDC - 96
Gibson Foundation - Appendix 28, Appendix 88
Gillingham Court - 98, 99, Appendix 10
GPASS - 31, 96
Green City Strategy - 68
Greenworks - 13
Growth Loans - 72, 159

H

Habitat for Humanity - 83, 87, 95, Appendix 8, Appendix 9, Appendix 10, Appendix 25
HACE - 31, 38, 78, 83, 84, Appendix 5, Appendix 8, Appendix 60
Haddington-Cobbs Creek CDC - 93
Hall Mercer - Appendix 28, Appendix 74
Hancock Manor - Appendix 8
Harbor Project - 57
Haven Peniel - Appendix 7
Haven Peniel Senior (202) - Appendix 61
Haverford Avenue - Appendix 7

HCHV/SH Minsec Safe Haven - Appendix 98
Health Choices Initiative - 50
Healthy Homes Healthy Kids Program - 104
Heater Hotline - 5, 30, 101, 125, 132, Appendix 1, Appendix 120
HELP - Appendix 8
HELP Development Corporation - Appendix 28
HELP Philadelphia IV - Appendix 10
HELP USA - 90
HERB - Appendix 6, Appendix 7, Appendix 8
Highly Active Anti-Retroviral Treatment (HAART) - Appendix 78
High Street Manor - 58, Appendix 25, Appendix 26
HIV/AIDS - 2, 3, 6, 27, 42, 56, 57, 112, 116, Appendix 25, Appendix 26, Appendix 27, Appendix 32, Appendix 37, Appendix 76, Appendix 77, Appendix 78, Appendix 79
HIV Housing Planning Committee - 56, Appendix 25, Appendix 26, Appendix 27, Appendix 32
Homebuyer Assistance Grant - 64, 65
Home Finder - 113, Appendix 17, Appendix 43, Appendix 46, Appendix 53
HOME Investment Partnership (HOME) - 5, 130, 143, Appendix 33, Appendix 34, Appendix 35, Appendix 36, Appendix 38, Appendix 42, Appendix 45, Appendix 52, Appendix 63, Appendix 65, Appendix 78
Homeless Assistance Program (HAP) - 43, Appendix 81
Homeless Management Information System (HMIS) - 40, 41, Appendix 66, Appendix 67, Appendix 70, Appendix 71, Appendix 87
homelessness - 1, 5, 6, 17, 27, 30, 32, 33, 34, 37, 39, 41, 42, 43, 45, 46, 47, 48, 107, 109, 116, 118, Appendix 67, Appendix 76
Homelessness Prevention and Rapid Rehousing (HPRP) - 42, Appendix 82
Homelessness Prevention Program - 125, 133
Homeownership Choice Program (HCP) - 119
Homeownership Construction Initiative (HCI) - 119
Homeownership Equity Recovery Opportunity (HERO) - Appendix 118
Homeownership Rehabilitation Program (HRP) - Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8, Appendix 9, Appendix 118
Homestart - Appendix 118
Hope Haven Preservation - Appendix 9
Horizon House - 43, 93, Appendix 3, Appendix 10, Appendix 28, Appendix 74
Housing and Disability Technical Assistance Program - Appendix 17
Housing Choice Homeownership - 102
Housing Choice Voucher program - 43, 51, 110, 120
Housing Choice Vouchers - 42, 46, 48, 102, 110
Housing Consortium of Disabled Individuals (HCDI) - Appendix 16
housing counseling - 5, 10, 12, 17, 19, 27, 32, 34, 35, 37, 38, 39, 64, 65, 79, 101, 109, 110, 111, 116, 146, Appendix 37, Appendix 114, Appendix 120
Housing First - 43, 51, 57, Appendix 79

Housing Opportunities for Persons With AIDS (HOPWA) - 5, 6, 20, 27, 58, 116, 130, 143, 155, Appendix 38, Appendix 78, Appendix 116, Appendix 121
Housing Trust Fund (HTF) - 5, 41, 111, 115, 118, 130
HUD - 2, 3, 4, 10, 12, 22, 41, 47, 48, 63, 70, 80, 109, 115, 116, 117, 120, 121, 130, Appendix 1, Appendix 36, Appendix 38, Appendix 41, Appendix 42, Appendix 45, Appendix 46, Appendix 47, Appendix 52, Appendix 53, Appendix 54, Appendix 67, Appendix 101, Appendix 102, Appendix 103, Appendix 122
HUD 811 - 63, Appendix 47, Appendix 54
HUD-VASH - 46, 47, 48
Human Services - 10, 41, 107, 112, Appendix 26, Appendix 27
Hunting Park NAC - 31

I

Impact Services - 33, 42, 47, 78, 84, 98, 139, 132, 152, Appendix 3, Appendix 4, Appendix 6, Appendix 7, Appendix 8, Appendix 25, Appendix 26, Appendix 28, Appendix 64, Appendix 65, Appendix 92, Appendix 96, Appendix 114, Appendix 116
Ingerman - Appendix 2, Appendix 9
Ingersoll Commons - 83, 85, Appendix 10
Innova - 87
InStore - 73
Intellectual Disability Services (IDS) - 52
Interac Capacity Building - Appendix 119
Intercommunity Action - 38, 96, Appendix 8
Intercultural Family Services - 20, 38
Interim Construction Assistance - 120, Appendix 12
Intermediate Care Facilities (ICF) - 52
Iron Stone Strategic Partners - Appendix 9
Ivy Residence - Appendix 7

J

James Widener Ray - Appendix 8, Appendix 65
Jannie’s Place - Appendix 8, Appendix 65
Jefferson Square - Appendix 4, Appendix 5, Appendix 118
John C. Anderson Apartments - 20, 86, Appendix 9, Appendix 21
Johnnie Tillmon - Appendix 9

K

Kairos House Preservation - Appendix 9
Kate’s Place - 20, Appendix 5
Keystone Communities Accessible Housing Program - 55

Keystone Communities Program - 5, 7, 69, 75, 122, 123
Keystone House - 58
Kings Highway II - Appendix 119
Korean Community Development Services Center - 38, 96
Kvaerner Philadelphia Shipyard - 119

L

Land Bank - 13, 108
LandCare - 21, 66, 67, 68, 90, 93, 96, 98
Latina Domestic Violence Program - 53
Latona Green - 87, 89, Appendix 10
Latona Street Project - Appendix 8
Lawrence Court - Appendix 8, Appendix 12
LCIP III - Appendix 65
lead-based paint - 2, 3, Appendix 38, Appendix 122
Lead Court - 103, Appendix 122
lead hazards - Appendix 122
Lead Safe Babies - 103
Lead-Safe Communities - 103
Lehigh Park - Appendix 8, Appendix 61
Lehigh Park I - Appendix 9
Lehigh Park II Repairs - Appendix 8
Liberty at Disston - 98, Appendix 9
Liberty at Welsh Road - 98, Appendix 9
Liberty Community Integration - Appendix 7
Liberty Housing Development Corp. - 98, Appendix 9
Liberty Resources - 38, 54, 113, Appendix 7, Appendix 25, Appendix 26, Appendix 27
Licenses and Inspections - 111, Appendix 25, Appendix 109
Lindley Court Apartments - 96, 97, Appendix 10
Local Initiatives Support Corp. (LISC) - 10, 78, 110
Logan CDC - 96
Logan Relocation - Appendix 118
Logan Triangle Area - 95, 96, 100, 120
Long-Term Structured Residences - 51
Love and Care - Appendix 28, Appendix 88
Low-Income Home Energy Assistance Program - 107
Low-Income Housing Tax Credits (LIHTC) - 6, 59, 60, 63, 100, 115, 119, Appendix 47, Appendix 54
Lucien E. Blackwell Homes - 63
Ludlow HOPE VI - 63
Lutheran Settlement House - 53, 54, Appendix 28, Appendix 88

M

Main Street - 75, 77, 134
Management of Vacant Land - Appendix 116
Manayunk Development Corp. - 78
Mantua - 18, 20, 92, 93, Appendix 2, Appendix 6, Appendix 7, Appendix 64, Appendix 118
Mantua Promise Zone - 118
Marlton Court - 58, Appendix 119
Martin Luther King Plaza - 63
Mayfair CDC - 78
Mayor's Commission on People with Disabilities - Appendix 30
Mayor's Office of Community Empowerment and Opportunity (CEO) - 107
Mayor's Office on Disabilities - Appendix 26, Appendix 27
Mazzoni Center - 58
McKean Infill - 95, Appendix 9
McKinney Homeless Assistance Programs - 46
McKinney Strategic Planning Committee - 48, Appendix 25, Appendix 27
McKinney Supportive Housing Program (SHP) - 51
Mental Health Association - Appendix 27, Appendix 28, Appendix 30, Appendix 74
Merrick Hall - 95, Appendix 9
Metamorphosis CDC - 83, Appendix 10
Methodist Family Services - 53
Methodist Family Services of Philadelphia - Appendix 28
Mill Creek - 63
Mini-PHIL - 32, 147
Minisec - Appendix 98
Minsec - Appendix 28, Appendix 98
Mixed-Use Facility Financing Initiative (MUFFI) - 119
Model Intervention for Youth/Young Adults - 49
Monitoring Division - Appendix 113
Montgomery County. - 56, 58
mortgage counseling - 37, 108
Mortgage Foreclosure Prevention Program - Appendix 18
Mount Vernon Manor - Appendix 25
Moving to Work (MTW) - 120
Mt. Airy Bethesda - Appendix 28, Appendix 88
Mt. Airy Corridor Mixed Use - Appendix 9, Appendix 10
Mt. Airy USA - 38, 78, 95, 96, Appendix 6
Mt. Vernon Manor - 92, Appendix 9
My Brother's House - Appendix 98
My Place Germantown - Appendix 8, Appendix 28, Appendix 65, Appendix 96

N

Nativity BVM - 83, 85, Appendix 10
Neighborhood Advisory Committees - 12, 19, 20, 21, 35, 69, 70, 79, 109, 135, 172, Appendix 100, Appendix 105, Appendix 114
Neighborhood-Based Homeownership - 64, 103, 131, Appendix 35, Appendix 41, Appendix 121
Neighborhood-Based Organizations (NBOs) - 71, 73, 162, 165
Neighborhood-Based Rental - 63, 103, 125, 131, 144, Appendix 35, Appendix 45, Appendix 48, Appendix 114, Appendix 116, Appendix 121
Neighborhood Benefit Strategy - 65, Appendix 39, Appendix 42, Appendix 46, Appendix 50, Appendix 53, Appendix 57
Neighborhood Development Fund - 74, 122, 127, 134, 166, 167, Appendix 115, Appendix 117
Neighborhood Development Grant - 167, Appendix 117
Neighborhood Energy Centers - 21, 31, 101
Neighborhood Revitalization Initiative (NRI) - 119
Neighborhood Stabilization Program - 62, 121
Newbold CDC - 88
New Courtland - 83, Appendix 5, Appendix 6, Appendix 8, Appendix 61
New Courtland Elder Services - Appendix 9, Appendix 10
New Kensington CDC - 31, 38, 78, 84, 88, Appendix 25
News on Tap - 54, 113, Appendix 17
Nicetown - 18, 31, 78, 82, 83, 84, 96
Nicetown CDC - 31, 78, 84, 96
Nicetown Court - 82, Appendix 8, Appendix 9, Appendix 15, Appendix 61
Nolen Properties - 95, Appendix 9
Norris Square Civic Association - 38, 84, Appendix 2, Appendix 4, Appendix 7
Norris Street Development - Appendix 7
Norristown State Hospital - 51
North Central Philadelphia Choice Neighborhoods Transformation Area - 118
Northern Home for Children - 95, Appendix 7, Appendix 9
Northern Homes - Appendix 29
Northern Home's New Generations - 53
North Philadelphia Health System (NPHS) - Appendix 28
North Philly Complete Blocks - Gratz - Appendix 9
North Philly Complete Blocks - Morse - Appendix 9
North Philly Complete Blocks - Wilt - Appendix 9
North Star - Appendix 9
Northwest Counseling Services - 38, 39, Appendix 25
Northwest Philadelphia Interfaith Hospitality Network - Appendix 29
NSP2 - 20, 61, 121
Nugent Senior Apartments - 95, Appendix 9

O

Octavia Hill - Appendix 9
Octavia Hill Associates - Appendix 61
Odunde - Appendix 8
Office of Addiction Services (OAS) - 50, 52
Office of Community Empowerment and Opportunity (CEO) - 105, 107
Office of Mental Health and Substance Abuse Services (OMHSAS) - Appendix 31
Office of Mental Health (OMH) - 50
Office of Supportive Housing (OSH) - 5, 40, 41, 107, Appendix 25, Appendix 26, Appendix 27, Appendix 29, Appendix 30, Appendix 70, Appendix 71, Appendix 76
Ogden Gardens - Appendix 8, Appendix 65
Ogden House - 93, 94
Ogontz Avenue Revitallization Corp. - 78
One Day at a Time - Appendix 29, Appendix 88, Appendix 90
Ordinance #1029AA - Appendix 112
Outreach Coordination Center - 43
Outreach Coordination Center (OCC) - 43, Appendix 74
Overington House, Inc. - Appendix 29

P

PA Community Real Estate Coporation - Appendix 98
Parkside Community Association - 93
Partnership Homes II - Appendix 2, Appendix 119
Paseo Verde - 19, 83, Appendix 9, Appendix 15, Appendix 21
PathwaysPA - 53, Appendix 29, Appendix 92
Pathways to Housing PA - 43, 48, 57, Appendix 25, Appendix 26, Appendix 27, Appendix 29
Patriot House - 45, Appendix 8, Appendix 65
PCPC - 13, 111, Appendix 32
PCRC (TURN) - Appendix 29
PEC - Appendix 119 - Appendix 124
PEC CDC - Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8, Appendix 62, Appendix 64, Appendix 65, Appendix 119
PennHOMES - 60, 100, 115, 119
Pennrose - Appendix 4, Appendix 5, Appendix 8, Appendix 60, Appendix 61, Appendix 62
Pennrose Properties - 86
Pennsylvania Department of Community and Economic Development (DCED) - 121, Appendix 32, Appendix 41, Appendix 45, Appendix 52
Pennsylvania Horticultural Society (PHS) - 10, 12, 66, 67, 157, 158, Appendix 31, Appendix 124
Pennsylvania Housing Alliance - Appendix 25, Appendix 27

Pennsylvania Housing Finance Agency (PHFA) - 59, 60, 63, 108, 110, 113, 115, 119, Appendix 45, Appendix 47, Appendix 50, Appendix 52, Appendix 54, Appendix 57
Pensdale - Appendix 7, Appendix 8
People's Emergency Center (PEC) - 53, 78, 90, 92, 93, Appendix 9, Appendix 25, Appendix 26, Appendix 29, Appendix 30, Appendix 90, Appendix 92, Appendix 96
permanent housing - Appendix 82, Appendix 85, Appendix 108
Permanent Supportive Housing - 51, 113, Appendix 81, Appendix 85, Appendix 87, Appendix 94, Appendix 96
Permanent Supportive Housing Clearinghouse - 51, 113
personal care boarding homes (PCBHs) - 52
Philadelphia2035 Comprehensive Plan - 13
Philadelphia Association of CDCs - 171, Appendix 114, Appendix 117
Philadelphia Association of Community Development Corporations (PACDC) - 68, 78, 109, 113, 135, Appendix 25, Appendix 27, Appendix 31
Philadelphia Chinatown Development Corporation - 78, 88
Philadelphia City Planning Commission (PCPC) - 13, 74, 107, 111, Appendix 32
Philadelphia Commission on Human Relations - Appendix 13, Appendix 27, Appendix 39
Philadelphia Corporation for Aging (PCA) - 50, 102, Appendix 18, Appendix 25, Appendix 26, Appendix 27
Philadelphia Council For Community Advancement (PCCA) - 38, 93, Appendix 26
Philadelphia Green - 128, 140, 158, Appendix 37
Philadelphia Historical Commission - 107
Philadelphia Home Improvement Loan (PHIL) - 32, 33, 132, Appendix 121
Philadelphia Homeless Veterans Coalition - 46
Philadelphia Housing Authority (PHA) - 10, 13, 18, 41, 51, 86, 92, 108, 112, 120, Appendix 26, Appendix 32, Appendix 101, Appendix 109, Appendix 111
Philadelphia Housing Development Corp. (PHDC) - 10, 12, 28, 30, 79, 107, 108, 109, 111, 113, 123, 125, 126, 130, 132, Appendix 2, Appendix 3, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 26, Appendix 51, Appendix 58
Philadelphia Industrial Development Corp. (PIDC) - 71, 159
Philadelphia Land Bank - 108
Philadelphia Legal Assistance - 34, Appendix 26, Appendix 27
Philadelphia Neighborhood Housing Services - 38, Appendix 124
Philadelphia Office of Health and Opportunity - 112
Philadelphia Preservation Group - Appendix 8
Philadelphia Redevelopment Authority (PRA) - 10, 60, 63, 107, 108, 111, 113, 119, 124, 125, 126, 130, Appendix 26, Appendix 35, Appendix 41, Appendix 42, Appendix 43, Appendix 44, Appendix 46, Appendix 47, Appendix 48, Appendix 49, Appendix 50, Appendix 51, Appendix 53, Appendix 54, Appendix 55, Appendix 56, Appendix 57, Appendix 58, Appendix 59, Appendix 60, Appendix 61, Appendix 62, Appendix 63, Appendix 64, Appendix 65, Appendix 106, Appendix 108, Appendix 110
Philadelphia Senior Center - 38, 87
Philadelphia Supportive Services for Veteran Families (SSVF) - 45, 46

Philadelphia VA Medical Center - Appendix 29, Appendix 74
Philadelphia Veterans Affairs Medical Center - Appendix 30
Philadelphia Veterans Affairs Medical Center (PVAMC) - 42, 47
Philadelphia Veterans Multiservice and Education Center - Appendix 30
Philadelphia Veterans Multi Service and Education Center - Appendix 29
Philadelphia Veterans Multi-Service and Education Center (PVMSEC) - 42, 46
Philadelphia VIP - 32, 147, Appendix 26, Appendix 27
Philadelphia Workforce Development Corp. (PWDC) - 57
Philadelphia Works, Inc. - Appendix 30, Appendix 31
PHIL-Plus - 32, 147
PHMC - 58, Appendix 4, Appendix 29, Appendix 90, Appendix 124
PIDC - 71, 72, 74, 118, 119, 124, 127, 130, 134, Appendix 117
PIDC Business Loan Programs - 124
PIDC Neighborhood Development Fund - 74, 122, 127, 134, 166, Appendix 115, Appendix 117
Pilgrim Gardens Senior - Appendix 8, Appendix 61
Pipeline Up to Stable Housing (PUSH) - 49
Planning Districts - 14
Point Breeze - 18, 20, 86, 87, Appendix 3, Appendix 5, Appendix 6, Appendix 8, Appendix 9, Appendix 61
Point Breeze Homeownership - Appendix 8
Poplar Nehemiah - Appendix 2, Appendix 118
Positive Action Program - 57
Potters House Mission - Appendix 29, Appendix 92, Appendix 118
poverty - 3, 17, 18, 19, 22, 42, 79
PRD Management Inc - Appendix 8
Pre-Apprenticeship Program - 101
predatory loans - 32, 37
Presby Inspired Life - 92
Presser Sr. Apartments - Appendix 8
Prevention Point Philadelphia - Appendix 74
Prioritization of Urgency of Need for Services (PUNS) - 52
private licensed facilities (PLFs) - 52
Project H.O.M.E. - Appendix 62
Project HOME - 43, 47, 78, 83, 86, Appendix 2, Appendix 3, Appendix 5, Appendix 6, Appendix 7, Appendix 8, Appendix 9, Appendix 26, Appendix 29, Appendix 30, Appendix 62, Appendix 63, Appendix 65, Appendix 74, Appendix 90, Appendix 92, Appendix 96, Appendix 98
Promise Zone - 18, 92, 105, 107, 118
PSFS building - 119
Public Citizens for Children and Youth (PCCY) - Appendix 26, Appendix 27, Appendix 31
Public Health Management Corporation - 10, Appendix 27
Public Health Management Corporation (PHMC) - Appendix 29, Appendix 30
public hearings - Appendix 100, Appendix 102, Appendix 104

Public Interest Law Center of Philadelphia - 110
Public Services for Commercial Corridors - 71, 77, 84, 88, 90, 93, 96, 98, 122, 124, 127, 128, 134, 165, Appendix 37, Appendix 114

Q

Queen and McKean Infill Project - Appendix 9

R

Raise of Hope - Appendix 3, Appendix 8, Appendix 29, Appendix 63, Appendix 65
Rapid Rehousing - 41, 42, Appendix 66, Appendix 85, Appendix 98
Raymond Rosen - Appendix 59, Appendix 118
Reading Terminal - 119
Recreation and Education - 10
Regional Housing Legal Services - 110
Relocation Plan - Appendix 106
Renovation and Remodeling Law - Appendix 122
Residential Mortgage Foreclosure Prevention Program - 12, 34, Appendix 22
Resources for Human Development, Inc. (RHD) - Appendix 3, Appendix 4, Appendix 6, Appendix 29, Appendix 90, Appendix 92, Appendix 96, Appendix 119
ReStore Philadelphia Corridors - 71, 75, 164
Rites of Passage - Appendix 8, Appendix 65
Room and Board Program - 49
Rowan Homes I - Appendix 119
Roxborough Development Corp. - 78
Roxborough Redevelopment - Appendix 9, Appendix 61
Ryan White CARE Act - 20, 56
Ryan White Planning Council - 112

S

Safe Haven - 43, Appendix 81, Appendix 85, Appendix 98, Appendix 99
Salvation Army - Appendix 7, Appendix 29, Appendix 59, Appendix 61, Appendix 63, Appendix 90, Appendix 96, Appendix 119
Salvation Army Reed House - Appendix 119
Sarah Allen IV - Appendix 119
Sartain Apartments - Appendix 9
SaveYourHomePhilly hotline - 34, 35
School District of Philadelphia - 10, Appendix 26
Schuylkill Falls - 63
Schuylkill River Development Corp. - 78
SCORE - 73

Sears Street - Appendix 118
Section 3 - 65, 115, Appendix 38, Appendix 42, Appendix 46, Appendix 50, Appendix 53, Appendix 57
Section 8 - Appendix 1, Appendix 67, Appendix 112
Section 108 Loan Program - 71, 72, 119, 120, 122, 124, 134, 160, 173, Appendix 118
Section 202 - Appendix 38
Section 504 - Appendix 38, Appendix 39
SELF Inc. - Appendix 29, Appendix 74, Appendix 90, Appendix 92
Settlement Assistance Grants - 65, 124, 132, Appendix 120
Shared Prosperity Philadelphia - 105, 106
Sharswood/Blumberg - 18, 64
Sheila Brown project - 54
Shelter Plus Care (S+C) - 41, 51, 117, Appendix 87
Shelton Court - Appendix 8, Appendix 65
Sheridan Street Green Building - Appendix 8, Appendix 12
SHP - 41
Six Penn Center - 119
Small Business Loan - 72, 130
Small Business Loan Guarantee Pool (PIDC) - 130
Sobriety Through Outpatient (STOP) - Appendix 29
Sojourner House - 54, Appendix 9
Southeastern Pennsylvania Transportation Authority - 10
South Kensington Community Partners - 84, 87
South of South Neighborhood Association (SOSNA) - 78, Appendix 2
Southwark - Appendix 59, Appendix 118
Southwark Plaza - Appendix 59, Appendix 118
Southwest CDC - 31, 38, 78, 90
Southwest Philadelphia District Services - 90
Spring Garden CDC - 78, Appendix 4, Appendix 7
Spring Garden Community Revitalization - Appendix 7
SSVF - 45, 46, 47, 48
St. Anthony's Apartments - Appendix 119
Station House - Appendix 119
St Christopher's Hospital for Children (SCHC) - 104
St. Columba's Safe Haven - Appendix 98
Step-Down - 53
stimulus funds - 62
Storefront Improvement Program & Targeted Block Façades - 73, 122, 124, 134, 162, Appendix 114, Appendix 124
Straight, Inc. - Appendix 29
Strawberry Mansion Homeownership - Appendix 12
Strawberry Mansion Neighborhood Action Center, Inc. - 31, 84

Strawberry Mansion Phase I - Appendix 8
St. Raymond's House - 96, 97, Appendix 10
Street Outreach - 129
supportive housing - Appendix 77
Supportive Housing Clearinghouse - 51, 113
Supportive Housing Program (SHP) - 41, 51, Appendix 87
Supportive Services for Veteran Families (PASSVF) - Appendix 98
Susquehanna Square - 83, 85, Appendix 10

T

Tacony CDC - 78, 98
Tajdeed - 83, 85, Appendix 10
Tangled Title - 32, 121, Appendix 37
Targeted Block Façades - 73, 124, 134
Targeted Case Management Services (TCM) - 51
Targeted Case Management Unit (TCM) - 49
Targeted Commercial Management - 21, 84, 88, 90, 93, 96, 98
Targeted Corridor Revitalization Management Program (TCMP) - 75, 122, 127, 164
Targeted Neighborhood Commercial Area Assistance - 123
Targeted Neighborhood Commercial Areas (TNCAs) - 71, 74, 123, 130, 162, Appendix 11
Technical Assistance to Micro Businesses - 122, 134, 161, Appendix 114, Appendix 117
Temple University - 10, 13, 83, 119
Tenant-Based Rental Assistance (TBRA) - Appendix 79
Tenant Rights Workshops - Appendix 20
Tenant Union Representative Network (TURN) - 38, Appendix 20, Appendix 27
Ten Year Plan to End Homelessness - 27, 40, 112
The Enterprise Center - 78
The Partnership CDC - 38, 78, 90, 93, Appendix 3
The Perimeter - 46
Thompson Street Apartments - Appendix 9
Title X Final Rule - Appendix 122
Tools for Financial Growth (TFFG) - Appendix 22
Transitional Housing - Appendix 64, Appendix 67, Appendix 81, Appendix 85, Appendix 92, Appendix 98, Appendix 99
Transit-oriented development (TOD) - Appendix 15
Traveler's Aid Society of Philadelphia - Appendix 29
Trevor's Campaign - Appendix 29, Appendix 90
TURN - 58
TURN (PCRC) - Appendix 30
Twins at Powder Mill - 82, Appendix 7

U

unaccompanied youth - 6
Unemployment Information Center - 38
Uniform Program Management System (UPMS) - Appendix 113
Union Hill - Appendix 7
United Communities Southeast Philadelphia - 31, 38, Appendix 3
United Emergency Services Fund - Appendix 98
United Way - Appendix 29
Universal Community Homes - Appendix 3, Appendix 5, Appendix 6, Appendix 8, Appendix 59, Appendix 61
Universal Companies - 87
Universal Court - Appendix 59, Appendix 119
University City District - 78
University of Pennsylvania - 12, 13, Appendix 76
Urban Affairs Coalition (UAC) - 33, 73, 128, 132, 138, 147, 148, Appendix 15, Appendix 24, Appendix 26, Appendix 29, Appendix 31, Appendix 37, Appendix 114, Appendix 116
Urban League of Philadelphia - 38
U.S. Department of Housing and Urban Development (HUD)(See HUD)
U.S. Department of Veterans Affairs - 46, 47
U.S. Interagency Council on Homelessness - 46, 48
Utility assistance - 5
Utility Emergency Services Fund (UESF) - 39, 47, 101, 125, 132, 150, Appendix 26, Appendix 29, Appendix 37, Appendix 37

V

Vacancy Prevention - 124, 128, 138, 132, 147, Appendix 114, Appendix 116
Vacant Land Management - 13, 66, 124, 133, 157, Appendix 114, Appendix 116
Valley Youth House - Appendix 26, Appendix 27, Appendix 29, Appendix 30, Appendix 31, Appendix 92, Appendix 98
Valley Youth House Committee Inc. - Appendix 98
veterans - 6, 42, 45, 46, 47, 48
Veterans Administration - Appendix 27
Veterans Affairs Community Based Centers - 47
Veterans Affairs Supportive Housing (VASH) - 46
Veterans Group - Appendix 29, Appendix 92
victims of domestic violence - 6
Village of Arts and Humanities - 10, 78, 84
Villa III - Appendix 2
visitability - 54, 55, Appendix 42, Appendix 46, Appendix 53
Volunteers of America - Appendix 29, Appendix 96

W

Walnut Park Plaza - 92, Appendix 9
Wayne Junction Train Station - 82
Weatherization Assistance Program - 5, 12, 30, 50, 101, 104, 108, 109, 123, 125, 130, 132, Appendix 112, Appendix 116
Welcoming Center - Appendix 14
Welcoming Center for New Pennsylvanians - 73
We Never Say Never - 31
WES Corporation - 96
West Oak Lane CDC - 38
West Philadelphia Empowerment Zone - 92, 93, 94
Whitman Community Council - 87
Whosoever Gospel Mission - Appendix 29, Appendix 92
Women Against Abuse - 53, 54, Appendix 9, Appendix 27, Appendix 29, Appendix 30, Appendix 98
Women in Transition - 53
Women of Change - Appendix 98
Women of Excellence - Appendix 6, Appendix 29, Appendix 64, Appendix 65, Appendix 96
Women's Business and Development Center - Appendix 14
Women's Community Revitalization Project (WCRP) - 5, 12, 30, 50, 83, 101, 104, 108, 109, 123, 125, 130, 132, Appendix 26, Appendix 27, Appendix 29, Appendix 30, Appendix 112, Appendix 116
Women's Opportunity and Resource Center - 73, Appendix 14
workforce development - 105
WPRE - Appendix 8, Appendix 9, Appendix 61
WPRE II - Appendix 8
WPRE III - Appendix 9, Appendix 61
Wynnefield Overbrook Revitalization Corp - 78
Wynnefield Place - 92, 93, 94, Appendix 10

Y

YouthBuild - 77, 122, 128, 142, 134, 169, Appendix 2, Appendix 5, Appendix 37, Appendix 37 - Appendix 124, Appendix 114, Appendix 118, Appendix 118 - Appendix 124
Youth Health Empowerment Project - Appendix 74
Youth Service, Inc. - Appendix 29, Appendix 74
Youth Violence Prevention - 18
YWCA - Appendix 119

Z

zoning code - 13