



Preliminary **Annual Action Plan 2017-18**



City of Philadelphia
Division of Housing and Community Development

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Action Plan



AP-05 Executive Summary

Introduction

The City of Philadelphia's *Consolidated Plan* is prepared by and administered by the Division of Housing and Community Development (formerly the Office of Housing and Community Development). The *2017-18 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:

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

The City also includes in the *2017-18 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 *2017-18 Action Plan* also includes the first \$20 million of a \$60 million locally funded initiative to largely eliminate waiting lists in the City's Home Improvement Programs. This investment in home repairs is the largest infusion of local funding since the creation of the Housing Trust Fund in 2005.

The *Plan* outlines the expenditure of approximately \$128 million in federal, state and local funds for housing, community and economic development. The City's funding of housing programs will, as it has historically done, comprise more than 50 percent of its program funds.

In addition to the *Action Plan*, this year's *Consolidated Plan* will include the other elements published every five years:

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

These elements are not included in the *Preliminary Action Plan* but will be included in the *Proposed Consolidated Plan*, scheduled to be released in May. Much of the data to be included in the Housing and Homeless Needs Assessment and Housing Market Analysis can be found in the Assessment of Fair Housing. The AFH, prepared by the City and the Philadelphia Housing Authority in late 2016, can be found at www.phila.gov/dhcd.

When the City last prepared a complete *Consolidated Plan* in 2012, Philadelphia was beginning to recover from decades of population and job loss as well as the Great Recession.

Five years later Philadelphia continues to change.

Philadelphia's population is now approaching 1.6 million and is projected to grow by another 60,000 by 2035. Total employment in Philadelphia is now more than 710,000, the highest since 2002.

This growth is manifesting itself in the housing market. There is a housing boom in Center City and the surrounding neighborhoods. Private developers are willing to invest farther away from Center City as developable land becomes more scarce. The number of building permits has grown from slightly more than 17,000 in the city's fiscal year 2014 to a projected 23,000 for FY 17.

The largest driver of Philadelphia's growth is immigration. Philadelphia's foreign-born population has grown from approximately 100,000 in 1990 to more than 200,000 today. Immigrants are adding to Philadelphia's diversity, vitality and economy. Between 2000 and 2013 immigrant business owners accounted for 96 percent of the city's "Main Street" business growth.

At the same time significant problems remain.

Philadelphia's poverty rate remains the highest among the country's 10 largest cities. With a poverty rate of nearly 26 percent, more than 400,000 Philadelphians – including 37 percent of children – live below the federal poverty level.

Contributing to the poverty rate is a low level of educational attainment. More than half of Philadelphians over 25 years old – approximately 535,000 adults – have no more than a high school diploma. Nearly 20 percent did not complete high school.

Exacerbating the low educational attainment is the struggling school system. According to HUD data analyzed in the city's Assessment of Fair Housing (AFH), there are virtually no proficient schools in Philadelphia. (The lack of proficiency is a key factor in the City's initiatives to create Community Schools and to provide Universal Pre-K.)

The low educational attainment contributes to a labor force participation rate well below the national average. In turn the low labor force participation contributes to the high poverty level.

In addition, Philadelphia continues to experience the challenges it has faced for years. Its housing stock is aging and a large number of homeowners lack the resources to maintain their homes. There are far more people with disabilities than there are accessible units.

Many Philadelphians face housing problems. The AFH found that more than 40 percent of households faced housing problems such as substandard housing, overcrowding or cost burden. Seven percent of renters faced eviction and foreclosure remains an issue for Philadelphia homeowners.

In general, these problems – housing, education, employment – are more pronounced in Racially or Ethnically Concentrated Areas of Poverty, or R/ECAPs.

In addition, while immigrants contribute to Philadelphia in many positive ways, many also have limited or no proficiency in English, creating a barrier to accessing services, housing and jobs.

In short, many Philadelphia neighborhoods lack not only quality affordable housing but also access to opportunities.

The City of Philadelphia, in general and in its *2017-18 Consolidated Plan*, takes a holistic approach to its goals of improving housing options, increasing access to opportunity and creating strong neighborhoods.

As part of its Assessment of Fair Housing the City, PHA and a diverse set of stakeholders identified 52 strategies to achieve these goals. Some of these strategies involve activities outlined in the *Consolidated Plan's Action Plan*. Some do not involve federal funding and therefore are not included in this *Consolidated Plan*. The entire list of AFH-identified strategies, whether addressed in the *Consolidated Plan* or not, is in Appendix pages 22-33).

Implementing these strategies requires actions from multiple city, regional and state agencies; fair housing advocates; for-profit and nonprofit developers; service providers; lenders, funders and investors; and residents.

The City will take a balanced approach to implementing these strategies. Based on resident and stakeholder input obtained when the City developed its AFH, the City will invest in weak market neighborhoods to strengthen them while creating opportunities for low- and moderate-income households in high-opportunity communities.

The Action Plan identifies five core goals.

Preserve Rental and Homeowner Housing

Philadelphia's supply of affordable rental and homeowner housing is threatened by several factors.

All Low-Income Housing Tax Credit (LIHTC) financed rental developments currently have a 30-year affordability period. However, many of those developments have reached a 15-year mark at which capital improvements are necessary for operations to continue. Others will begin reaching the 30-year limit in 2021. DHCD will issue a Rental Housing Preservation Request for Proposals (RFP) to address some of this need. Note, however, that the needs of these units will likely exceed the resources available.

Philadelphia has very old housing stock and many low-income population homeowners. As a result, many homeowners do not have the resources to maintain their homes. This threatens the housing supply with the potential loss of a unit and the homeowner with loss of a place to live. The Basic Systems Repair Program (BSRP) and Weatherization Assistance Program (WAP) will improve housing conditions for homeowners (BSRP and WAP) and renters (WAP only). In addition to the Community Development Block Grant funds directed to BSRP, the City raised its transfer tax by one-tenth of one percent to support bonds dedicated to home repair programs. Over the next three years this \$60 million initiative will largely eliminate backlogs as long as five years in the BSRP, WAP and Adaptive Modifications Program.

While Philadelphia is not facing the foreclosure crisis of nearly a decade ago, homeowners continue to face mortgage and, more recently, tax and reverse mortgage foreclosures. Here too a homeowner faces the loss of a place to live and, after the home is vacant, Philadelphia faces the loss in housing supply. Philadelphia will therefore continue its nationally recognized foreclosure prevention program. The City will also work with its stakeholders to identify strategies to address eviction issues, which carry financial repercussions far beyond the loss of a place to live.

Preservation strategies beyond the scope of the *Consolidated Plan* include ensuring compliance with HUD regulations for Rental Assistance Demonstration conversions, developing pilot programs to make homes lead- and mold-free, and exploring means to minimize displacement in appreciating markets.

Develop Affordable Rental and Homeowner Housing Opportunities

Nearly 145,000 Philadelphia renters are cost-burdened, as are nearly 100,000 homeowners. Accordingly Philadelphia's housing strategies include increasing the supply of affordable rental and homeownership opportunities.

To increase the supply of affordable rental homes the City will issue an RFP for rental developments seeking City funds as a first step toward obtaining Low-Income Housing Tax Credits. The City expects to make HOME and Philadelphia Housing Trust Fund resources available for these developments. The City will also take funding contributed to the HTF by a developer seeking a density bonus and issue a site-specific RFP in an appreciating market. To promote homeownership opportunities the City will continue to support prepurchase housing counseling and a first-time homebuyer program that provides assistance with settlement costs.

Strategies outside the *Consolidated Plan* include increasing homeownership opportunities for Philadelphia Housing Authority (PHA) tenants, promoting private sector development through density bonuses for affordable units, identifying additional incentives for affordable housing developed through the private sector, and streamlining the process for conveying publicly owned land for development of affordable housing.

Expand Opportunities for Those Facing Homelessness and People with Special Needs

On January 27, 2016, Philadelphia's Point-In-Time count identified more than 4,000 households and more than 6,000 individuals who were homeless. The City will use CDBG and HOME funds to provide rental assistance, housing information and security deposit assistance to homeless persons. It will use Emergency Solutions Grant funds, matched by City general funds, to support emergency short-term shelter and supportive services to homeless persons and families.

Nearly 240,000 Philadelphians age five or older identify as disabled. Disabled Philadelphians face the dual challenge of finding housing that is both accessible and affordable.

To increase the availability of housing for people with special needs, such as people with disabilities, veterans, the elderly, youth aging out of foster care and others, developments to house special-needs populations will be eligible for DHCD's affordable rental RFP (see above). The City will continue to allocate Philadelphia Housing Trust Fund resources to the Adaptive Modifications Program (AMP), which makes accessibility improvements to enable people with disabilities to live more independently. The bond-supported \$60 million Home Improvement Program will also largely eliminate the waiting list for AMP, currently at two years. The City will continue its requirement that developments include units for people with disabilities, and that all new construction units be visitable if possible.

In addition to *Consolidated Plan* activities, the City will look to address the needs of homeless and special-needs persons through expanded PHA participation in the City's Blueprint Voucher program, an increased number of Rapid Re-housing placements and strengthened transition planning for youth.

Ensure Open Access to All Housing Resources and Programs

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

CDBG-funded housing counseling agencies provide residents with information about homebuyer assistance programs, foreclosure prevention strategies and home repair options. The City supports housing counseling agencies that offer guidance regarding the specific needs of tenants, senior citizens and people with disabilities. TURN, for example, has provided 2,000 individual counseling sessions for tenants and group sessions reaching 1,800 renters. Neighborhood Advisory Committees distribute program information to residents at a community-based level.

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

Fair housing outreach, education and enforcement are critical elements of ensuring access to housing resources and programs. City-funded housing counseling agencies are a critical element of that strategy by providing anti-predatory lending, prepurchase and financial literacy counseling. In addition the City and PHA will support fair housing training for staff and partner with other city agencies on fair housing and code enforcement issues.

Address the Education, Economic and Income Needs of People and Neighborhoods

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

To promote increased economic opportunity, the City uses CDBG funds to support a variety of programs aimed at small businesses in neighborhood commercial corridors. These include technical assistance to micro businesses, small business loans, business attraction and expansion activities, corridor cleaning programs and organizational capacity building. The City supports job training and education for youth who have dropped out of high school and vacant land management to remove blight from neighborhoods. The City also provides support to organizations that help eligible residents apply for the Earned Income Tax Credit and receive assistance with utility bills.

In addition to *Consolidated Plan* activities, the City will focus on leveraging public and private investment to build upon existing assets – the people, amenities and services in neighborhoods across the city. This community development implementation strategy will seek to extend the economic activity in and around Center City to outlying neighborhoods.

The City will also implement Community Schools in and around high poverty areas, expand access to Pre-K and support job-training programs for youth. Through its Rebuild initiative the City will also invest parks, libraries and recreation centers to create amenity-rich neighborhoods that meet resident needs. Rebuild will be a model for how the City can provide pathways to family sustaining careers. PHA will serve residents through its Community Partners and economic self-sufficiency programs. Both the City and PHA will work to ensure that language barriers do not prevent access to programs that will increase economic opportunities for Philadelphians.

HUD Objectives and Outcomes Identified in the *Plan*

The City's five core goals identified in the *2017-18 Consolidated Plan* seek to achieve the following HUD-defined objectives and outcomes:

- Availability/Accessibility of Decent Housing
- Affordability of Decent Housing
- Sustainability of Decent Housing
- Availability/Accessibility of Suitable Living Environments
- Affordability of Suitable Living Environments
- Sustainability of Suitable Living Environments
- Availability/Accessibility of Economic Opportunity
- Sustainability of Economic Opportunity

Evaluation Of Past Performance

In CDBG Year 41, the last year for which data are available, the City substantially met or exceeded the annual goals for 22 of the 27 three-to-five year goals and objectives it had identified. That several programs did not reach their targets did not lead the City to conclude that the goals should be changed. For example, weather disruptions impeded the Adaptive Modifications Program, the need for which is demonstrated by a multi-year waiting list. Similarly, the City fell short of its goal for Rental Assistance, HIV/AIDS not because there was insufficient need but rather because of insufficient funding. Accordingly, the City's evaluation of its past performance did not lead to any changes in its three-to-five year goals.

Summary Of Citizen Participation Process And Consultation Process

The development of the City's Annual *Action Plan* includes citizen participation from the very start. The first step in the process is a public hearing, held in December, at which the public is invited to offer comment on the prior year's performance and to identify housing and community development needs. Those comments, along with the resources available, inform the City's *Preliminary Action Plan*, which is released in late March or early April. DHCD opens a 30-day comment period and, after the *Preliminary Action Plan* has been public for two weeks, holds a public hearing. Following the close of the comment period DHCD prepares a *Proposed Consolidated Plan* and submits that *Plan* to City Council for consideration. Council holds a hearing on the *Proposed Consolidated Plan*, which is followed by a Council committee meeting to consider the *Plan* and make any amendments the committee deems appropriate. Each of these three opportunities for citizen participation is publicized on the DHCD website, through a mailing to DHCD's electronic mailing list, and through social media.

The *2017-18 Consolidated Plan* is also informed by the public participation process the City and the Philadelphia Housing Authority implemented as part of their Assessment of Fair Housing. That process included

- A survey that gathered more than 5,000 responses, including from more than 1,000 PHA residents
- Six community focus groups, including two in Spanish and one geared toward people with disabilities
- Three "Resident Roundtables" with PHA residents
- Ten meetings with stakeholders to identify housing and access to opportunity challenges facing the city and the region and to develop goals and strategies to address them
- An official comment period that included three public hearings and generated more than 120 unduplicated comments

PR-05 Lead and Responsible Agencies

Agency/entity responsible for preparing/administering the *Consolidated Plan*

Table 1 – Responsible Agencies

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

■ ***Consolidated Plan* Public Contact Information**

City of Philadelphia

Division of Housing and Community Development

Communications Department

1234 Market St., 17th Floor, Philadelphia, PA 19107

Phone number: 215-686-9749

AP-10 Consultation

Introduction

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

In addition, DHCD expanded its consultation process as it developed its Assessment of Fair Housing. In addition to obtaining resident input through a survey, multiple community focus groups, public housing resident roundtables and public hearings, DHCD and the Philadelphia Housing Authority convened a group of stakeholders representing nearly 40 local and regional organizations. These organizations included for-profit and nonprofit developers, fair housing and legal services providers, community-based organizations, foundations, lenders, health care and other service providers, educational institutions, advocacy groups, research organizations and a range of government agencies. (A complete list is in the Appendix pages 34-35.)

Working with the data provided by HUD and developed locally, and following up on the resident input, these stakeholders identified a series of goals and strategies for inclusion in the AFH. Those goals and strategies are now informing the projects and other steps outlined in the *Action Plan*.

Activities to Enhance Coordination Between Public and Assisted Housing Providers and Private and Governmental Health, Mental Health and Service Agencies

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

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

The City of Philadelphia Office of Homeless Services (Homeless Services) is the public agency charged with the policy, planning, and coordination of the City's response to homelessness. Major areas of work include the coordination of the Homeless Continuum of Care (CoC) and implementation of policies and programs that align with the Federal Strategic Plan to Prevent and End Homelessness. Homeless Services is the entity responsible for ensuring the Philadelphia CoC fulfills all of the duties of a continuum of care set forth in 24 CFR Part 578 and Homeless Management Information System (HMIS) requirements as prescribed by the U.S. Department of Housing and Urban Development. Specifically, Homeless Services provides staff support to the CoC and related Board, committees and work groups, serves as the Collaborative Applicant for CoC Program funds, and serves as the CoC HMIS lead.

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

All homeless assistance shelter and housing providers in Philadelphia and stakeholders serving on the Philadelphia CoC Board, CoC Advisory Committee and CoC Standing Subcommittees are automatically members of the Philadelphia CoC. Voting members are limited to the members of the Philadelphia CoC Board. In compliance with the CoC Program interim rule, the Philadelphia CoC Board includes members who represent the relative organizations and projects serving homeless subpopulations, specifically persons with HIV/AIDS, veterans, chronically homeless individuals, families with children and unaccompanied youth 18-24 years old. Also, four members of the Philadelphia CoC Board formerly experienced homelessness and represent single males, single females, families with children, and youth.

Beyond the work of the CoC Board, Advisory Committee, and Subcommittees, in 2016-17, Homeless Services brought together public and private sector stakeholders to identify shared goals and actions for a 100-day plan to address the needs of individuals in Philadelphia who are experiencing homelessness. This effort resulted in 108 permanent housing placements of mostly people who are living on the streets and who are experiencing chronic homelessness. Even after the expiration of the 100-day window, the teams focused on chronically homeless individuals and families and on unaccompanied youth have continued to meet regularly to advance the work of improving coordination and collaboration and better serving the needs of those target populations.

The City of Philadelphia, through the work of the CoC, 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 were convened in order to develop standardized procedures for discharge from these institutions.

Consultation with the Continuum of Care to determine how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Through Memorandum of Understanding, a DHCD assigns the administration of ESG funds to Homeless Services, which is already responsible for ensuring that the Philadelphia CoC fulfills all of the duties of a continuum of care set forth in 24 CFR Part 578 and HMIS requirements as prescribed by the U.S. Department of Housing and Urban Development and which serves as the Collaborative Applicant for CoC funding. As a result, ESG and CoC activities are intrinsically coordinated. Homeless Services oversees the coordination of CoC and ESG resources using PIT, HMIS, and unmet need estimates to best meet the needs of individuals and families experiencing homelessness in Philadelphia. Homeless Services monitors performance of ESG subrecipients through expectations defined in contract scopes of services.

Annually, Homeless Services prepares a plan to expend ESG funds in accordance with the Office's larger strategy for responding to homelessness. Making homelessness rare, brief, and non-recurring requires not only programs for short-term and supportive housing, but also a focus on emergency assistance and response, housing retention, homeless prevention, and rapid re-housing to provide cost-effective support, outreach, and assistance to avoid extended experiences of homelessness. For this reason, in 2017-18, the ESG spending plan includes expending monies for homelessness prevention in addition to the emergency housing and rapid re-housing activities funded in years past. Homeless Services will use ESG funding to continue long-standing contracts to support the operations of emergency shelters, for both singles and for families with children. Homeless Services will contract with service providers for rapid rehousing activities such as housing stability case management, short-term and medium-term rental assistance, security and utility deposits, and/or payments for utility arrearages to enable households experiencing homelessness to move into stable housing. With the funds allocated for homelessness prevention, Homeless Services will contract with service providers to provide housing relocation and stabilization services and, as needed, short-term and/or medium-term rental assistance to extremely low-income households at risk of homelessness. These services include financial assistance, legal services, and case management to facilitate connection with mainstream benefits.

ESG recipients are represented on the CoC Advisory Committee and the annual ESG spending plan is presented to the Advisory Committee and Board to ensure agreement with and support for the proposed priorities for the funding. The Board approves the proposed plan. Further, the CoC will be actively involved in developing a new Homeless Services strategic plan with clear, measurable metrics to drive performance

toward our vision for making homelessness rare, brief, and nonrecurring and with the systems change agenda to support progress towards that goal throughout our homelessness response system, for programs funded from all sources. Right now, performance standards are based on ensuring that households move out of homelessness quickly and permanently.

In 2017-18, Homeless Services will implement the system performance measures HUD released in the summer of 2014, within the Guiding Framework being developed by the City's Health and Human Services Cabinet. The CoC's Quality Improvement and Evaluation Subcommittee will continue to consult with Homeless Services to establish local performance targets appropriate for specific subpopulations and program types. While implementing HUD's system performance measures and developing its new Strategic Plan, Homeless Services will evaluate which measures are applicable to projects and activities supported with ESG funds.

The CoC Board reviews and approves the HMIS Governance Charter and HMIS data quality, security, and privacy plans annually. The charter designates Homeless Services as the HMIS Lead Agency to operate Philadelphia's HMIS. As HMIS Lead Agency, Homeless Services conducts oversight of the HMIS, creating policies and procedures for its operation, ensuring consistent participation and executing a written Participation Agreement with each participating agency, monitoring and enforcing compliance with all requirements, and taking necessary actions to maintain input of high-quality data. HUD recently issued new HMIS Data Standards and the City of Philadelphia Law Department is working on major data sharing policies. Homeless Services is working on revising our CoC HMIS Policies and Procedures accordingly.

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

Table 2 – Agencies, Groups, Organizations Who Participated

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

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

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

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

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

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

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

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

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

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

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

48	Agency/Group/Organization	Depaul USA, Philadelphia
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
49	Agency/Group/Organization	Office of Homeless Services (formerly Office of Supportive Housing)
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Other Government - County Other Government - Local Planning Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Annual Action Plan and Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
50	Agency/Group/Organization	Homeless Advocacy Project
	Agency/Group/Organization Type	Services - Homeless Legal Services
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

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

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

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

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

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

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

72	Agency/Group/Organization	Women of Excellence
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction
73	Agency/Group/Organization	Youth Service, Inc./ Youth Emergency Service
	Agency/Group/Organization Type	Housing Emergency Shelter for Youth
	What section of the Plan was addressed by Consultation?	Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See Introduction

Agency Types not consulted and rationale for not consulting

DHCD did not purposefully omit any agency type from the consultation process.

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

Table 3– Other Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Assessment of Fair Housing	City of Philadelphia, DHCD and Philadelphia Housing Authority	Many of the AFH goals and strategies will inform the five year <i>Consolidated Plan</i>
Continuum of Care	City of Philadelphia - Office of Homeless Services	Philadelphia CoC works to coordinate and implement a system that prevents and eradicates homelessness throughout Philadelphia, Pennsylvania. It is a broad-based coalition of mostly nonprofit homeless housing and service providers, consumers, advocates, city, state and federal governmental representatives, and community stakeholders, who all work collaboratively to shape citywide planning and decision-making. With the support of the Office of Homeless Services' efforts to provide leadership, coordination, planning and mobilization of resources to make homelessness rare, brief and non-recurring for the City of Philadelphia, the CoC is working to align with HUD priorities of having a systemic response to homelessness that uses a Housing First approach. This approach, based on the assessment of individual housing needs and the lightest touch intervention, overlaps with the <i>Consolidated Plan</i> goal of expanding opportunities for those facing homelessness.
HIV Housing Advisory Committee	City of Philadelphia - DHCD	DHCD conducts bi-monthly HIV/AIDS Housing Advisory Committee Meetings to report on current housing issues, housing needs and unmet needs, and others issues related to Housing For Persons Living With AIDS (HOPWA).

AP-15 Expected Resources

Introduction

DHCD anticipates receiving federal, state and program income budgetary resources during 2017-18, including Section 108 loans for economic development. DHCD will also receive funds from the Philadelphia Housing Trust Fund, the Commonwealth of Pennsylvania's Keystone Communities Program and the Choice Neighborhoods Implementation Grant.

Table 4 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available			
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$
CDBG	public - federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	38,807,206	8,921,000	1,750,000	49,478,206
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant-Based Rental Assistance	8,429,058	0	0	8,429,058
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Supportive services Tenant-Based Rental Assistance	7,300,870	0	0	7,300,870
ESG	public - federal	Financial Assistance Overnight shelter Rapid Re-housing (rental assistance) Rental Assistance Services	3,514,942	0	0	3,514,942

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

DHCD anticipates using federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credits program; PHFA's PennHOMES program; and private mortgage lending.

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

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

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



Anticipated Budgetary Resources

DHCD anticipates receiving federal, state and program income budgetary resources during 2017-18, including Section 108 loans for economic development. In addition, DHCD anticipates using these federal funds to leverage additional resources for housing activities from a variety of sources including: the Pennsylvania Housing Finance Agency's (PHFA) Low-Income Housing Tax Credits program; PHFA's PennHOMES program; and private mortgage lending. DHCD will also receive funds from the Philadelphia Housing Trust Fund and the Commonwealth of Pennsylvania's Keystone Communities program.

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/Women/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 DHCD to be used as the required HOME match. Private foundation, state and other contributions to HOME-funded developments provide additional match.

Federal HOPWA Funds

The Housing Opportunities for Persons With AIDS (HOPWA) program 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 Delaware and Philadelphia Counties, and administers the contracts for the Bensalem region, which includes Bucks, Chester and Montgomery 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 have long supported the City's ability to provide contracted emergency shelter and services to more than 15,000 individuals annually; support the City's Rapid Re-housing activities; and provide resources to support the Homeless Management Information System (HMIS) as well as data collection and analysis.

In 2017-18, funding will continue to support emergency shelter operations rapid re-housing activities, and the HMIS, but will also support homelessness prevention. The allocation for 2017-18 activity is below.

Activity	Allocation
Emergency Shelter	\$1,603,290
Rapid Re-housing	\$1,145,879
Data Collection/HMIS	\$224,015
Prevention	\$400,000
Administration	\$141,758
Total	\$3,514,942

HUD requires that the City apply for ESG funds through the *Consolidated Plan*. In 2017-18, DHCD will continue to assign the administration of these funds under a Memorandum of Understanding with the City's Office of Homeless Services.

In addition to the federal allocation of ESG funding that is awarded to Philadelphia County, the City is also afforded an annual opportunity to compete for ESG funding that is awarded to the Commonwealth and administered by the Department of Community and Economic Development. Homeless Services serves as the local applicant for those funds. In 2016-17, the State awarded Homeless Services a \$320,000 grant to be used for rental assistance for a minimum of 30 households: 15 families and 15 chronically homeless households.

■ ESG Matching Requirements

Matching funds are provided by City General Fund dollars.

Federal McKinney Continuum of Care Grant

Beginning in 1998, federal McKinney Continuum of Care (CoC) Funds have been awarded annually to Philadelphia through a national competition. The City of Philadelphia serves as the Collaborative Applicant for the Philadelphia Continuum of Care and submits a Consolidated Application on behalf of local nonprofit homeless service organizations. In 2017-18, Philadelphia anticipates receiving approximately \$32.5 million in CoC Program renewal funds to support projects supporting safe haven services, rapid re-housing, transitional and permanent supportive housing, the Homeless Management Information System (HMIS), and CoC Planning. These funds are utilized for activities related to capital costs, leasing, rental assistance, supportive services, operating costs, HMIS, and administrative expenses.

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

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

City Bond Financing

City Bond Financing supports business loan programs and other activities.

Philadelphia Housing Trust Fund

In order to provide more resources for affordable housing programs, in 2005 the City established the Philadelphia Housing Trust Fund (HTF). 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 of AMI. The HTF also addresses a variety of housing needs with at least half of its funds producing new or substantially rehabilitated homes and the rest supporting housing preservation, home repair and homelessness prevention. An Oversight Board appointed by the Mayor and comprised of public officials and community representatives recommends policies, proposes how funds should be allocated and monitors implementation of the HTF. DHCD reviews the HTF Oversight Board's recommendations and the specific allocations from the HTF are included in the *Consolidated Plan*.

The HTF is expected to raise approximately \$11 million in 2017-18.

Commonwealth of Pennsylvania Funds

Philadelphia will apply for funding in 2017-18 through the DCED Keystone Communities program. Keystone Communities funding includes support for adaptive modifications, façade improvements, commercial corridor support and other programs.

The City also anticipates funding from the Commonwealth for the Weatherization Assistance Program, although exact 2017-18 funding amounts will not be known until a budget for the state fiscal year beginning July 1, 2017, is passed.

PHFA Financing, Low-Income Housing Tax Credits

The Pennsylvania Housing Finance Agency (PHFA) finances the creation of affordable rental housing. PHFA allocates federal Low-Income Housing Tax Credits (LIHTC) to generate private investment equity for rental ventures. Applications for LIHTC are competitive.

PHFA provides mortgages for homebuyers. In addition, PHFA can exercise its authority to provide volume-cap allocations for bond financing to the Philadelphia Redevelopment Authority.

Section 108 Loan Program

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

In 2017-18 no Section 108 loans will be sought for housing development activities or economic development activities. The 2017-18 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.

The Section 108 financing made available in the past produced substantial benefits for Philadelphia neighborhoods. In the past, the City used the Section 108 Loan Program to provide debt financing for economic development ventures and to support specific affordable housing ventures. Economic development funding was encumbered to DHCD and administered by DHCD, the Commerce Department, or PIDC. The economic development loans were used to support an array of development needs, including acquisition, site preparation, construction, reconstruction, machinery and equipment acquisition, infrastructure improvements and related project costs. Economic development projects funded through the Section 108 Loan Program include Edison Square (701 W. Lehigh), Bakers Centre Shopping Plaza (3413 Fox Street), and the Grays Ferry Education and Wellness Center (1325 S. 33rd St.).

PHA Housing Choice Voucher Program

One of the largest sources of federal funds available for housing and community development in the City of Philadelphia is the Housing Choice Voucher Program (HCV) operated by the Philadelphia Housing Authority (PHA). The HCV budget frequently totals more than \$150 million. Because PHA is one of the Moving to Work (MTW) public housing authorities, PHA is able to use some funds from the HCV for other purposes, such as building new affordable housing, and providing training for low-income clients to help them up and out of subsidized housing, as well as for the traditional Housing Choice Voucher rental assistance program. In October 2008, PHA's MTW status was extended for another 10 years.

Interim Construction Assistance

The *Consolidated Plan* authorizing ordinance 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, DHCD has received very limited resources from the City's General Fund, which is local tax dollars that support city services. In 2017-18 DHCD expects to use General Funds in support of vacant land management, settlement assistance, Tangled Title Fund and the Storefront Improvement Program. Homeless Services expects to receive approximately \$48 million in General Funds to support its homeless programs and activities in 2017-18.

Annual Operating Costs

The *2017-18 Action Plan* shows budget amounts for Annual Operating Costs of just over \$23 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.

Resource Comparison 2016-17 and 2017-18 (In Thousands)

	2016-17 Fiscal Year 2017		2017-18 Fiscal Year 2018		Increase (Decrease)	
Resources Part I a						
A. CDBG						
1. Entitlement	38,807		38,807		0	
2. Prior Years’ Reprogrammed Funds	1,522		1,315		(207)	
3. Reprogrammed - Economic Development	278		100		(178)	
4. Program Income						
DHCD	250		250		0	
PRA	800		660		(140)	
PIDC	7,871		7,258		(613)	
<i>Subtotal: CDBG</i>	49,528		48,390		(1,138)	
B. HOME						
1. Federal - Direct Allocation	8,429		8,429		0	
<i>Subtotal: HOME</i>	8,429		8,429		0	
C. Other Federal						
1. Emergency Solutions Grant	3,515		3,515		0	
2. Housing Opportunities for Persons With AIDS (HOPWA)	7,301		7,301		0	
3. HOPWA Prior Year’s Reprogrammed Funds	1,026		500		(526)	
4. American Recovery and Reinvestment Act NSP - Program Income	0		0		0	
<i>Subtotal: Other Federal</i>	11,842		11,316		(526)	
D. Commonwealth of Pennsylvania						
1. Keystone Communities Program						
(a) Neighborhood Development	300		300		0	
(b) Economic Development	275		225		(50)	
(c) Elm Street Program	100		100		0	
(d) Accessible Housing Program	300		300		0	
<i>Subtotal: Commonwealth of PA</i>	975		925		(50)	
<i>Subtotal: Resources Part I</i>	70,774		69,060		(1,714)	
Resources Part II a						
E. Other Resources						
1. Bond Proceeds (TNCA)	100		0		(100)	
2. Bond Proceeds (BSRP)	0		20,000		20,000	
3. City General Funds	3,338		3,830		492	
4. Small Business Loan Guarantee Pool (PIDC)	4,800		15,650		10,850	
5. Economic Development (Section 108 Loan)	20,000		5,000		(15,000)	
6. CDC Tax Credits	3,550		3,550		0	
7. Housing Trust Fund (HTF)	11,000		11,000		0	
HTF-Prior Years’ Reprogrammed Funds	0		0		0	
<i>Subtotal: Resources Part II</i>	42,788		59,030		16,242	
Grand Total Resources	113,562		128,090		14,528	

a Resources contained in PART I of the schedule are able to be accessed by the Division of Housing and Community Development by presenting an acceptable application to HUD, DPW and DCED. Resources in PART II are dependent upon the actions of other governmental units and may not be available in 2017-18.

Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

(in Thousands)		2016-17 - Fiscal Year 2017							2017-18 - Fiscal Year 2018								
		CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Affordable Housing Production																	
A. Affordable Rental Housing																	
1.	Neighborhood-Based Rental Production		4,092			4,779			8,871		4,092			4,779			8,871
2.	Development Financing for Homeless & Special-Needs Housing		1,500						1,500		1,500						1,500
Total: Affordable Housing Production		0	5,592	0	0	4,779	0	0	10,371	0	5,592	0	0	4,779	0	0	10,371
Housing Preservation																	
A. Housing Counseling																	
1.	Settlement Assistance Grants							100	100							100	100
2.	Housing Counseling & Foreclosure Prevention	5,144							5,144	5,144							5,144
3.	Vacancy Prevention Activities	160						30	190	160					30		190
4.	Earned Income Tax Credit (EITC)	48							48	48							48
Subtotal: Housing Counseling		5,352	0	0	0	0	0	130	5,482	5,352	0	0	0	0	130		5,482
B. Emergency Repairs, Preservation & Weatherization																	
1.	Heater Hotline - PHDC/ECA					1,000			1,000					1,000			1,000
2a.	Weatherization & Basic Systems Repair - Tier 2	10,385				551			10,936	10,385				551	20,000		30,936
2b.	Basic Sytems Repair - Targeted Preservation	559							559	559							559
3.	Utility Emergency Services Fund					1,070			1,070					1,070			1,070
4.	Energy Coordinating Agency	522							522	522							522
Subtotal: Emergency Repairs, Preservation & Weatherization		11,466	0	0	0	2,621	0	0	14,087	11,466	0	0	0	2,621	0	20,000	34,087
Total: Housing Preservation		16,818	0	0	0	2,621	0	130	19,569	16,818	0	0	0	2,621	0	20,130	39,569
Homeless & Special Needs Housing																	
A. Emergency Solutions Grant								3,515	3,515						3,515		3,515
B. Rental Assistance		108	2,033						2,141	108	2,033						2,141
C. HOPWA (including Rental Assistance)				8,114					8,114			7,588					7,588
D. Adaptive Modifications Program					300	1,355			1,655				300	1,355			1,655
E. Homelessness Prevention Program						595			595					595			595
Total: Homeless & Special-Needs Housing		108	2,033	8,114	300	1,950	0	3,515	16,020	108	2,033	7,588	300	1,950	0	3,515	15,494

Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

(in Thousands)	2016-17 - Fiscal Year 2017								2017-18 - Fiscal Year 2018							
	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Vacant Land Management																
A. Vacant Land Management	727	0	0	0	0	0	2,390	3,117	727						2,390	3,117
Total: Vacant Land Management	727	0	0	0	0	0	2,390	3,117	727	0	0	0	0	0	2,390	3,117
Community Economic Development																
A. Business Assistance																
1. Business Loan Programs	1,000						4,800	5,800	2,000						15,650	17,650
2. Section 108 Loan Program (PIDC)	1,600						20,000	21,600	1,600						5,000	6,600
3. Technical Assistance to Micro Businesses	850							850	950							950
4. Storefront Improvement Program & Targeted Block Façades							635	635							635	635
5. Business Attraction and Expansion	400							400	400							400
Subtotal: Business Assistance	3,850	0	0	0	0	0	25,435	29,285	4,950	0	0	0	0	0	21,285	26,235
B. Community-Based Organization Assistance																
1. PIDC Neighborhood Development Fund	2,000							2,000	1,000							1,000
2. Neighborhood Development Grants	696							696	845							845
3. Targeted Corridor Revitalization Mgt. Program	1,235							1,235	1,398							1,398
4. Keystone Communities Program/Main Street				275				275				225				225
5. Public Services for Commercial Corridors	412						283	695							675	675
6. Capacity-Building Assistance	100							100	100							100
7. CDC Tax Credits							3,550	3,550							3,550	3,550
Subtotal: Community-Based Organization Assistance	4,443	0	0	275	0	0	3,833	8,551	3,343	0	0	225	0	0	4,225	7,793
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	8,593	0	0	275	0	0	29,268	38,136	8,593	0	0	225	0	0	25,510	34,328

Budget Detail 2016-17 (FY 17) and 2017-18 (FY 18)

(in Thousands)		2016-17 - Fiscal Year 2017								2017-18 - Fiscal Year 2018							
		CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total	CDBG	HOME	HOPWA	State	HTF	ARRA	Other	Total
Community Planning & Capacity Building																	
A. Neighborhood Advisory Committees		1,440							1,440	1,440							1,440
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)					300				300				300				300
Total: Community Planning & Capacity Building		1,525	0	0	400	0	0	0	1,925	1,525	0	0	400	0	0	0	1,925
Section 108 Loan Principal & Interest Repayments																	
A. Year 25		1,203							1,203	0							0
Total: Section 108 Loan Principal & Interest Repayment		1,203	0	0	0	0	0	0	1,203	0	0	0	0	0	0	0	0
Annual Operating Costs																	
Total: Annual Operating Costs		20,554	804	213	0	1,650	0	0	23,221	20,619	804	213	0	1,650	0	0	23,286
Grand Total Program Activities		49,528	8,429	8,327	975	11,000	0	35,303	113,562	48,390	8,429	7,801	925	11,000	0	51,545	128,090
Resource Allocation		49,528	8,429	8,327	975	11,000	0	35,303	113,562	48,390	8,429	7,801	925	11,000	0	51,545	128,090

AP-20 Annual Goals and Objectives

DHCD will identify annual goals and objectives as part of the process to develop the Strategic Plan and will include them in the *2017-18 Proposed Consolidated Plan*.

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

AP-35 Projects

Introduction

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

Some of the initiatives to achieve those goals are targeted toward communities that meet CDBG eligibility guidelines in that their populations are at least 51 percent low- and moderate-income persons. The census tracts that meet that eligibility guideline are identified on the map on page 72. These 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 (see map page 84) are available to any household that meets income criteria. As depicted in the maps, these programs have benefited income-eligible households in every section of the city.

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

The City's projects, listed here individually, are in fact a holistic response to resident and neighborhood needs.

Table 5 – Projects

#	Project Name
1	Neighborhood-Based Rental Production
2	Development Financing for Homeless and Special-Needs Housing
3	Housing Counseling and Foreclosure Prevention
4	Vacancy Prevention Activities
5	Earned Income Tax Credit Program
6	Basic Systems Repair Program
7	Energy Coordinating Agency
8	Emergency Solutions Grant (ESG)
9	Rental Assistance/Homeless
10	HOPWA Program
11	Pennsylvania Horticultural Society (PHS) Vacant Land Management
12	Pennsylvania Horticultural Society (PHS) Philadelphia Green Program
13	Business Loan Programs
14	Section 108 Loan Program (PIDC)
15	Technical Assistance to Micro Businesses
16	Storefront Improvement Program and Targeted Block Façades
17	Targeted Neighborhood Business Attraction and Expansion
18	PIDC Neighborhood Development Fund
19	Neighborhood Development Grants
20	Targeted Corridor Revitalization Management Program (TCMP)
21	Public Services for Commercial Corridors
22	Capacity Building for CDCs
23	YouthBuild Philadelphia
24	Neighborhood Services
25	Community Design Collaborative
26	Philadelphia Association of CDCs (PACDC)
27	Utility Emergency Services Fund (UESF)
28	Adaptive Modifications Program
29	Homelessness Prevention Program

AP-38 Projects Summary

Table 6 – Project Summary Information

1	Project Name	Neighborhood-Based Rental Production
	Target Area	Philadelphia
	Goals Supported	Affordable Housing Production
	Needs Addressed	Rental Housing
	Funding	HOME: \$4,092,058 HTF: \$4,779,000
	Description	The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	420 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will fund affordable rental developments that will also use Low-Income Housing Tax Credits.



2	Project Name	Development Financing for Homeless and Special-Needs Housing
	Target Area	Philadelphia
	Goals Supported	Affordable Housing Production
	Needs Addressed	Homeless and Non-Homeless Special Needs
	Funding	HOME: \$1,500,000
	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	110 Low/Moderate Income
	Location Description	Citywide
	Planned Activities	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.



3	Project Name	Housing Counseling and Foreclosure Prevention
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: \$5,144,000
	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).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	11,250 very low-, low- to moderate-income households.
	Location Description	Citywide - see map on page 81.
	Planned Activities	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).



4	Project Name	Vacancy Prevention Activities
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: \$160,000 Other: \$30,000
	Description	<p>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).</p> <p>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).</p>
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50 very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	<p>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).</p> <p>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).</p>

5	Project Name	Earned Income Tax Credit Program
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: \$48,000
	Description	The City will support financial literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	650 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will support financial-literacy counseling to ensure that low-income families apply for and receive the federal Earned Income Tax Credit. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
6	Project Name	Basic Systems Repair Program/Targeted (BSRP)
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$10,944,206 HTF: \$551,000
	Description	The City will provide funding to correct systems emergencies and make code-related repairs to income-eligible homeowners who may receive up to \$18,000 worth of rehabilitation assistance to their homes.* * The average cost of repairs is \$10,000. Approximately 3,750 homeowners are on the BSRP waiting list.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	1,100 Housing Units occupied by very low-, low- to moderate-income households.
	Location Description	Citywide
	Planned Activities	The City will provide funding to correct systems emergencies and make code-related repairs to income-eligible homeowners who may receive up to \$18,000 worth of rehabilitation assistance to their homes.* * The average cost of repairs is \$10,000. Approximately 3,750 homeowners are on the BSRP waiting list.

7	Project Name	Energy Coordinating Agency
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability
	Needs Addressed	Public Services
	Funding	CDBG: \$522,000
	Description	The City will fund ECA to support 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).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide - see map on page 82.
	Planned Activities	The City will fund ECA to support 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).
8	Project Name	Emergency Solutions Grant (ESG)
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention - Housing Affordability Short Term Housing
	Needs Addressed	Homeless Housing
	Funding	ESG: \$3,514,942 Other: \$3,514,942
	Description	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for both homelessness prevention and Rapid Rehousing purposes, and HMIS data collection. The "Other" funding is the required match, to be provided with City General Funds.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	At least 1,100 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	ESG will be used to support emergency shelter operations, housing relocation and stabilization services for both homelessness prevention and Rapid Rehousing purposes, and HMIS data collection. The "Other" funding is the required match, to be provided with City General Funds.

9	Project Name	Rental Assistance/Homeless
	Target Area	Philadelphia
	Goals Supported	Rental Housing Assistance
	Needs Addressed	Special Needs Non-Homeless and Homeless Housing
	Funding	CDBG: \$108,000 HOME: \$2,033,000
	Description	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly rehouse households experiencing homelessness.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	At least 250 very low-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide rental assistance and security deposit assistance to homeless persons in order to rapidly rehouse households experiencing homelessness.
10	Project Name	HOPWA Program
	Target Area	Philadelphia
	Goals Supported	Rental Housing Assistance
	Needs Addressed	Non-Homeless Special Needs Housing
	Funding	HOPWA: \$8,326,870
	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. (These projects are listed individually below.)
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	700 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	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. (These projects are listed individually below.)

11	Project Name	Pennsylvania Horticultural Society (PHS)
	Target Area	Philadelphia
	Goals Supported	Vacant Land Management & Community Improvement
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$580,275 Other: \$2,390,000
	Description	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Garden Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low to moderate income residents.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	120,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PHS to plant trees, to improve and stabilize vacant and blighted land, and to make key physical improvements to Neighborhood Garden Trust land. This will result in the creation of new, or greatly improved green space for community benefit for low to moderate income residents.
12	Project Name	Pennsylvania Horticultural Society (PHS)
	Target Area	Philadelphia
	Goals Supported	Vacant Land Management and Community Improvement
	Needs Addressed	Nonprofit capacity building
	Funding	CDBG: \$146,725
	Description	PHS shall provide nonprofit capacity building services to selected nonprofits to support community-led projects that create sustainable public spaces in low- and moderate-income areas.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50,000 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	PHS shall provide nonprofit capacity building services to selected nonprofits to support community-led projects that create sustainable public spaces in low- and moderate-income areas.

13	Project Name	Business Loan Programs
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,000,000 Other: \$4,800,000
	Description	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	40 loans will be provided to businesses in very low-, low- to moderate-income areas.
	Location Description	Citywide
	Planned Activities	PIDC and other Philadelphia CDFIs will provide several business lending products, including Growth Loans, a low-interest, second-mortgage financing for business expansion in the City. At least 51 percent of the created and/or retained employment opportunities realized through these loans will be held by low- and moderate-income people. In addition, assisted business projects will retain and expand the retail base to provide goods and services to low- and moderate-income neighborhoods or assist in the prevention or elimination of slums or blight.

14	Project Name	Section 108 Loan Program (PIDC)
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,600,000 Other: \$5,000,000
	Description	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	PIDC will implement the City's Section 108 Loan Program, funded in prior years, to expand the capacity for commercial and industrial lending and to assist potential downtown development. Loans will be used to support an array of development needs, including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation, machinery and equipment acquisition, infrastructure improvements and related project costs. The goals of these loans will be to create or retain permanent jobs and to expand retail goods in the neighborhoods. In addition, the City may use CDBG funds to cover debt-service payments for the Section 108 program.

15	Project Name	Technical Assistance to Micro Businesses
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$950,000
	Description	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 businesses that provides goods and/or services in low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide managerial and technical assistance to retail or commercial firms that will provide goods and/or services to the City's low- and moderate-income neighborhoods, or owners who are low- to moderate-income or to businesses that create employment opportunities for low- and moderate-income people.

16	Project Name	Storefront Improvement Program and Targeted Block Façades
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Economic Development
	Funding	Other: \$635,000
	Description	The City will use City General 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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	200,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will use City General 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.



17	Project Name	Targeted Neighborhood Business Attraction and Expansion
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance Building and Corridor Improvement and Training
	Needs Addressed	Economic Development
	Funding	CDBG: \$400,000
	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 businesses that provide goods and services for low- and moderate-income people or that create new employment opportunities for low- and moderate-income people will benefit.
	Location Description	Citywide
	Planned Activities	The City will assist business attraction and expansion activities in 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.
18	Project Name	PIDC Neighborhood Development Fund
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$2,000,000
	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100,000 people living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City, through PIDC, will provide financial assistance to nonprofit businesses, CDCs or joint ventures of these entities. This program may fund activities to provide financial assistance to economic development projects that help stabilize and foster economic growth in distressed areas of the City.

19	Project Name	Neighborhood Development Grants
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$696,000
	Description	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. 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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50,000 people living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will support community-based economic development activities. Commerce will target appropriate investments to selected commercial centers based on their level of organization, existence of plans, feasibility, capacity of local CDCs or other neighborhood-based organizations and proximity to other public and private investments. 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.

20	Project Name	Targeted Corridor Revitalization Management Program (TCMP)
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,398,000
	Description	The City will undertake TCMP activities. The range of activities under TCMP will include, but not be limited to: 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).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will undertake TCMP activities. The range of activities under TCMP will include, but not be limited to: 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).

Commerce Department Program Allocations for 2017-18			
Organization	Public Services in Commercial Corridors	Targeted Corridor Management	Business Technical Assistance Program
ACHIEVEability	\$30,000	\$75,000	
African Cultural Alliance of North America (ACANA)	\$35,000	\$175,000	
Allegheny West Foundation (AWF)	\$30,000	\$75,000	
Called To Serve	\$30,000		
Diversified Community Services	\$25,000		
Enterprise Center CDC	\$50,000	\$87,500	\$125,000
Fairmount	\$30,000		
FINANTA			\$125,000
Frankford CDC	\$50,000	\$135,000	
Germantown United CDC		\$75,000	
HACE	\$50,000	\$125,000	
Impact CDC	\$50,000	\$75,000	
Korean Community Development Services Center	\$57,000	\$150,000	
New Kensington CDC	\$100,000	\$200,000	
Newbold CDC	\$25,000		
Nueva Esperanza Housing and Economic Development Corporation	\$35,000	\$75,000	
People's Emergency Center CDC	\$40,000	\$75,000	
Philadelphia Chinatown Development Corporation	\$56,000		
SCORE			\$75,000
Southwest CDC	\$35,000		
Tacony CDC		\$75,000	
Urban Affairs Coalition/Entrepreneur Works			\$125,000
Urban League of Philadelphia			\$50,000
Village of Arts and Humanities	\$33,000		
Welcoming Center for New Pennsylvanians (WCNP)			\$137,500
Women's Opportunity Resource Center (WORC)			\$100,000

21	Project Name	Public Services for Commercial Corridors
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Public Services
	Funding	Other: \$695,000
	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	600,000 persons living in very low-, low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	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.
22	Project Name	Capacity Building for CDCs
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Other (Economic Development)
	Funding	CDBG: \$100,000
	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5 businesses working in neighborhoods serving low- to moderate-income persons will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund capacity-building activities for CDCs working on neighborhood commercial corridors. Such activities may include, but will not be limited to, technical assistance with planning, organizational development, real estate development, financial resource enhancement, financial management and board and organizational development.



23	Project Name	YouthBuild Philadelphia
	Target Area	Philadelphia
	Goals Supported	Building and Corridor Improvement and Training
	Needs Addressed	Public Services
	Funding	CDBG: \$300,000
	Description	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	75 persons on very low-, low- to moderate-incomes will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide operating support for YouthBuild, which provides education and job-readiness training for high school dropouts. This public service activity was a new service or quantifiable increase in the level of an existing service prior to its initial year of CDBG funding in accordance with 24 CFR 570.201(e).

24	Project Name	Neighborhood Services
	Target Area	Philadelphia
	Goals Supported	Community Revitalization and Outreach
	Needs Addressed	Other (Community Development)
	Funding	CDBG: \$1,440,000
	Description	The City will fund the Neighborhood Advisory Committees (NAC) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	550,000 persons living in very low-, low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide - see map on page 83.
	Planned Activities	The City will fund the Neighborhood Advisory Committees (NACs) identified in the <i>Plan</i> to provide information and referral services, citizen participation and neighborhood planning.
25	Project Name	Community Design Collaborative
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Planning and Administrative Needs
	Funding	CDBG: \$50,000
	Description	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 neighborhood-based organizations serving low- to moderate-income neighborhoods will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund the Community Design Collaborative to assist neighborhood-based organizations with CDBG-funded architectural planning and design issues.

26	Project Name	Philadelphia Association of CDCs (PACDC)
	Target Area	Philadelphia
	Goals Supported	Loans, Grants and Technical Assistance
	Needs Addressed	Planning and Administrative Needs
	Funding	CDBG: \$35,000
	Description	The City will fund PACDC to provide technical assistance to at least 10 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 community development corporations serving low- to moderate-income areas will benefit.
	Location Description	Citywide
	Planned Activities	The City will fund PACDC to provide technical assistance to at least 10 CDBG-supported neighborhood-based organizations. These capacity-building activities will support CDCs' ability to advance their programs that will improve their communities.
27	Project Name	Utility Emergency Services Fund (UESF)
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention – Housing Affordability
	Needs Addressed	Utility Assistance
	Funding	HTF: \$1,070,000
	Description	The City will provide emergency grants to assist low-income families through UESF.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2,100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	The City will provide emergency grants to assist low-income families through UESF.

28	Project Name	Adaptive Modifications Program (AMP)
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention – Housing Affordability
	Needs Addressed	Special Needs Non-Homeless
	Funding	HTF: \$1,355,000 State: \$300,000
	Description	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities.* *The average cost of repairs is \$14,000. Approximately 470 people are on the AMP waiting list.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Owner-occupied and renter-occupied houses are made accessible for persons with disabilities.* *The average cost of repairs is \$14,000. Approximately 470 people are on the AMP waiting list.
29	Project Name	Homelessness Prevention Program
	Target Area	Philadelphia
	Goals Supported	Homelessness Prevention – Housing Affordability
	Needs Addressed	Homeless Housing
	Funding	HTF: \$595,000
	Description	Homeless Services will provide Housing Retention (homelessness prevention) services to individuals and families to assist them to maintain or move into stable, permanent housing.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	At least 100 very low-, low- to moderate-income households will benefit.
	Location Description	Citywide
	Planned Activities	Homeless Services will provide Housing Retention (homelessness prevention) services to individuals and families to assist them to maintain or move into stable, permanent housing. In 2017-18, these services will include rental assistance and utility assistance.

AP-50 Geographic Distribution

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

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

Seven of the nine housing developments expected to be under construction in 2017-18 (see map on page 78) are located in census tracts in which 80 percent or more of the households are low- or moderate-income (see map on page 73). Bringing investment and new housing stock to low-income communities is a strategy the City has used successfully in the Cecil B. Moore Homeownership Zone, Eastern North Philadelphia and other locations. Six of these developments will be in North Philadelphia, and seven will bring investment to Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs, see map on page 77).

The city supports both low-income and middle neighborhoods with community development corporations assistance through tax credits and investments in commercial corridors. Forty CDCs are taking advantage of the City's tax credit program in neighborhoods across the city (see map on page 79). Similarly the City is investing in commercial corridor management and public services in multiple neighborhoods of varying income levels (see map on page 80). Housing counseling agencies and neighborhood energy centers, while available to residents from anywhere in the city, have their offices in low-income communities, middle neighborhoods or Center City (see maps on pages 81 and 82). Neighborhood Advisory Committees (see map on page 83) provide services in low- and moderate-income census tracts (see map on page 73), some of which are also in RE/CAP areas. Home improvements and vacant land management are largely clustered in lower-income areas in North, West and South Philadelphia (see maps on pages 84 and 85). Of all the City's programs the benefits of foreclosure prevention are most broadly distributed across the city (see map on page 86).

In high-opportunity areas the City uses strategies such as density bonuses and land assemblage to leverage private sector investment to create affordable housing.

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

Table 7 - Geographic Distribution

Target Area	Percentage of Funds
Philadelphia	100

Rationale for the priorities for allocating investments geographically

As DHCD and the Philadelphia Housing Authority garnered public input for the Assessment of Fair Housing, one view became clear – people want to remain in their neighborhoods. Indeed, nearly 70 percent of respondents to the AFH survey answered ‘yes’ to the question of whether they would choose to continue to live in their neighborhood. There was little difference in responses between residents of low-opportunity areas and residents of high-opportunity areas.

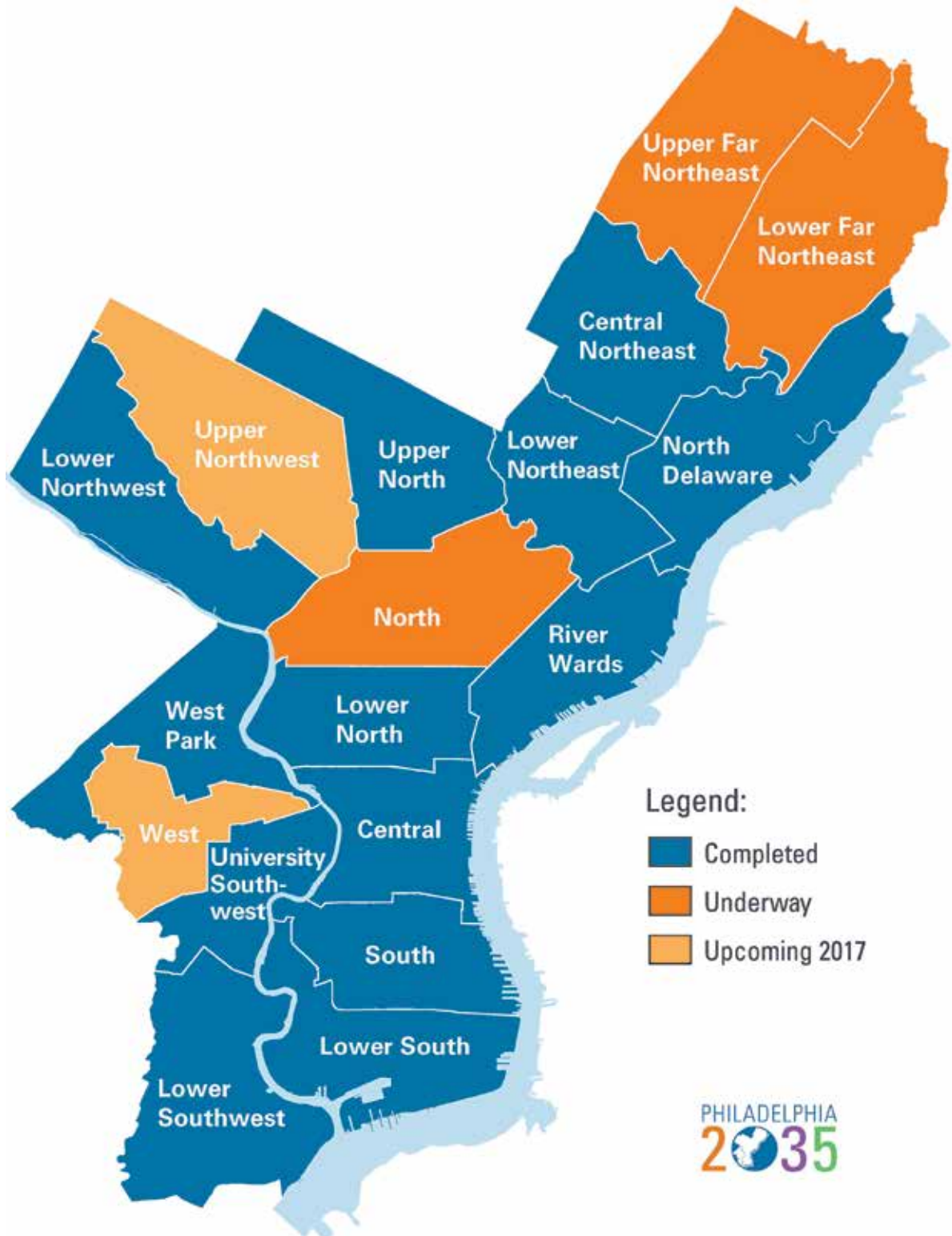
At the same time, the survey results, the AFH community focus groups and the stakeholder meetings all made clear the desire for improvement in Philadelphia’s struggling communities. Accordingly, Philadelphia’s housing and community development strategies seek to bring investment to low-opportunity areas and access to high-opportunity areas.

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

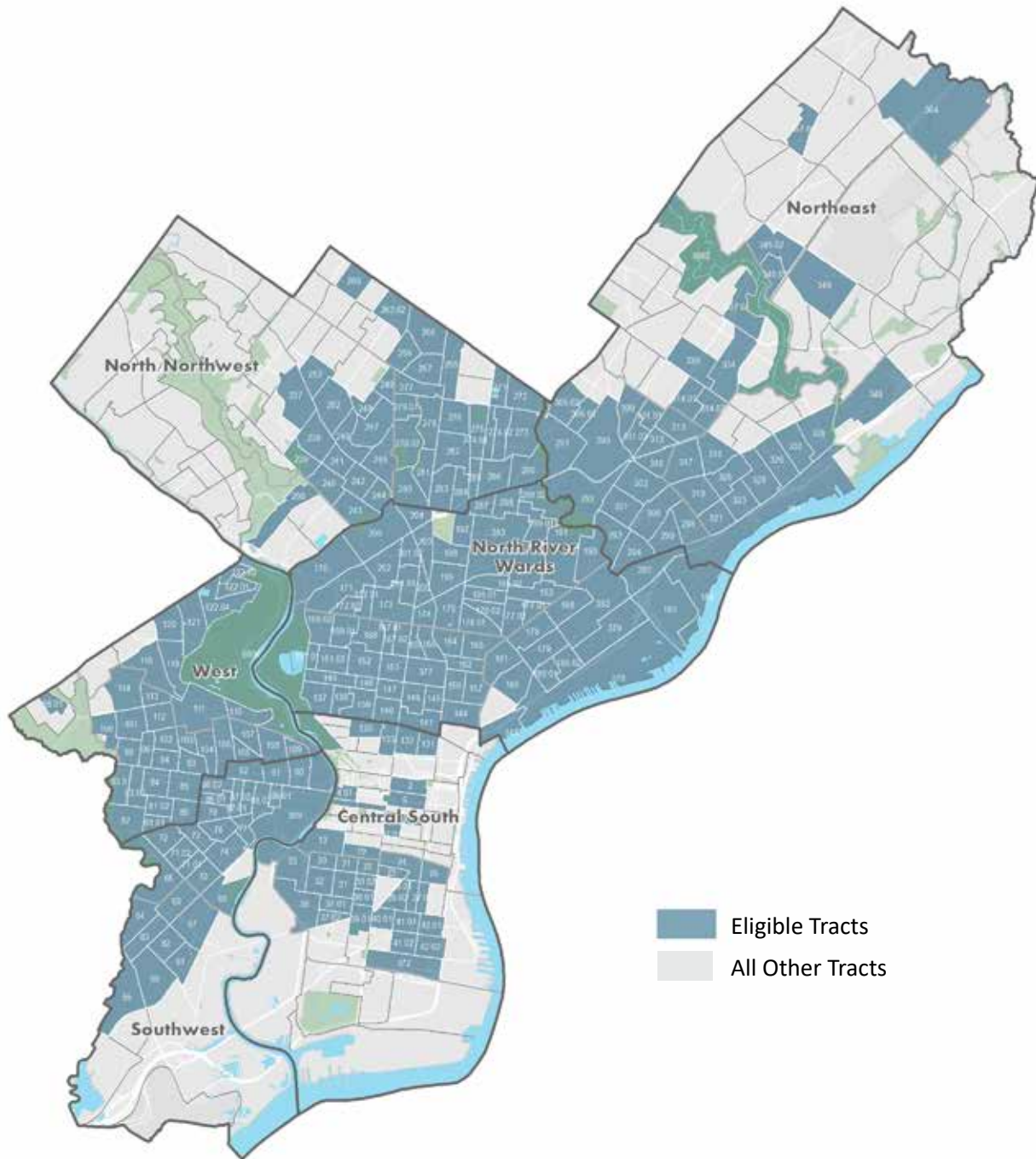
Site specific interventions such as home repair and vacant land management are necessarily tied to the conditions that warrant the activity. The map on page 84 shows that home improvements are linked to the age of the housing stock. Similarly, the map on page 85 demonstrates that vacant land management is tied to the amount of vacant land in a neighborhood.

The availability of land is much more limited in high-opportunity neighborhoods, and therefore the City seeks to take advantage of private investment to support affordable housing in those locations. Density bonuses have led to affordable housing currently under construction in Old City (median census tract income of \$92,207) and planned in Rittenhouse Square (median census tract income of \$51,842). A payment into the Housing Trust Fund by a development on the Delaware River waterfront (median census tract income of \$101,984) will support affordable housing in high-opportunity neighborhoods. Combining a social impact component in a Request for Proposals with project financing will produce 60 affordable units in a 220-unit mixed-use development near Market East, a rapidly growing section of Center City.

Philadelphia2035 Planning Districts and District Plan Timeline Schedule

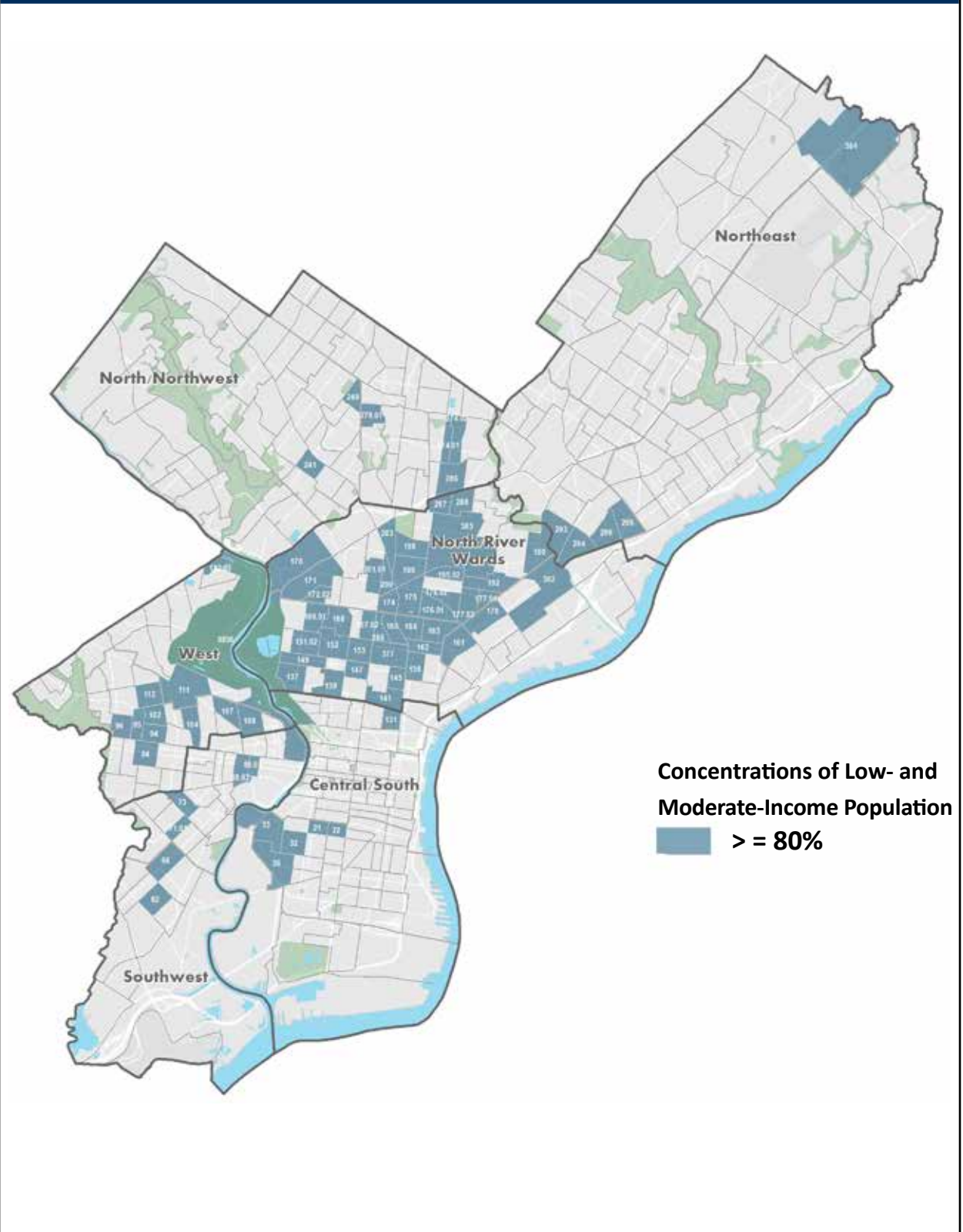


Eligible Census Tracts¹

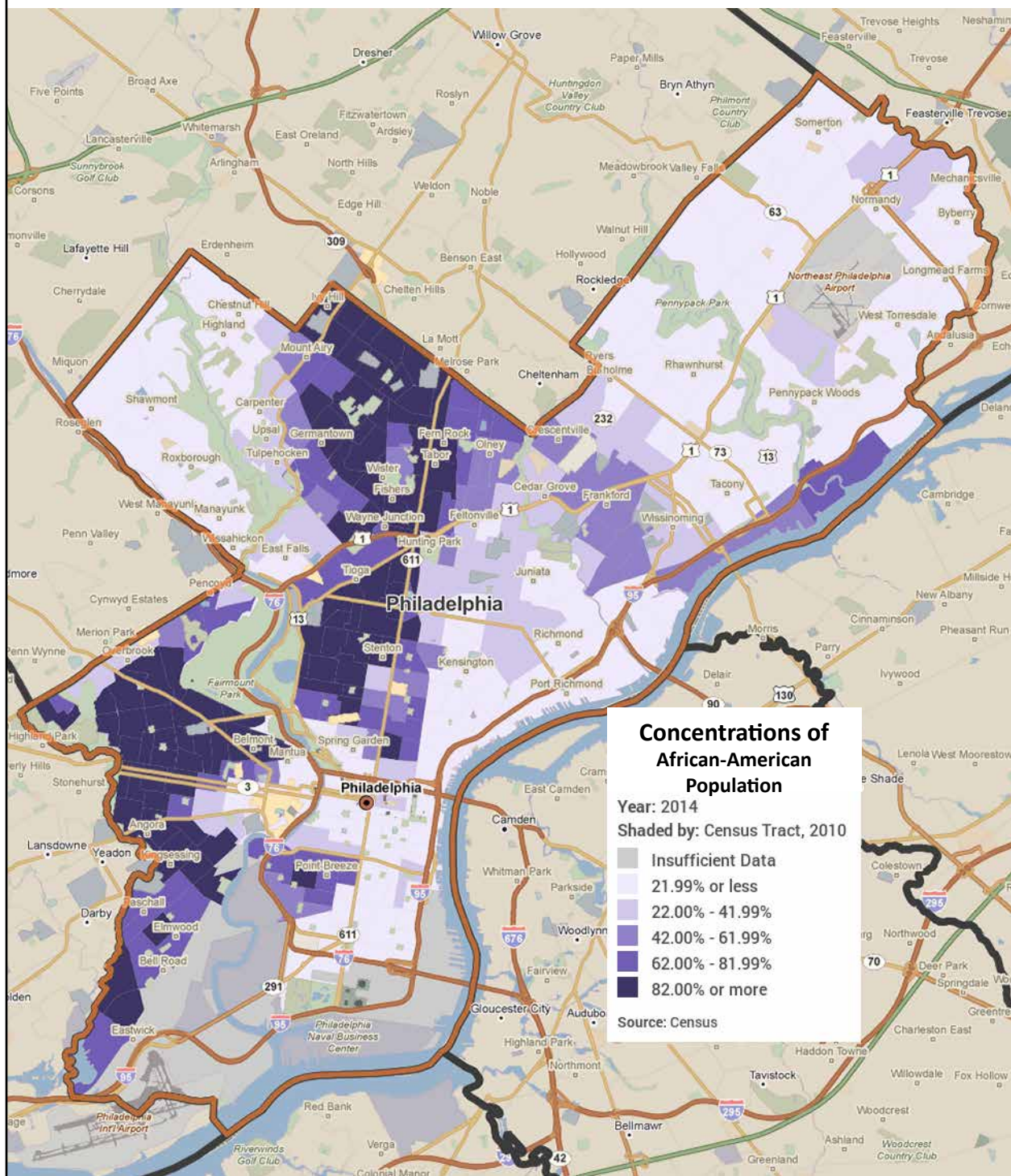


¹ The census tract map is based on data and census tract boundaries from the 2010 Census.

Concentrations of Low- and Moderate-Income Population: 2010 Census Tracts

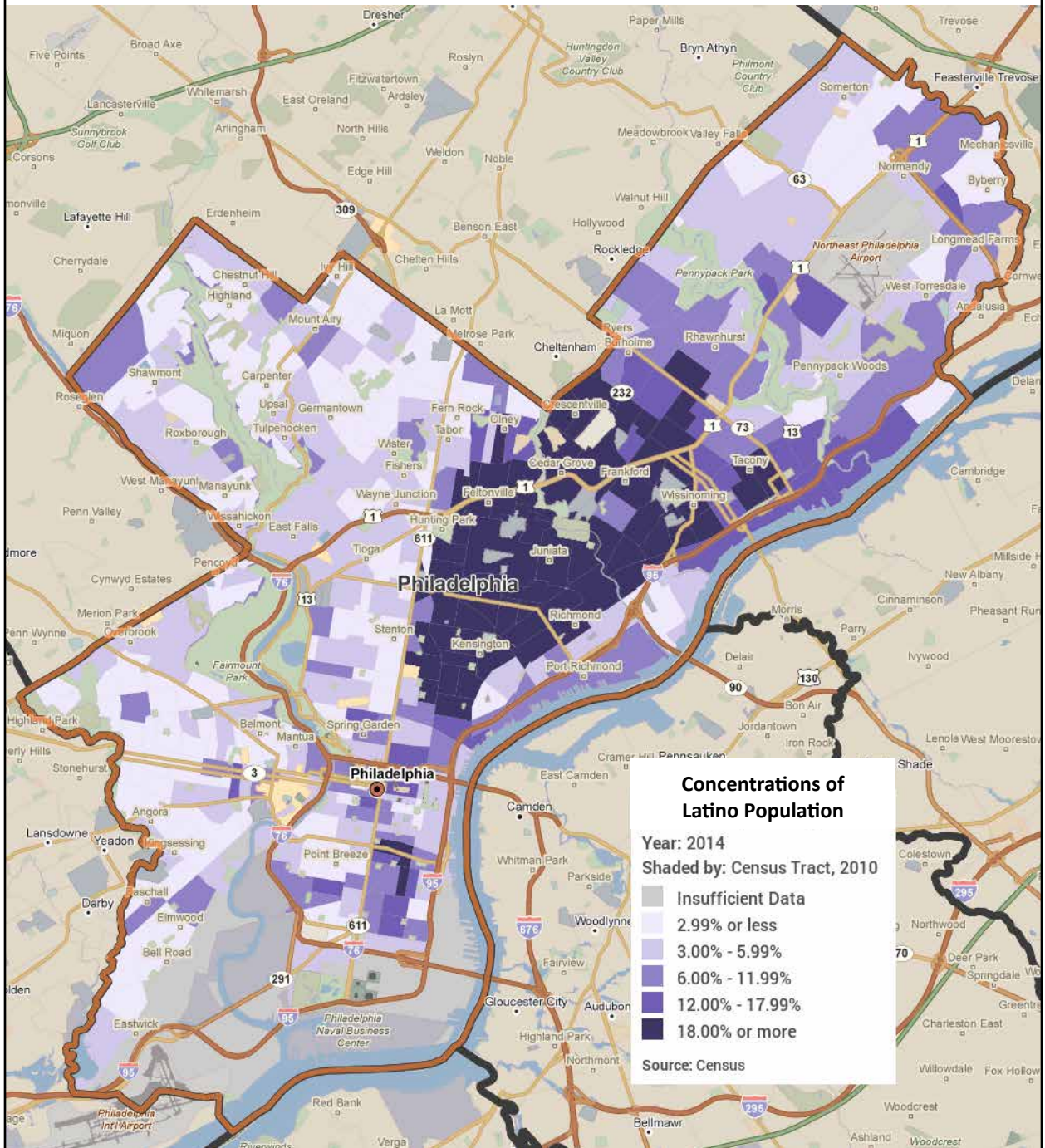


Concentrations of Population by Race and Ethnicity African-Americans: 2010 Census Tracts

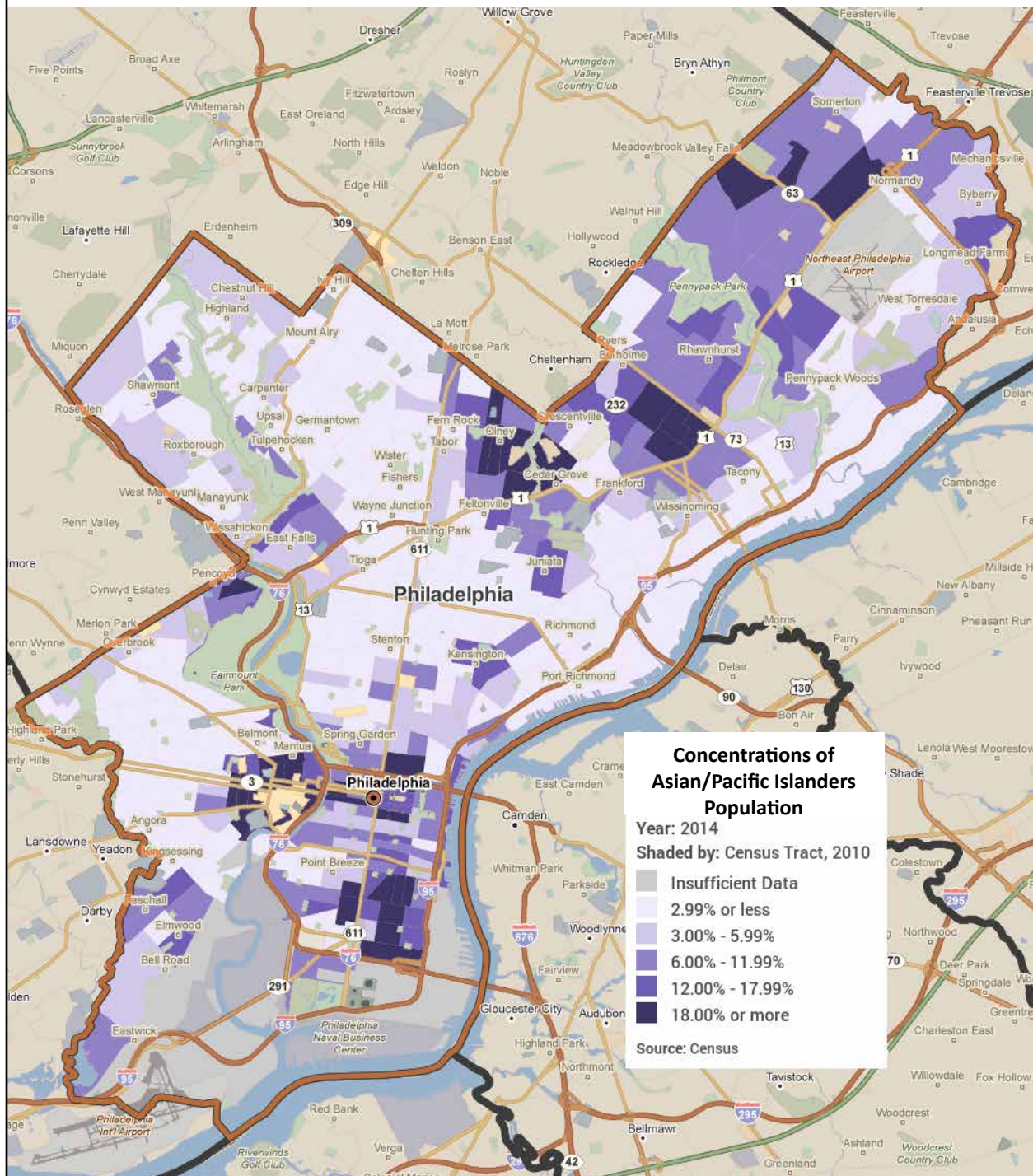


Concentrations of Population by Race and Ethnicity

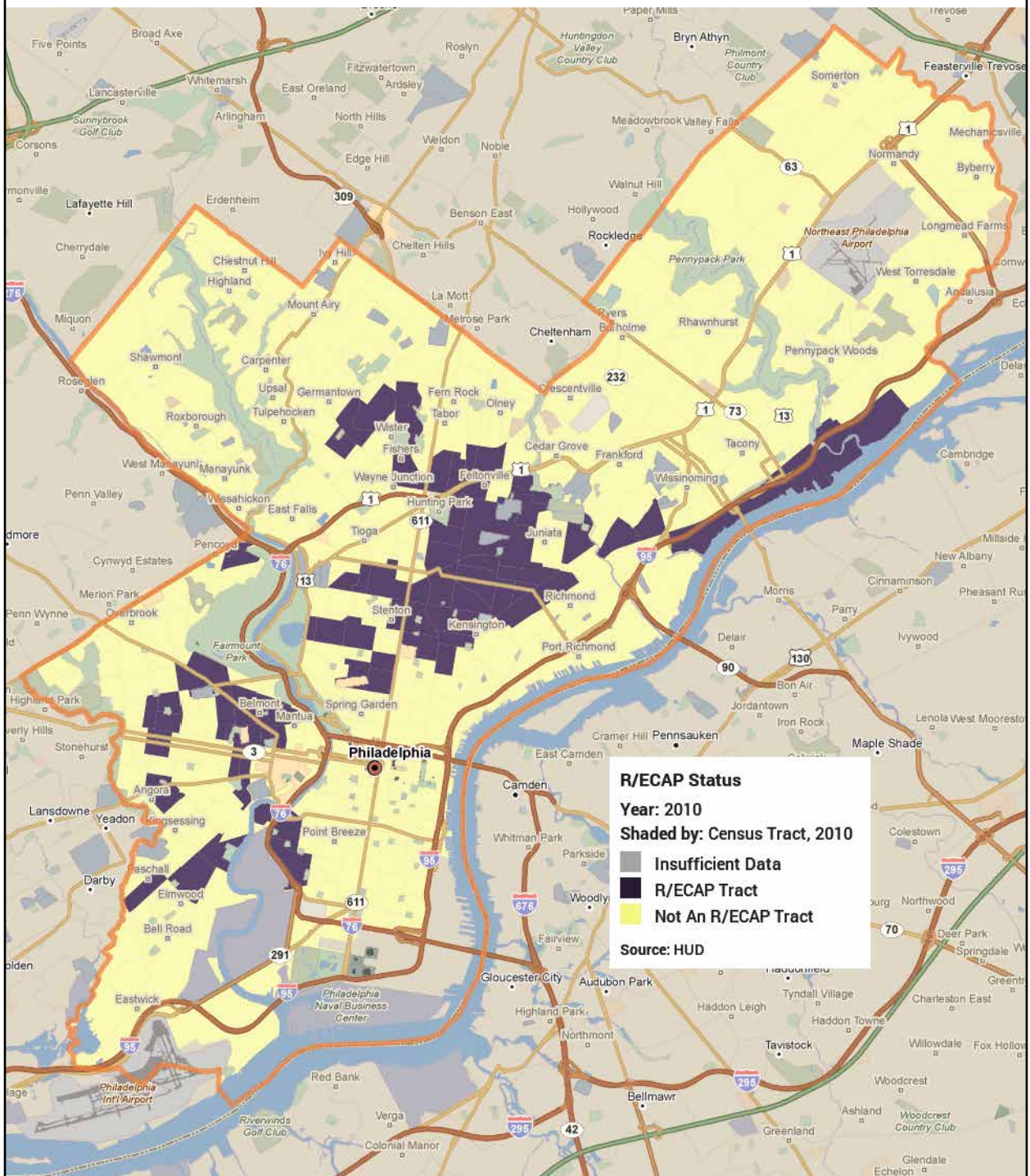
Latinos: 2010 Census Tracts



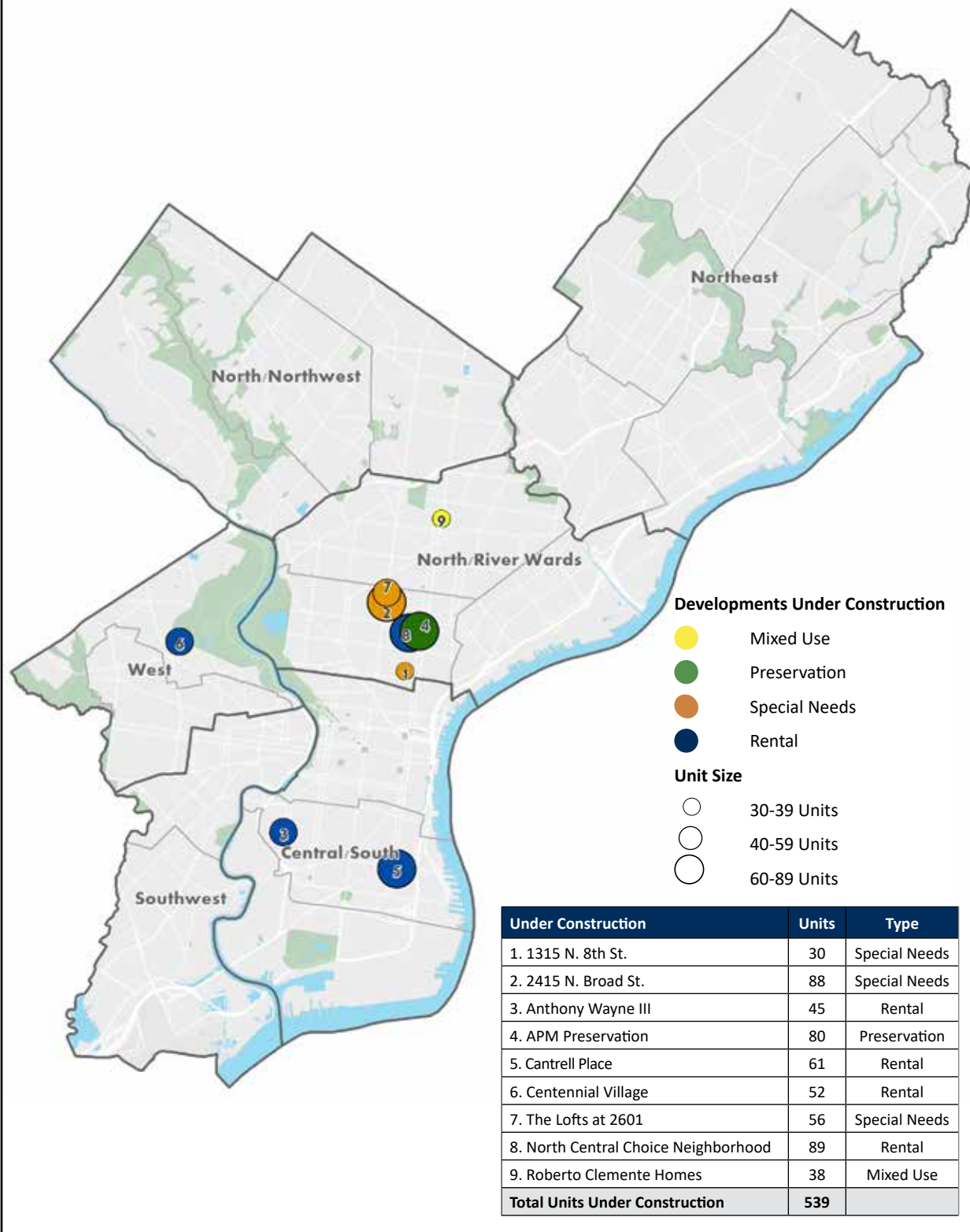
Concentrations of Population by Race and Ethnicity Asian/Pacific Islanders: 2010 Census Tracts



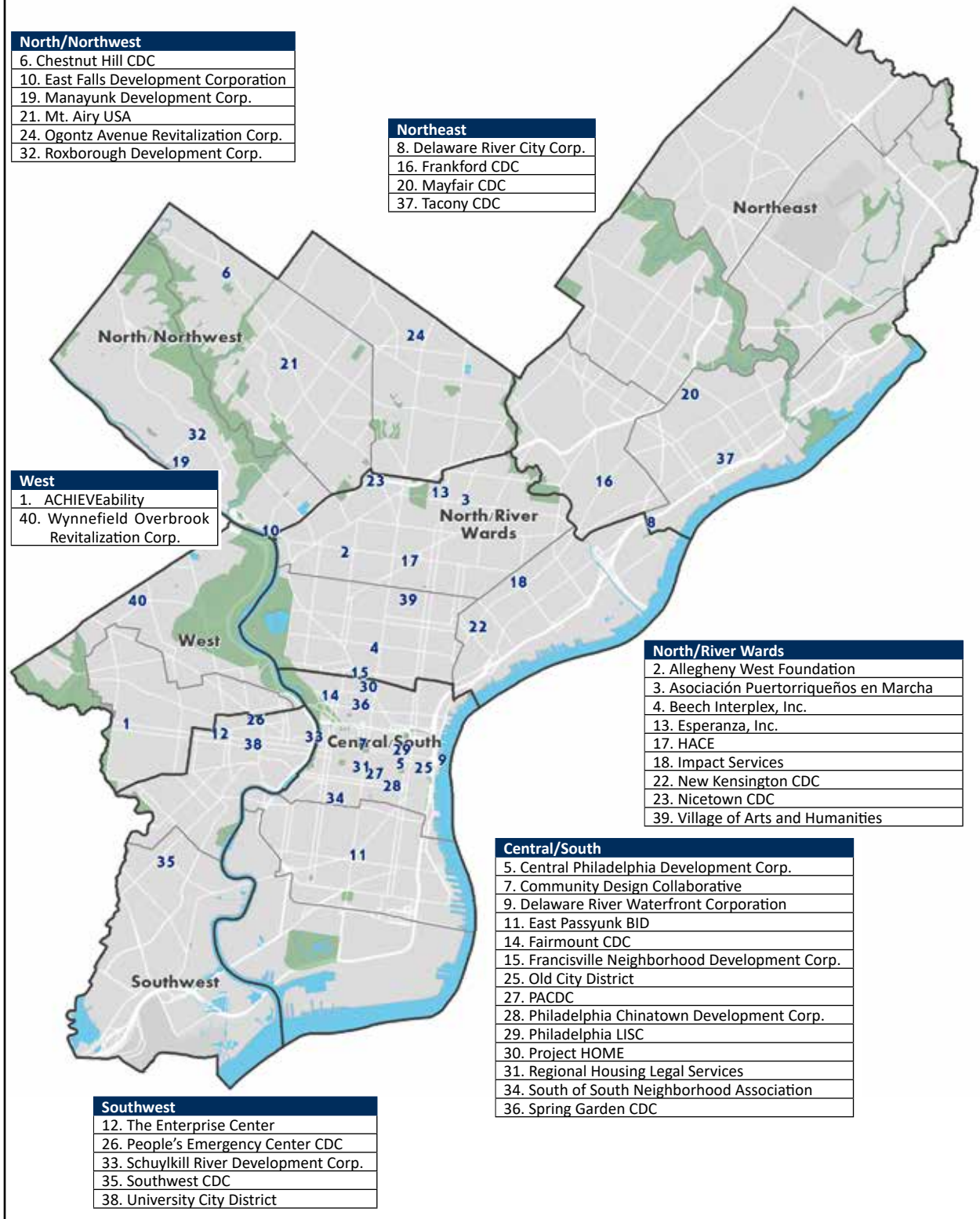
Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) 2010



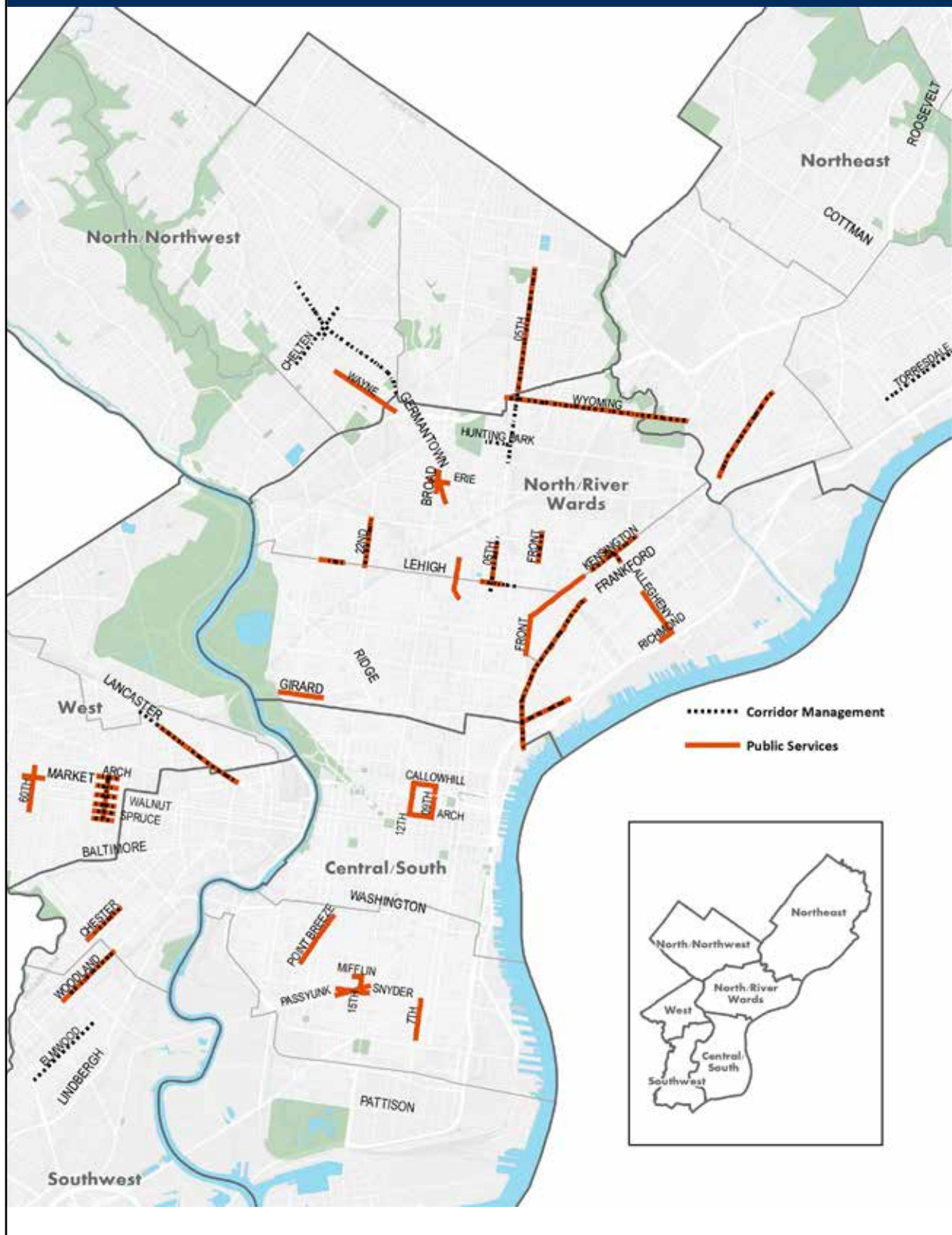
Housing Production 2017-18 (FY 2018)



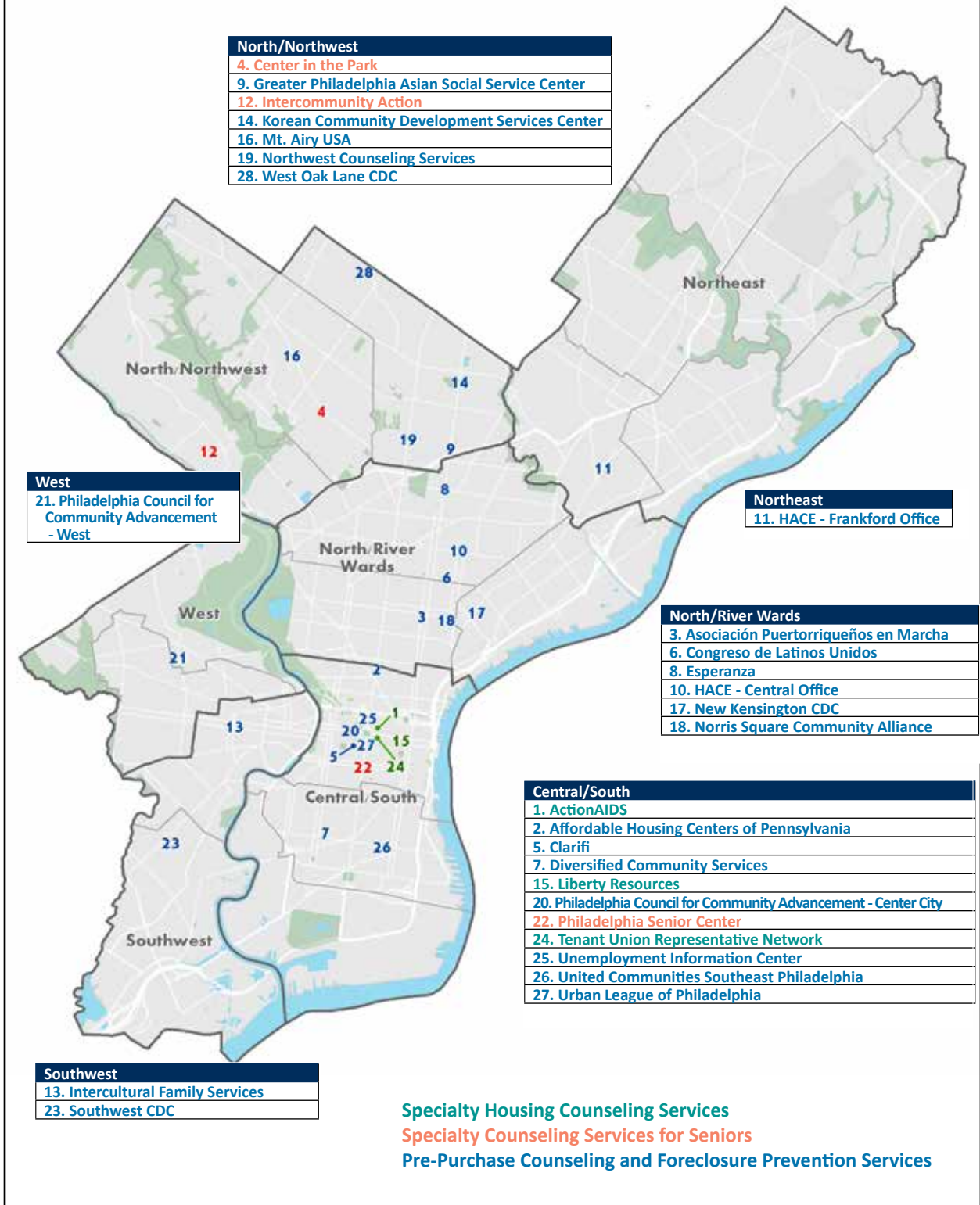
Philadelphia CDC Business Tax Credit Program Recipient Agencies 2017



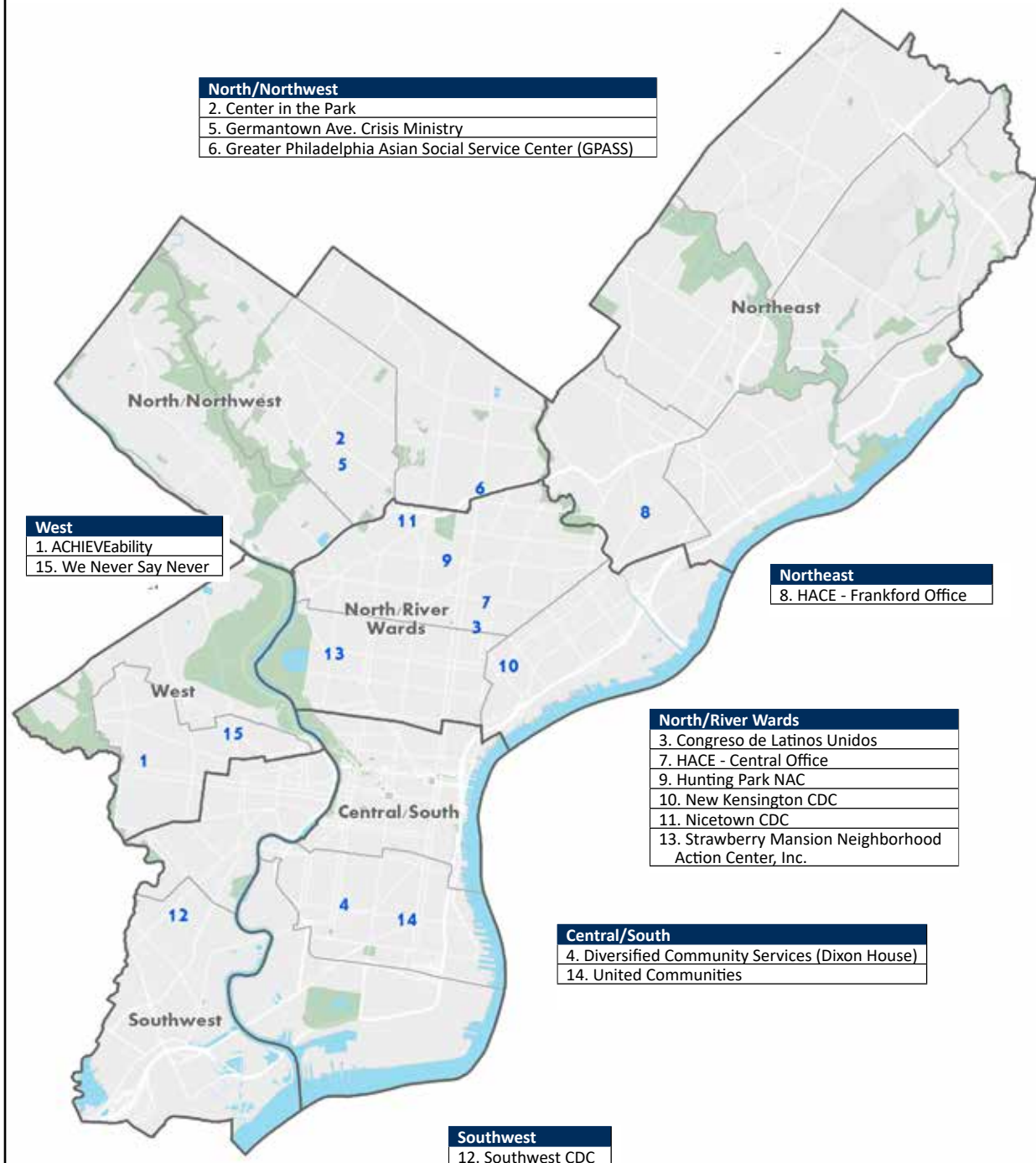
Targeted Corridor Management and Public Services



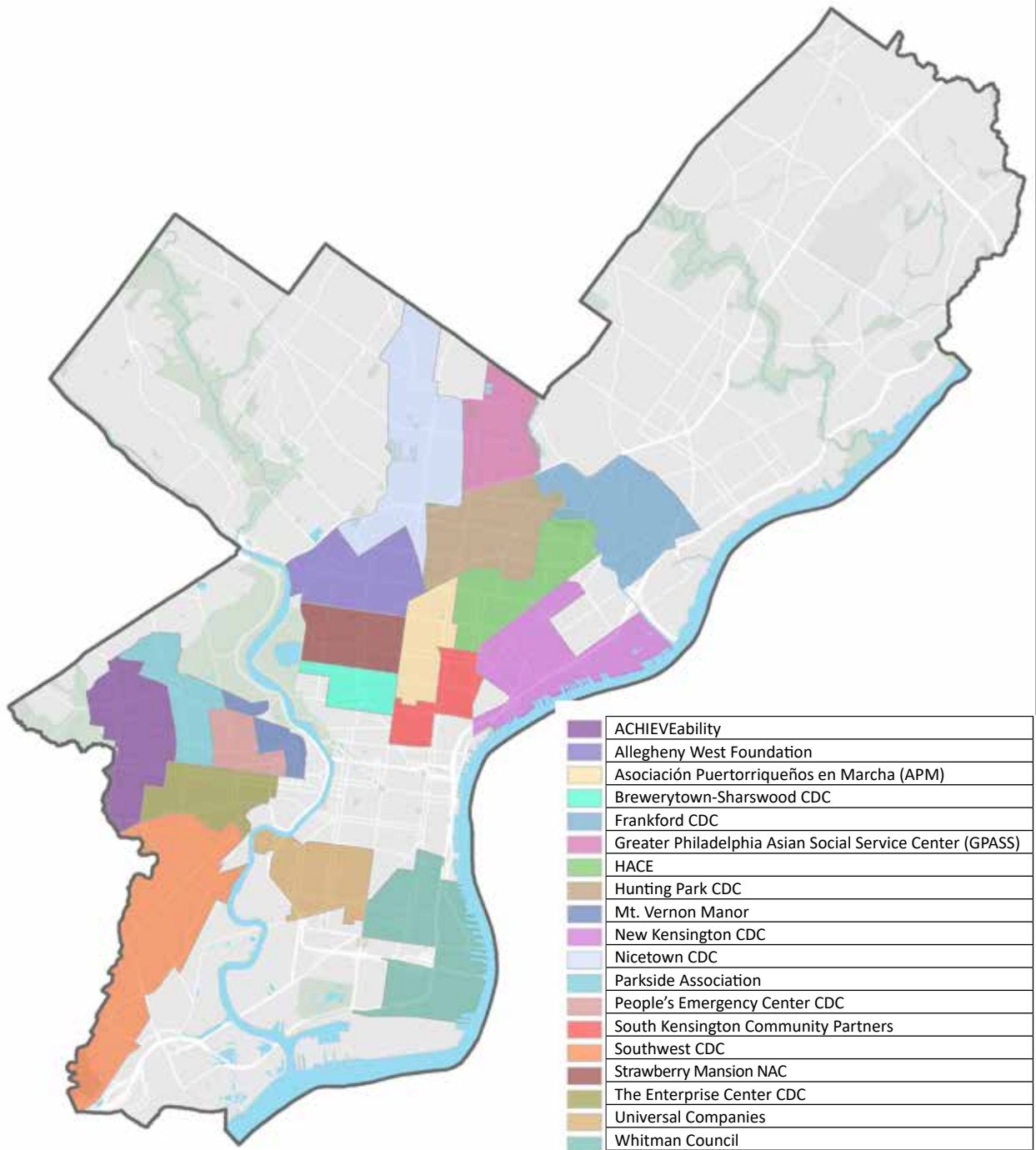
Housing Counseling Agencies Serving Philadelphia



Neighborhood Energy Centers Serving Philadelphia

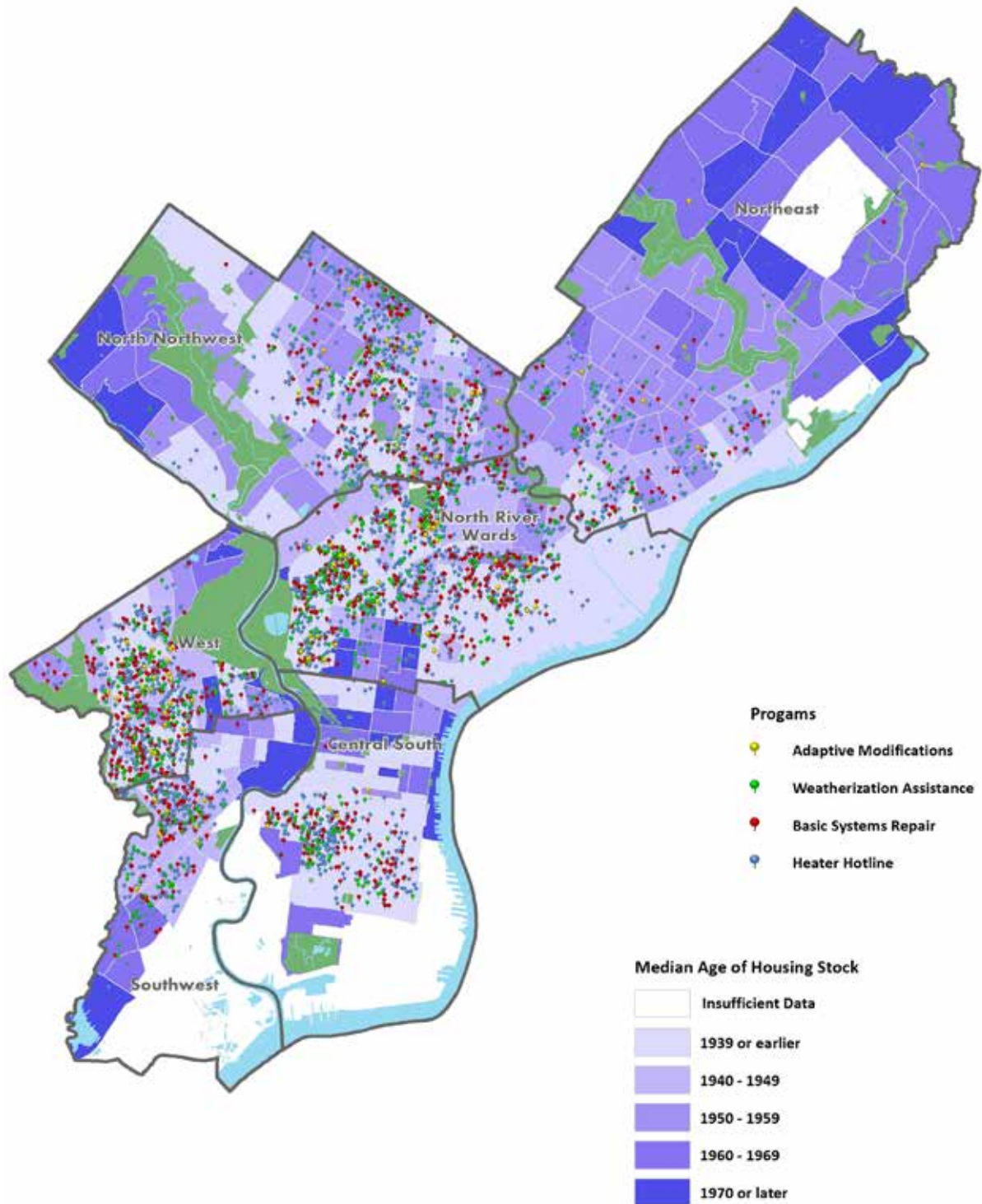


Neighborhood Advisory Committees (NACs): Service Areas²



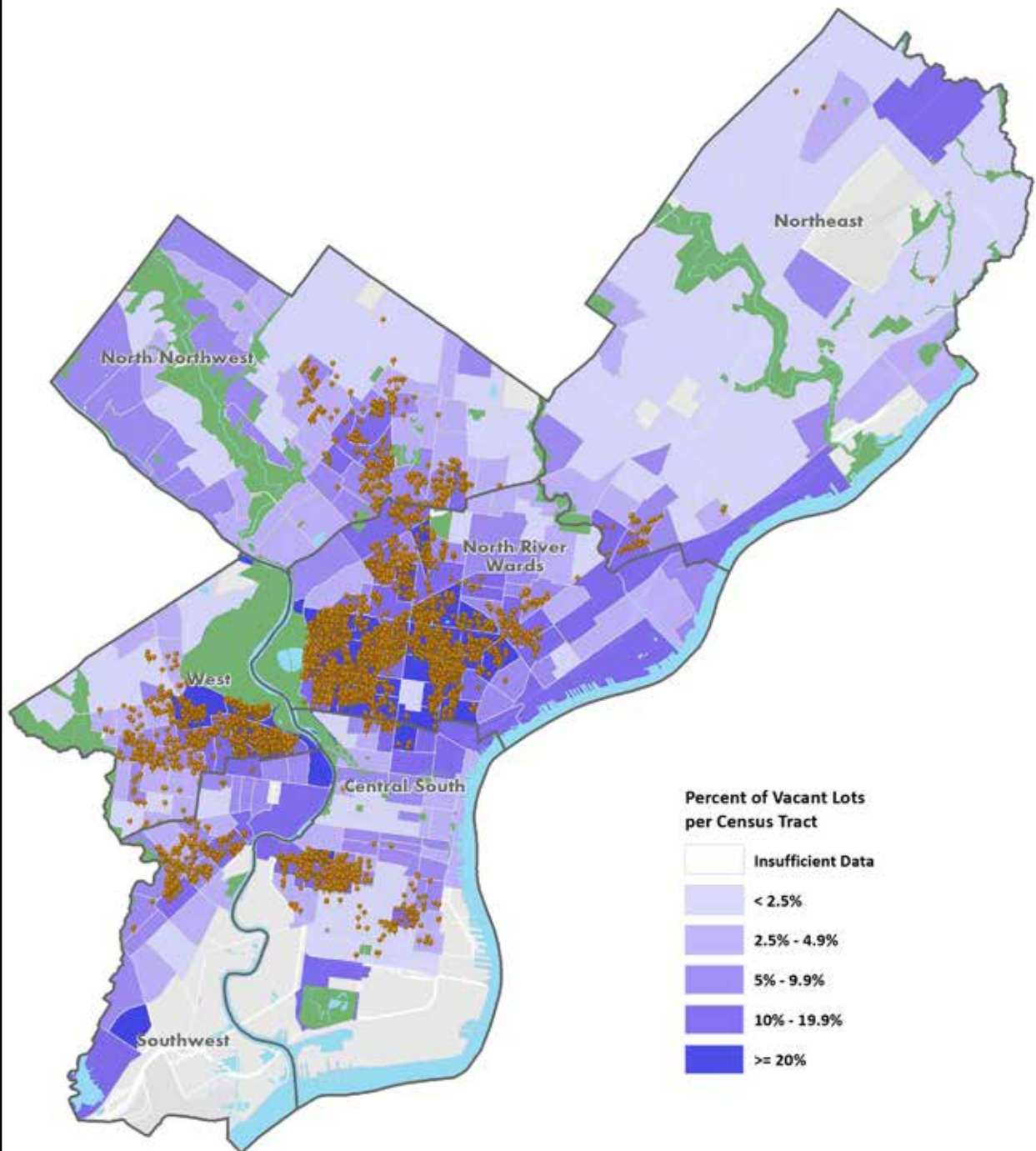
¹ Eligible service areas must contain at least 51 percent low- or moderate-income residents, based on census data provided to the City by HUD.

Home Improvements Made in FY 2016

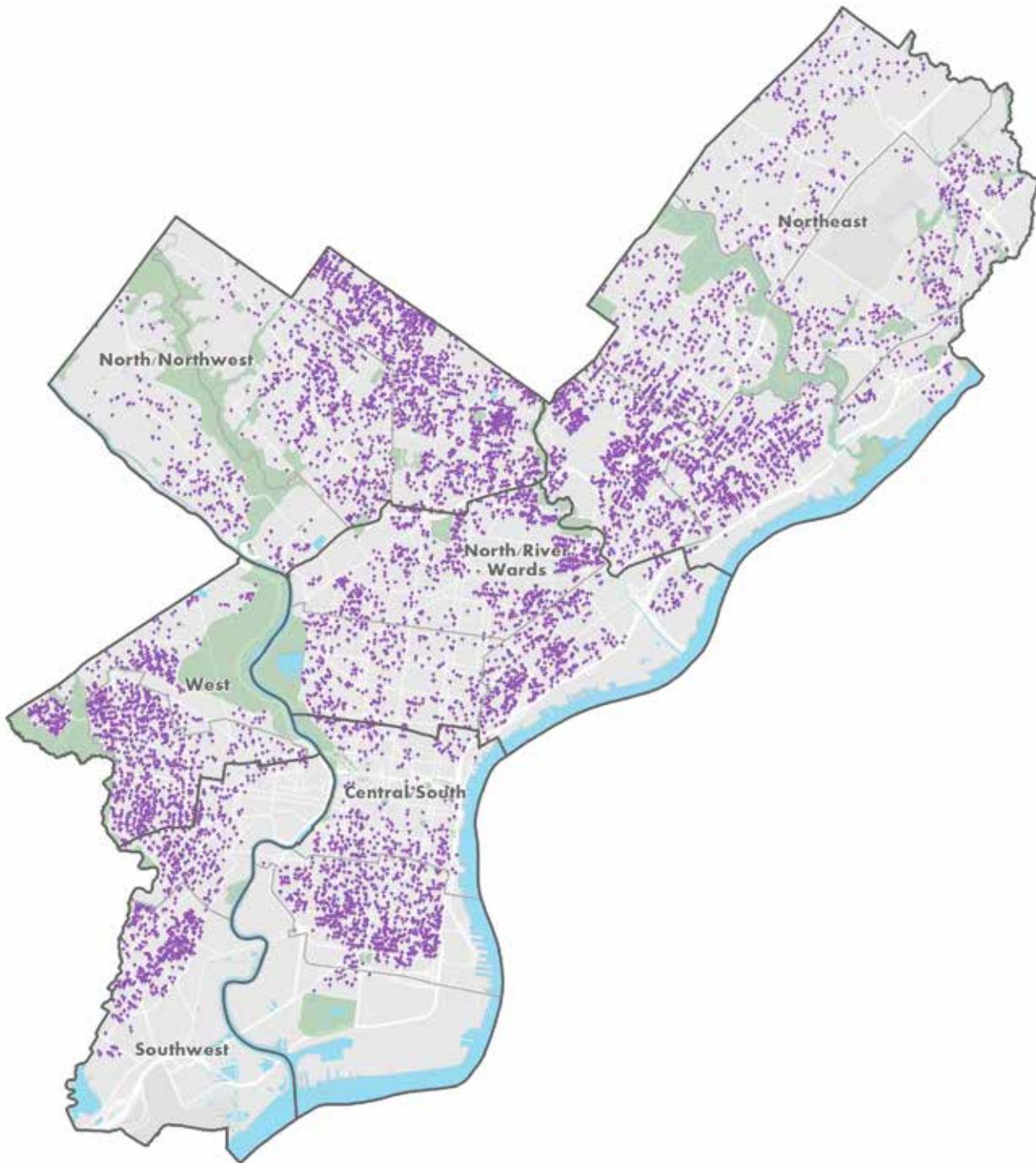


(Source: 2011-15 ACS by Census Tract)

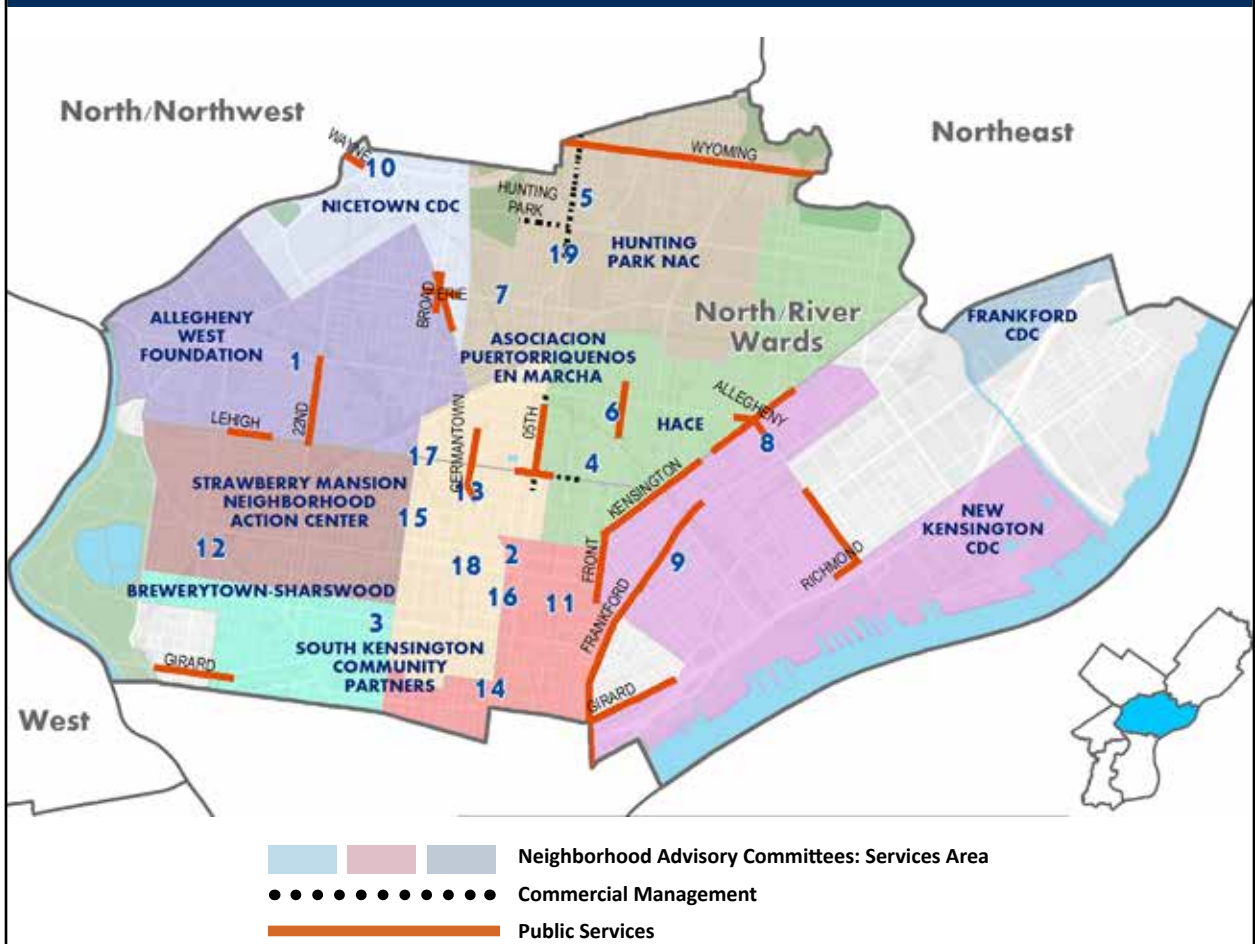
Land Care Parcels Managed by the Pennsylvania Horticultural Society



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



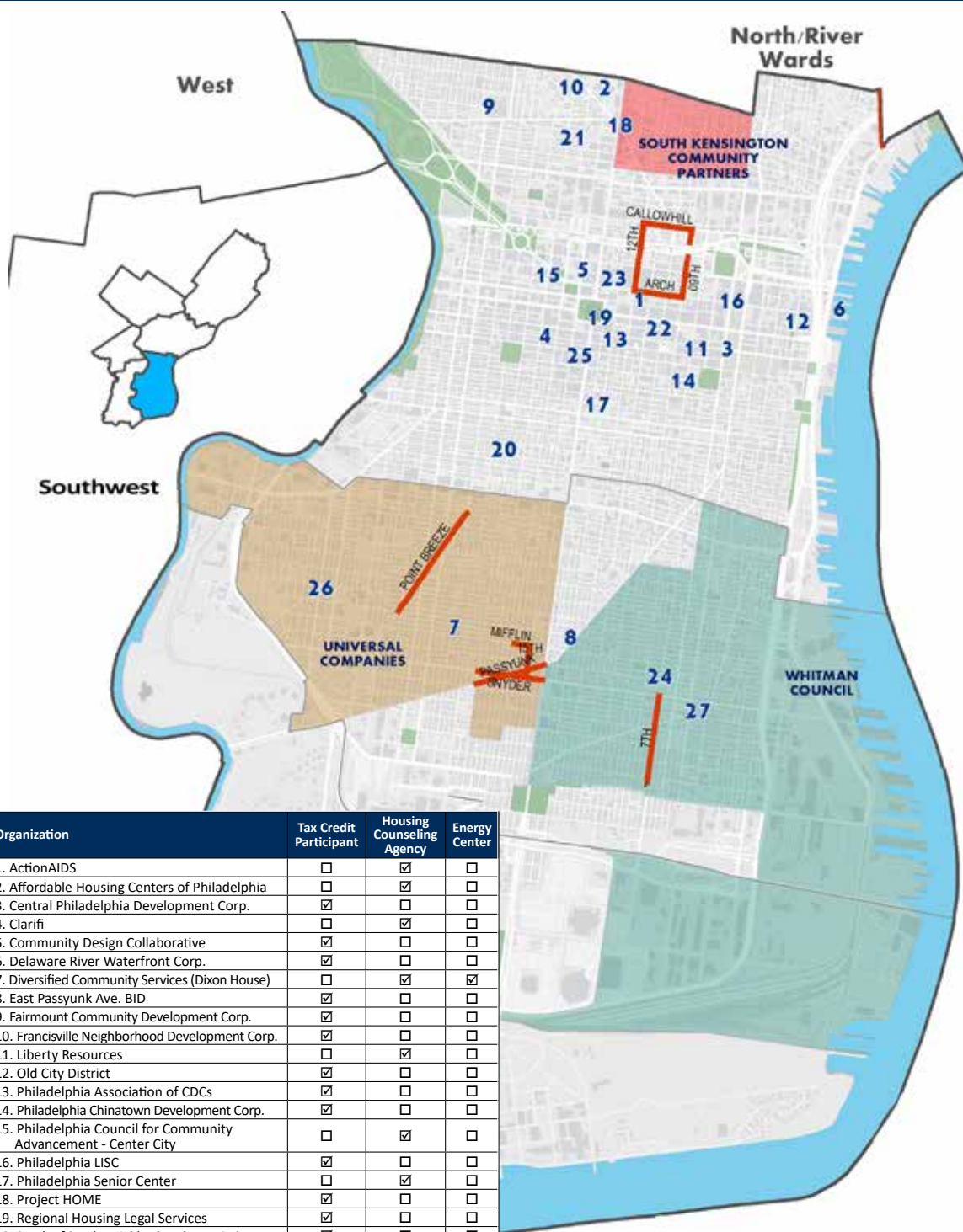
North/River Wards Activity Map



Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Allegheny West Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Asociación Puertorriqueños en Marcha (APM)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Beech Interplex, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Congreso	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Esperanza, Inc	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. HACE - Central Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Hunting Park NAC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Impact Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. New Kensington CDC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Nicetown CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Norris Square Community Alliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Strawberry Mansion Neighborhood Action Center, Inc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Village of Arts and Humanities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Under Construction	Units	Type
14. 1315 N. 8th St.	30	Special Needs
15. 2415 N. Broad St.	88	Special Needs
16. APM Preservation	80	Preservation
17. The Lofts at 2601	56	Special Needs
18. North Central Choice	89	Rental
19. Roberto Clemente Homes	38	Mixed Use

Central/South Activity Map



Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ActionAIDS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Affordable Housing Centers of Philadelphia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Central Philadelphia Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Clarifi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Community Design Collaborative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Delaware River Waterfront Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Diversified Community Services (Dixon House)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. East Passyunk Ave. BID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Fairmount Community Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Francisville Neighborhood Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Liberty Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Old City District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Philadelphia Association of CDCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Philadelphia Chinatown Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Philadelphia Council for Community Advancement - Center City	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Philadelphia LISC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Philadelphia Senior Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Project HOME	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Regional Housing Legal Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. South of South Neighborhood Association	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Spring Garden CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Tenant Union Representative Network	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Unemployment Information Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. United Communities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25. Urban League of Philadelphia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

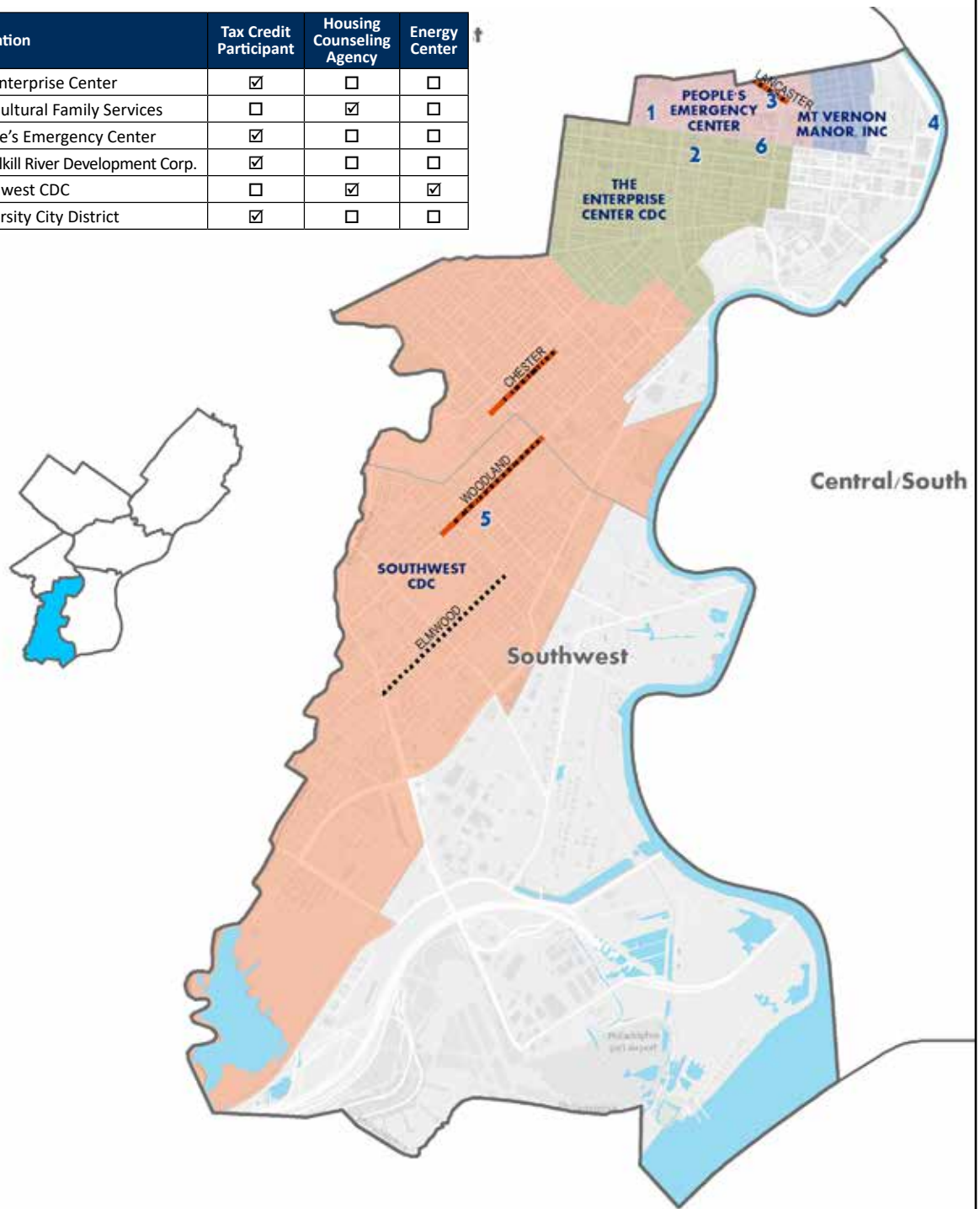
Under Construction	Units	Type
26. Anthony Wayne III	45	Rental
27. Cantrell Place	61	Rental

Neighborhood Advisory Committees: Services Area

Public Services

Southwest Activity Map

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

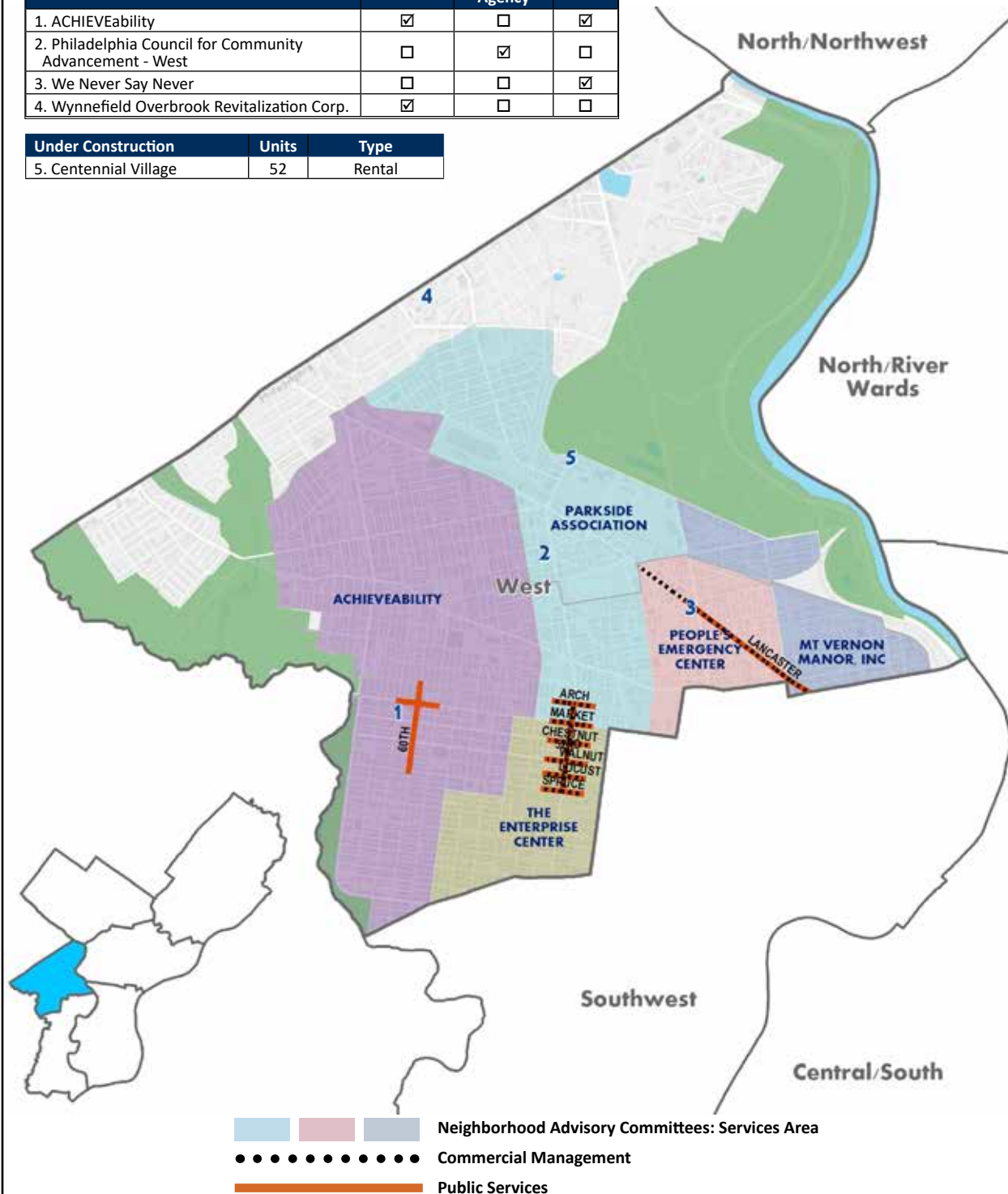


- Neighborhood Advisory Committees: Services Area
- Commercial Management
- Public Services

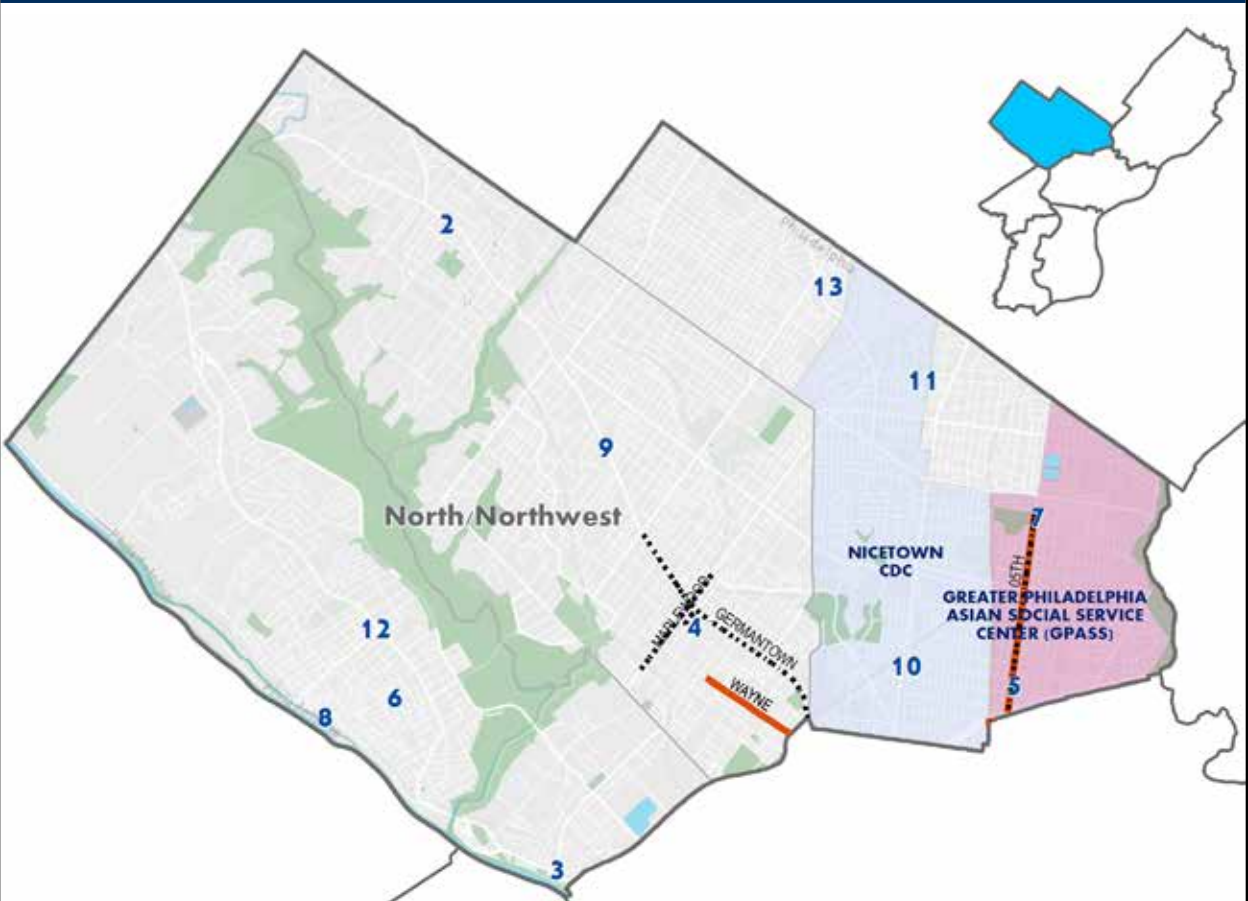
West Activity Map

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. ACHIEVEability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Philadelphia Council for Community Advancement - West	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. We Never Say Never	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Wynnefield Overbrook Revitalization Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>















Under Construction	Units	Type
5. Centennial Village	52	Rental



North/Northwest Activity Map

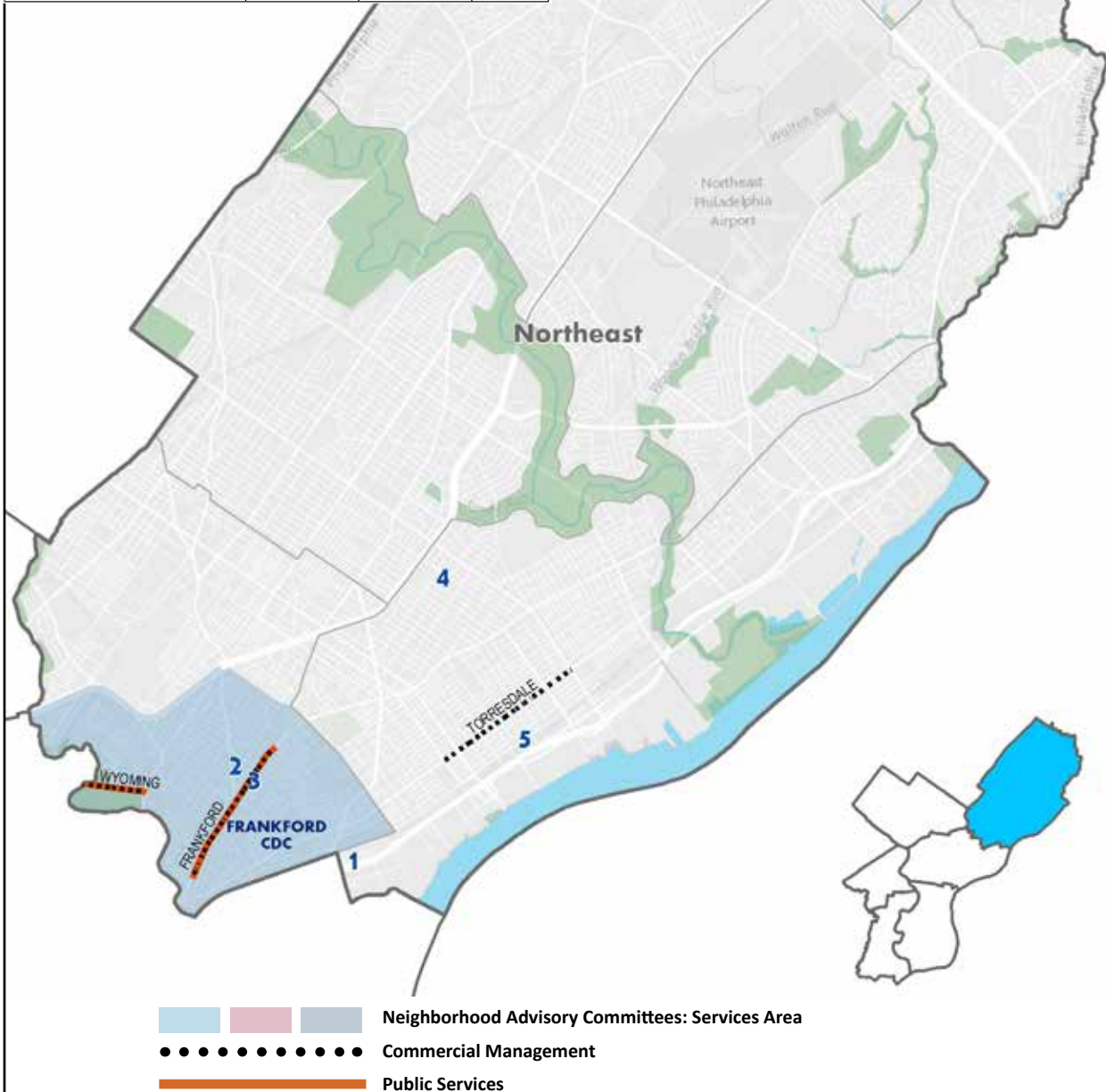


Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Center in the Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Chestnut Hill CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. East Falls Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Germantown Ave. Crisis Ministry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Greater Philadelphia Asian Social Service Center (GPASS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Intercommunity Action	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Korean Community Development Services Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Manayunk Development Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Mt. Airy USA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Northwest Counseling Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Ogontz Avenue Revitalization Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Roxborough Development Corp./Penn Distributors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. West Oak Lane CDC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>




Neighborhood Advisory Committees: Services Area










Commercial Management

Public Services

Northeast Activity Map

Organization	Tax Credit Participant	Housing Counseling Agency	Energy Center
1. Delaware River City Corp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Frankford CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. HACE - Frankford Office	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Mayfair CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Tacony CDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



AP-55 Affordable Housing

Introduction

DHCD will identify affordable housing goals as part of the process to develop the Strategic Plan and will include them in the *Proposed Consolidated Plan*.

AP-60 Public Housing

Introduction

The Philadelphia Housing Authority, also known as PHA, is a state-chartered agency that develops, acquires, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority and the biggest landlord in Pennsylvania. PHA houses nearly 80,000 people in Philadelphia and employs 1,400 people to deliver services to its clients.

PHA's approximately \$400 million budget comes primarily from the federal government. It also works in partnership with the city and state governments as well as private investors.

PHA is governed by a nine-member Board of Commissioners, all of whom are appointed by the Mayor and confirmed by City Council.

It is PHA policy to serve customers without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, having AIDS, physical handicap, or disability.

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

The Philadelphia Housing Authority (PHA) is currently implementing its ambitious development program with the goal of developing and/or preserving 6,000 units of housing and helping to strengthen and revitalize Philadelphia's neighborhoods. Working collaboratively with public housing and other neighborhood residents, the City and local nonprofits, PHA is working to transform distressed public housing developments into viable communities. PHA is also collaborating with and/or providing financial support for new housing developments designed to serve veterans, homeless families, seniors and families with disabilities.

PHA views the conversion of public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program as an important component of its housing preservation and expansion strategy. Through RAD conversion, PHA is able to access critically needed private equity (primarily through the Low-Income Housing Tax Credits) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units. The table below provides summary information on PHA's current plans to convert existing public housing units through the RAD program in PHA's FY 2018. This includes information on PHA's plans to transfer existing public housing assistance from long-term vacant and uninhabitable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts in FY 2018. The timetable for RAD conversions extends beyond FY 2018 and continues to be refined in consultation with HUD. The listed projects may be modified in the future, and are subject to approval by HUD and the PHA Board of Commissioners.

Table 8
Planned Rental Assistance Demonstration Conversions in FY 2018

PIC Dev. #/AMP and PIC Dev. Name	RAD Units	Description
PA2-093 Westpark Plaza	65	Conversion of existing public housing development*
PA2-018 Arch Homes	77	Conversion of existing public housing development
PA2-030 Abbottsford Homes	236	Conversion of existing public housing development
PA2-015 Harrison Plaza	299	Conversion of existing public housing development
PA2-035 Haddington Homes	150	Conversion of existing public housing development
PA2-014 Norris Apartments Phase II	74	Choice Neighborhoods RAD conversion
PA2-014 Norris Apartments Phase III	38	Choice Neighborhoods RAD conversions
PA2-031 Bartram Village	500	Conversion of existing public housing development
PA2-128 MLK Phase I AME	49	Conversion of existing AME public housing development
PA2-136 MLK Phase III AME	45	Conversion of existing AME public housing development
PA2-126 Eight Diamonds	152	Conversion of existing AME public housing development
PA2-127 Spring Garden Mixed Finance AME	86	Conversion of existing AME public housing development
PA2-162 Spring Garden II AME	32	Conversion of existing AME public housing development
PA2-050 Blumberg Senior Tower	96	Conversion of senior tower in existing public housing development
PA2-104 Herbert Arlene Homes	32	Conversion of existing public housing development
PA2-902 Scattered Sites	25	Transfer of assistance to new development at 1315 N.8th Street
Total Units	1,956	
*Westpark Plaza has 65 units available for occupancy, plus one additional off-line unit approved by HUD for use by the resident council.		

In the Germantown neighborhood, PHA opened the new Queen Lane Apartments, a \$22 million development that replaced an outdated and distressed high-rise development. This incredibly challenging project required PHA to listen carefully and respond to community concerns with sensitivity and creativity—balancing the need to develop affordable housing with respecting and preserving history. The resulting project is one that will be a community asset for generations to come.

PHA also spearheaded a community-wide effort to develop a transformation plan for the blighted and abandoned Sharswood/Blumberg neighborhood. The planning effort was supported by a \$500,000 federal Choice Neighborhoods Initiative Planning Grant and resulted in the neighborhood's Transformation Plan for community revitalization. The Transformation Plan calls for the development of more than 1,200 mixed-income rental and homeownership units, new commercial and educational facilities, comprehensive social services, an employment readiness program, neighborhood preservation, and local small business development. PHA is moving forward with the implementation of the Transformation Plan. The first phase of 57 rental units, partially funded through Low-Income Housing Tax Credits, has been completed and will soon be occupied. In FY 2018, PHA plans to commence rehabilitation of the 96-unit senior tower; select a developer for a planned 400-unit rental and homeownership phase; commence construction on the PHA office facility; commence construction on the new supermarket; and, solicit and evaluate private developer proposals for vacant parcels in the neighborhood.

PHA also continued its collaboration with the City and residents of the North Central Philadelphia neighborhood as part of a comprehensive transformation initiative. The impact of these efforts will be replacement of the remaining portions of the distressed Norris Homes public housing development, construction of 237 new rental and 60 affordable homeownership units, and the completion of an array of neighborhood improvements. A construction contract for 89 off-site units has been issued, with partial funding from a \$30 million federal Choice Neighborhoods Implementation Grant.

In the Strawberry Mansion neighborhood, PHA opened two new developments, Oakdale Street and Gordon Apartments. The 33 new rental apartments are part of a larger \$40 million effort to spur neighborhood revitalization. In early 2017, PHA held a groundbreaking ceremony for an additional 55 rental apartments in this historic area.

With a backlog of more than \$1 billion in capital needs at existing sites, PHA is continuing to seek out funding sources and opportunities to ensure the preservation of its existing public housing stock, including opportunities to secure private investments through RAD conversions.

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

PHA actively supports resident engagement in all facets of PHA operations. The elected resident leaders who represent PHA residents meet regularly with PHA staff to review and discuss planned initiatives, identify and resolve issues, and explore new opportunities for collaboration. In addition to the presence of two resident leaders who sit on PHA's Board of Commissioners, resident leaders meet in advance of every PHA Board meeting to review and discuss proposed Board actions. Resident leaders also meet on a generally monthly timetable with PHA staff for "Resident Roundtable" discussions and presentations. PHA's Strategic Plan supports meaningful engagement with PHA residents by expanding opportunities to solicit feedback,

listen to, and have constructive dialogues at the early stages of planned initiatives in order to improve the flow of information, share ideas, and provide greater opportunity for input before plans are solidified.

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

- The No Smoking Initiative prohibits smoking at all conventional, Low-Income Housing Tax Credit and scattered site residential units for all existing and new developments. Procedures for implementation were developed with input from resident leadership and the Board. PHA coordinates the provision of smoking cessation information and/or assistance to all interested residents in conjunction with the Philadelphia Department of Public Health and other partners. In early 2017, Drexel University published its initial findings regarding air quality in PHA developments. The study found a 50 percent reduction in airborne nicotine and second-hand smoke exposure as a result of implementation of this policy.
- The joint PHA-City Assessment of Fair Housing actively engaged PHA residents in reviewing fair housing data, identifying priorities and determining long-term goals. PHA residents participated throughout the process, both in citywide stakeholder meetings and in discussions specifically geared to PHA resident concerns. Resident leaders actively supported implementation of a citywide AFH survey, and were directly instrumental in ensuring that over 1,100 PHA residents completed the survey.
- Choice Neighborhoods Initiative Planning Grant (CNI) Sharswood/Blumberg –The CNI planning process included extensive community engagement for the development of the transformation plan. The Sharswood/Blumberg CNI team organized over 52 community meetings, surveys, focus groups, workshops, and other forums during the planning period. The meetings cover three focus areas of the plan – People, Housing and Neighborhood – that provided entry points for the residents and stakeholders to engage in a transparent and inclusive planning process. Several community partners and public housing residents helped to complete a comprehensive Needs Assessment to collect key data about resident and neighborhood needs. The process is ongoing and iterative with continual outreach and information dissemination.
- Choice Neighborhoods Implementation Grant North Central – Residents have strategized with project partners regarding the content of a project website and a means of keeping residents informed of upcoming educational, employment, community and other opportunities and events. One result will be a community calendar accessible via the website through which partners and community groups may publicize upcoming events. Residents have also provided input into plans to improve walkability, increase safety and decrease litter along the three SEPTA viaducts that cross through the Choice neighborhood. Based in part on resident feedback, SEPTA has also improved the Temple station, increasing lighting, repairing the platforms and building additional transit shelters.

Initiatives that provide residents with homeownership opportunities are:

- Housing Choice Voucher (HCV) Mobility Program – PHA continues to operate this program, which to date has assisted more than 100 participants to secure housing in higher opportunity areas. The program was initially funded through a HUD grant; however, PHA elected to continue and expand it. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Participants are provided with a broad range of supportive services, housing counseling and other efforts to promote the successful transition to higher opportunity areas.
- Homeownership - PHA assists residents who are interested in making the leap from renting to owning a home of their own. As one of the leading housing authorities in the nation for affordable homeownership sales, PHA understands that purchasing a home is a serious investment that requires time and planning. PHA's Homeownership Division sponsors first-time homebuyer workshops where residents can learn more about financial planning, credit review and repair, affordability, mortgage pre-qualification, and identifying real estate agents and home inspection companies. PHA also establishes working partnerships with financial institutions, housing counseling agencies and realtors. PHA's Homeownership division offers three programs:
 1. Housing Choice Homeownership for HCV recipients
 2. Section 5(H) Homeownership for scattered site PHA residents
 3. New construction homes that are for sale and available to the public.

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

N/A

AP-65 Homeless and Other Special Needs Activities

Introduction

The activities described in this section are designed to respond to the 2017-18 objective of expanding opportunities for those facing homelessness. Specific populations targeted include individuals and families who are chronically homeless, individuals and families at risk of homelessness, veterans and their families, individuals and families who are experiencing domestic violence, individuals living with HIV/AIDS, and unaccompanied youth 18-24 years old. This section also describes actions planned for Emergency Solutions Grant (ESG) funds.

The Office of Homeless Services works collaboratively with nonprofit homeless housing and service providers and city, state and federal government entities that comprise the City's system for providing emergency housing and services to people who are both experiencing homelessness and at imminent risk of experiencing homelessness. Currently, the Philadelphia Continuum of Care includes an inventory of:

- 83 emergency housing facilities for singles and families with a total capacity of 4,174 beds
- 17 transitional housing programs with 892 beds
- 107 Permanent Supportive Housing programs with 6,046 units

Homeless Services provides the leadership, coordination, planning and mobilization of resources to make homelessness rare, brief and non-recurring for the City of Philadelphia. In 2017-18, Homeless Services will continue to provide homelessness prevention and diversion, emergency, transitional and rapid re-housing, permanent supportive housing, case management, supportive services, emergency response, service days (clean up of encampments), food and commodity distribution to contracted emergency housing facilities and soup kitchens and operation of the Riverview Home.

Homeless Services will continue to utilize a 24 hours per day/365 days per year centralized housing crisis triage and assessment approach through our diversion and intake services, in order to provide short-term housing (emergency and transitional) for vulnerable individuals and families to resolve an immediate housing crisis. Our Outreach teams will continue to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing.

Homeless Services will continue to facilitate access to permanent support housing, which is an evidence-based housing intervention that combines non-time-limited affordable housing with wrap-around supportive services for people with disabilities who are experiencing homelessness, through operation of a Supportive Housing Clearinghouse. Homeless Services will continue to directly operate the Riverview Home, a 100-bed

personal care facility licensed by the Pennsylvania Department of Human services to provide individualized personal care services to adults who require assistance with Activities of Daily Living (ADLS).

Homeless Services will continue to operate (and expand) a Rapid Re-housing program, which provides housing stabilization counseling, rental assistance, security and utility deposits, and/or payments for rent or utility arrearages to enable households experiencing homelessness to move into stable housing. With the goal of expanding opportunities for those facing homelessness, the City will continue to provide similar services and resources to those at risk of homelessness.

Homeless Services is supported in these efforts by the City's housing entities, primarily the Division of Housing and Community Development and the Philadelphia Housing Authority, and by sister social service departments that fall under the leadership of the Deputy Managing Director of the Mayor's Health and Human Services Cabinet, which includes the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), the Department of Human Services (DHS), the Department of Public Health (DPH), and the Mayor's Office of Community Empowerment and Opportunity (CEO).

By January 2018, the Philadelphia CoC will adopt a Coordinated Entry and Assessment-Based Housing Referral System that will maximize our housing resources by matching people to housing based on need.

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

One Year Goal:

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

Philadelphia coordinates street outreach to individuals experiencing homelessness through the Outreach Coordination Center, located at Project HOME, and in collaboration with local nonprofit organizations. The City's street outreach activities are funded and overseen by the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS). Quarterly, a Collaborative Outreach Committee brings together all outreach teams (including those for youth) with key stakeholders such as the Center City District and the Philadelphia Police Department to coordinate efforts.

In addition to a quarterly street counts, citywide street outreach efforts include 24-hour, 365-day hotline and dispatch to ensure outreach presence on the streets and walk-in services. Street outreach teams locate and engage individuals and encourage them to accept services, treatment, and housing. Outreach teams regularly coordinate with and link individuals to shelter, mental health crisis systems, the courts, medical care, and the U.S. Department of Veterans Affairs (VA), as needed. In collaboration with DBHIDS, the Department of Public Health, and Law Enforcement, Homeless Services has re-engineered its approach for increased

uniformity in response, increased effectiveness with engagement, increased focus on housing placements, and increased visibility in “hot spots” with large populations of people experiencing homelessness. Homeless Services also increased outreach in the area hardest hit by the opioid crisis.

Outreach has access to a van that accommodates wheelchairs and the City’s “language line” translation system. In 2016-17, outreach teams surveyed 159 people living on the street to better assess their housing, drug and mental health treatment and social services needs and wants, and to inform future housing system programs and services in Philadelphia.

The Synergy Project, a Runaway and Homeless Youth Program funded Street Outreach Program of Valley Youth House, provides outreach services to runaway, homeless and nomadic youth ages 21 and under. These services include providing supplies to meet immediate needs, access to shelter, informal counseling and connections to other resources in Philadelphia. The goal of the Synergy Project is to engage with 3,120 youth annually and provide immediate-needs services to at least 1,560 youth. The Synergy Project team will also provide after-care after making referrals to shelter and other services. Outreach workers will engage with youth through site-based outreach activities at schools, drop-in centers, and health centers, as well as conducting street-based outreach and operating a 24-hour outreach line at 1-888 HOUSE15.

Addressing the emergency shelter and transitional housing needs of homeless persons

One Year Goals:

- Continue to provide emergency housing assistance to meet the needs of individuals and families experiencing homelessness, including women and families fleeing domestic violence and unaccompanied youth
- Place 350 households in transitional housing

In 2017-18, the City of Philadelphia will provide short-term housing (emergency and transitional) for vulnerable individuals and families to resolve an immediate housing crisis. Case management assistance will be provided to assist the household with obtaining appropriate permanent housing. The City will utilize funds from the Emergency Solutions Grant, City General Funds, and the state Homeless Assistance Program to support emergency shelter activities. Transitional housing activities will be supported by State Homeless Assistance Program and Continuum of Care (CoC) Program funds.

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

assistance in obtaining appropriate housing. Transitional housing helps households move toward self-sufficiency by providing supported semi-independent living for a period of 12-24 months.

Philadelphia has emergency and transitional housing programs specifically designated for survivors of domestic violence. Philadelphia also has emergency and transitional housing programs dedicated to youth experiencing homelessness. Veterans also have the option to stay in targeted emergency and transitional housing funded through the VA Grant and Per Diem program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living

One Year Goals:

- Move 525 households experiencing homelessness into to permanent housing
- Move 330 families to permanent housing with rapid re-housing assistance
- Move 150 veterans and their families into permanent housing
- Continue implementing State TANF-supported Rapid Re-housing program for 25 families

In 2017-18, funds from the CoC Program, ESG, Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (HUD-VASH) will assist individuals and families experiencing homelessness transition to permanent housing and independent living. Philadelphia is committed to identifying and prioritizing the most vulnerable and chronically homeless individuals for housing placement. Our Coordinated Entry and Assessment-Based Housing Referral System will use the Vulnerability Index - Service Prioritization Decision Assistance Tool ("VI-SPDAT") to assess households for their severity of service needs.

Philadelphia has 1,389 permanent supportive housing (PSH) beds for chronically homeless individuals, of which 450 operate using the Housing First model. Operational responsibility for the Housing First units is shared by Pathways to Housing PA and a partnership between 1260 Housing Development Corp. and Horizon House. The Department of Behavioral Health and Intellectual disAbility Services, through Medicaid reimbursement, plays an essential role in funding the supportive services provided to individuals and families in PSH units.

Philadelphia's primary strategies to assist families with children experiencing homelessness move to permanent housing is Rapid Re-housing funded through ESG and the CoC Program. Eligibility for Rapid Re-housing assistance is outlined in the Written Standards for Providing ESG Assistance (see Appendix pages 36-40). All households receiving rapid re-housing assistance direct 30 percent of income to rent.

Philadelphia effectively ended veteran homelessness on December 17, 2015. Philadelphia reached this goal through the collaboration of Philly Vets Home, a network of veteran-serving providers and programs, community stakeholders, and government representatives, working together to end veteran homelessness. In

2017-18, efforts will focus on continuing to rapidly re-house veterans who become homeless and preventing homelessness among at-risk veterans.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care and corrections or receiving assistance from public or private agencies

One Year Goals:

- Prevent 650 very low-income households from experiencing homelessness

In 2017-18, Philadelphia will continue to help low-income individuals and families, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care and corrections or receiving assistance from public or private agencies, avoid homelessness. Homeless Services' Emergency Assistance and Relocation Unit (EARU) provides eviction prevention through rental or security deposit assistance. Additionally, in 2017-18, Homeless Services will use Housing Trust Fund dollars and ESG funds to contract with service providers to offer resources that prevent individuals and families on the verge of homelessness from needing to enter shelter by removing financial barriers to housing.

There are no publicly funded hospitals in Philadelphia. However, through the work of the Continuum of Care, the City has sought to develop and implement policies around discharge planning from healthcare institutions so that no person is discharged into homelessness. In 2017-18, 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.

In 2017-18, 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.

The federal Fostering Connections to Success Act requires that a transition plan be developed for young people exiting the foster care system at least 90 days before they discharge from care—whether that is when they are aged 18 or older. In Pennsylvania, youth can remain in foster care up to age 21 if they meet eligibility requirements. The Philadelphia Department of Human Services (DHS) starts transition planning for youth as early as 14 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 a one-stop shop for youth aged 14-21 currently or formerly in care and provides independent living skills programming and services. This includes referrals to housing resources including several programs designated for youth who have exited DHS care and are facing housing instability. In addition, 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.

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 as the Pennsylvania Department of Human Services and the VA. In 2017-18, the City of Philadelphia will 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.

AP-70 HOPWA Goals

One Year Goals For The Number of Households to be Provided Housing Through The Use of HOPWA For:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	650
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	18
Total	788

AP-75 Barriers to Affordable Housing

Introduction

The City and the Philadelphia Housing Authority spent much of 2016 conducting and completing its Assessment of Fair Housing. As part of that process the City, PHA and stakeholders who participated in the process identified a number of barriers to the production and preservation of affordable housing.

Potential barriers include, but are not limited to:

- The process to assemble and convey land for development
- Zoning and building codes and practices
- Funding limitations
- Lack of economic opportunity

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing

Working with a diverse team of stakeholders, the City and PHA identified 52 strategies to address barriers to affordable housing and access to opportunity. Those strategies are in Appendix .

AP-85 Other Actions

Introduction

When the City, as part of its Assessment of Fair Housing, identified its goals and priorities, it also identified program partners. Those program partners include other city agencies, regional and state agencies, fair housing advocates, housing developers, service providers, lenders, funders and investors. Working with those partners the City will implement strategies to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards Philadelphia's housing and community economic development needs do not exist in a vacuum. In a city with a 26 percent poverty rate, underserved communities and aging housing stock – much of it still containing lead paint – and with an array of public, nonprofit and private actors seeking to improve these conditions, strategic, coordinated actions are a must.

Actions planned to address obstacles to meeting underserved needs

The challenges facing Philadelphia's underserved residents are in large part educational and economic. To address these needs the City will:

- Support small business creation and growth on neighborhood commercial corridors
- Fund job training and educational support for young high school dropouts
- Increase resident participation in programs such as the Earned Income Tax Credit
- Implement Community Schools and expand access to Pre-K
- Invest in neighborhood amenities such as parks, libraries and recreation centers
- Ensure that language barriers do not prevent residents from accessing programs that increase economic opportunity

Actions planned to foster and maintain affordable housing

The City implements a series of programs and strategies to foster and maintain affordable housing

To maintain the existing stock of housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs:

- Basic Systems Repair Program
- Weatherization Assistance Program (pending state funding)
- Heater Hotline

The City recently raised its transfer tax by one-tenth of one percent to support bonds dedicated to the Basic Systems and Weatherization Assistance programs. Over the next three years this \$60 million initiative will largely eliminate backlogs of up to five years in these programs.

DHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, to support low-interest home improvement loans and to take full advantage of the Earned Income Tax Credit. The City also supports Neighborhood Energy Centers to increase the affordability of housing by reducing energy costs and the Utility Emergency Services Fund to ensure that Philadelphians are not made homeless due to utility emergencies. Finally, DHCD has long supported housing counseling to prevent foreclosure, to prepare potential low- and moderate-income homeowners for homeownership and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens.

DHCD has also issued a Rental Housing Preservation Request for Proposals to address existing Low-Income Housing Tax Credit units in need of capital improvements.

The City also takes actions to foster new affordable rental and homeownership housing opportunities. DHCD issues an RFP annually for new rental and special needs housing. It supports prepurchase housing counseling and closing cost assistance to help residents to purchase a home. The City leverages private sector investment through density bonuses to create affordable housing in high-opportunity neighborhoods.

To foster affordable housing opportunities for people with disabilities the City supports the Adaptive Modifications Program, which makes existing homes more accessible for its occupants. In addition to annual funding from the Housing Trust Fund, resources from the \$60 million bond program outlined previously will address the backlog in the Adaptive Modifications Program. DHCD's project selection criteria also includes requirements for accessible and visitable units.

Actions planned to reduce lead-based paint hazards

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

In FY 2016 more than 326 new cases of EBL were identified and 156 risk-assessment inspections were conducted.

In 2014, the LHHP received Federal Centers for Disease Control and Prevention funding to work within a targeted neighborhood with the goal of lead poisoning prevention. This program helps improve reduce children's risk of exposure to lead and asthma triggers in homes and educates residents on how to maintain

a healthier home to reduce environmental triggers leading to asthma or injury. PDPH has already reached more than 250 families in the Kensington area as part of its Healthy Neighborhoods project.

The Renovation, Repair and Painting Law was enacted in 2008. Since April 2009, this law has required contractors to attend training for certification regarding the potential lead-paint hazards they may be creating by renovation and remodeling activities and how to minimize the creation of lead dust. LHHP is an EPA-certified training provider and continues to provide this mandatory training.

The City also enacted legislation requiring landlords to certify that their properties are lead-safe before renting to tenants with children six years old and under. The law went into effect in December of 2012. The law requires that landlords renting residences built before March 1978 in which children aged six or under are residing: 1) have the residence inspected and certified as “Lead Free” or “Lead Safe,” 2) provide this certificate to tenants for their signature, and 3) provide a copy of this certificate signed by the tenant to PDPH. In addition, owners selling residences are required to notify buyers of potential lead risks. PDPH has received approximately 1,500 Lead Free or Lead Safe certificates from landlords, of an estimated 26,000 properties for which these certificates are required. The Lead Paint Disclosure Law includes provisions for fines or penalties up to \$2,000 per day for landlords who fail to comply. The City is in the process of developing full implementation plans for the law.

In December 2016, Mayor Jim Kenney released a plan to improve the city’s efforts to prevent lead poisoning in Philadelphia. This plan, called “Lead-Free Kids: Preventing Lead Poisoning in Philadelphia,” describes actions that City agencies are taking or will take to reduce lead poisoning.

In addition to releasing “Lead-Free Kids,” Mayor Kenney announced the formation of a Childhood Lead Poisoning Prevention Advisory Group, which includes city and state elected officials, City agency leaders and external stakeholders. This Advisory Group met several times in January through March 2017 to review “Lead-Free Kids” and offer additional recommendations on how the City and other entities can reduce lead poisoning. The Advisory Group has released draft recommendations for public comment (<http://www.phila.gov/health/childhoodlead/index.html>). It is anticipated that final recommendations will be released late Spring 2017.

Actions planned to reduce the number of poverty-level families

Philadelphia has the worst poverty rate of the 10 largest U.S. cities, with 26 percent of its residents, nearly 400,000 people, living below the federal poverty level.

The Mayor's Office of Community Empowerment and Opportunity (CEO) leads the City's efforts to lift individuals and communities out of poverty and to increase opportunity for low-income individuals and families. Shared Prosperity Philadelphia, CEO's citywide plan to fight poverty, identifies five strategic 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

To better integrate Philadelphia's anti-poverty, health and social services efforts and to help leverage and coordinate public resources, Mayor Jim Kenney brought CEO into a new Health and Human Services Cabinet. The Cabinet includes CEO, the Departments of Public Health, Human Services, Behavioral Health and Intellectual disAbility Services, and the Office of Homeless Services.

The most recent Shared Prosperity Progress Report, released in November 2016, outlines recent accomplishments of CEO and its partners:

- CEO's Parental Engagement Initiative, in partnership with the Mayor's Office of Education, launched a citywide pilot to increase awareness among low-income parents and caregivers on the benefits of high quality childcare and how to access high quality Pre-K and childcare in the city. New tools for parents include a citywide call center (844-PHL-PREK) and website (<http://www.phlprek.org/>).
- The BenePhilly Centers, which provide professional, streamlined application assistance for federal public benefits as well as local utility assistance and tax relief programs, helped Philadelphia residents submit approximately 11,800 applications in 2016.
- Promise Corps is a program of the West Philadelphia Promise Zone that offers college and career guidance to students in four West Philadelphia High Schools. In 2016, Promise Corps college and career ambassadors spent more than 20,000 hours helping 1,060 high schools students build the skills needed to succeed academically and in the work place.
- The Financial Empowerment Centers (FEC) served their 10,000th client in 2016. The FEC program offers free one-on-one financial counseling sessions and has helped Philadelphia residents reduce debt by more than \$10.7 million and accumulate \$1.1 million in savings.

In 2018, CEO plans to:

- Improve access to publicly-funded early learning opportunities by streamlining the application process, and continue to work with A Running Start Philadelphia partners to increase supports for infants and toddlers.
- Partner with the Free Library and Finanta to create lending circles, which can help job seekers cover basic costs such as transportation and child care, while they receive employment training.
- Work with Mayor Kenney and other City Departments to develop a plan to build pipelines to full-time employment for seasonal and other part-time City workers.
- Continue to engage other public agencies, nonprofit organizations, faith communities, community-based organizations, institutions and the business sector and support other City departments where they work to reduce poverty.

Housing Goals

Housing is a significant financial burden, and a CEO goal is to maximize low-income Philadelphians' access to programs and services that assure housing security and affordability. CEO will work with DHCD 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 and financial security strategies

In addition to the citywide strategies outlined above, DHCD will continue to support efforts to reduce poverty in Philadelphia, including:

- 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

Actions planned to develop institutional structure

The City of Philadelphia is reorganizing its planning, zoning and housing institutional structure. This was initiated by a change in Philadelphia's City Charter approved by the voters in November 2015. The charter change is effective July 1, 2017. In January 2016, Philadelphia Mayor Jim Kenney took action by executive order to speed up that reorganization.

The charter change creates a Department of Planning and Development (DPD). (The executive order created an interim Office of Planning and Development.) DPD includes the city agencies related to planning and development of affordable and market-rate housing, as well as other community development programs, into one department. Included in this restructuring are DHCD, the Art Commission, the City Planning Commission, the Division of Development Services, the Historical Commission, the Philadelphia Land Bank, Philadelphia Housing Development Corp. and the Philadelphia Redevelopment Authority. By bringing these agencies under one institutional umbrella, the process for planning and developing affordable housing will be better coordinated and streamlined. This structure is already paying dividends through enhanced coordination as the Division of Development Services is assisting DHCD as new housing in the North Central Philadelphia Choice Neighborhood Initiative moves through the permitting process.

In addition, housing and housing-related agencies inside and outside DPD meet on a regular basis to ensure that all of the city's housing strategies are well-coordinated. These meetings include DHCD, PHDC, the Redevelopment Authority, the Philadelphia Housing Authority and others.

To better integrate Philadelphia's anti-poverty, health and social services efforts – including combatting homelessness – and to help leverage and coordinate public resources, shortly after taking office Mayor Kenney created a new Health and Human Services Cabinet. The Cabinet includes the Office of Homeless Services, Mayor's Office of Community Empowerment and Opportunity and the Departments of Public Health, Human Services and Behavioral Health and Intellectual disAbilities. Philadelphia's housing, homelessness, poverty and health challenges are intertwined, and the HHS Cabinet will bring a coordinated effort to facing those challenges.

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

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

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

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

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

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

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

AP-90 Program Specific Requirements

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table (see page 47).

HOME Investment Partnership Program (HOME)

CHDO set aside

DHCD'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)

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

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

Guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities

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

- Option 1

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

- a) The purchaser must be a low-income buyer and must occupy the property as his/her principal residence for the remainder of the affordability period. A low-income buyer is one whose annual household income ranges from 50 to 80 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 10 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. The recapture amount will not exceed the net proceeds available to the homebuyer from the sale.

Guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds

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

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds

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

Emergency Solutions Grant (ESG)

Written standards for providing ESG

■ Emergency Shelter

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

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

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

Households must meet HUD's definition of homelessness for placement into emergency housing.

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

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

Emergency housing staff must conduct an intake interview with all clients at entry to the facility or within 24 hours after the referral of the client to the facility. The intake interview must be conducted in a private area and must include a review of Client Rights and a review and update of client entry assessment information in HMIS. Clients admitted during the weekend must receive an intake interview the next business day. Emergency housing staff must provide all clients an orientation to the program which includes a review of emergency housing participation requirements and expectations.

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

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

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

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

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

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

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

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

■ **Rapid Re-housing**

Rapid Re-housing services target families and individuals who are currently residents of emergency housing programs. Prevention services target families and individuals at risk of homelessness. The goal 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 rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

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

➤ **Eligible Rapid Re-housing 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. Households must be referred from Emergency Housing and meet the HUD definition of "literally homeless."

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

An individual or family who:

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

AND

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

AND

- (iii) Meets ONE of the following conditions:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance;
- (B) Is living in the home of another because of economic hardship;

- (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals;
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room;
- (F) Is exiting a publicly funded institution or system of care;
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in this *Consolidated Plan*.

OR

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

OR

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

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

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

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

1. Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) for the same month would be considered one month of assistance.
2. 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 any three-year period. If arrearage assistance is provided, the number of months should be included in the total months of assistance, not to exceed 24 months.
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:
 - a. Mortgage assistance
 - b. Food
 - c. Transportation
 - d. Furniture
 - e. Other consumer debt

➤ **Additional guidelines regarding homelessness prevention assistance:**

1. Financial assistance for homelessness prevention will only be provided one time within a twelve-month period.

Complete written standards for providing ESG assistance are located in the Appendix - see pages 36-40.

Continuum of Care Assessment System

Philadelphia's Coordinated Entry Process, which is locally called Coordinated Entry and Assessment-Based Housing Referral System (CEA-BHRS), is currently in the development stages. CEA-BHRS will be fully implemented, operational, and meet all requirements outlined in 24 CFR 576.400(d), 24 CFR 578.7(a)(8), and Notice CPD-17-11 by the January 2018 deadline. The CEA-BHRS design, implementation, and evaluation processes are led by the City of Philadelphia Office of Homeless Services (Homeless Services). For over 20 years the City has operated centralized intake sites for City-funded shelters and street outreach that is accessible 24hours/day, 365 days/year and covers all of Philadelphia. Additionally, Homeless Services has managed referral processes for all ESG and many CoC Program funded projects for a number of years.

CEA-BHRS builds on existing practices and will result in a streamlined and standardized process that links households to the appropriate resources to end their housing crisis. This process will include a standardized

phased assessment approach and each phase will only include questions needed to refer a household at that point. The assessments will build on each other to limit the number of times people have to repeat their stories as much as possible. To determine severity of service needs, all households will be assessed with the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). The CEA-BHRS process will prioritize those who are in most need of assistance and will follow the Order of Priority included in the HUD Prioritization Notice CPD-16-11. Philadelphia’s multiple current referral processes will be combined into one referral management system and all ESG and CoC Program funded projects will only fill vacancies through the CEA-BHRS process. HMIS will be the information system utilized to manage all data related to CEA-BHRS and electronic referrals will be made through HMIS. This ensures privacy protections of all participant information. Quality and effectiveness of CEA-BHRS will be evaluated at least annually through feedback from participating projects and households. Feedback will be used to make necessary updates to policies and procedures.

At a minimum all housing projects included on Philadelphia’s HIC will be part of CEA-BHRS. There is a longer term goal of integrating affordable housing and other mainstream resources available to households experiencing or at-risk of homelessness into the coordinated entry process. Because Philadelphia is a large system, housing inventory and other services will be phased in to CEA-BHRS in the following order:

- Phase I: CoC, ESG, and Office of Homeless Services funded homeless assistance housing programs
- Phase II: Other publicly and privately funded homeless assistance housing programs
- Phase III: Affordable housing and mainstream resources will participate as possible over time

Process for Making Sub-awards and ESG Availability to Private Nonprofit Organizations

In 2017-18, DHCD will continue to assign the administration of ESG funds to the City’s Office of Homeless Services under a Memorandum of Understanding. Homeless Services awards all of these funds to private nonprofit subrecipient organizations through contracts for the provision of services. To identify ESG funding subrecipients, Homeless Services periodically issues competitive Requests for Proposals to nonprofit housing assistance providers. Although funding allocations are not made on a geographic basis, Homeless Services ensures that residents citywide can access all services. In the case of emergency shelter, Homeless Services manages centralized intake, where individuals seeking shelter are assessed and referred to a bed. With regard to rapid re-housing and prevention activities, subrecipients are required to serve individuals throughout the city.

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

The Office of Homeless Services consults with the Philadelphia CoC Advisory Committee and Board when considering policies and funding decisions regarding activities funded under ESG. The Philadelphia CoC Board, which is the primary decision-making body of the CoC, consists of 17 members, four of whom are individuals currently or formerly experiencing homelessness. Additionally, contracted homeless assistance providers regularly obtain input from individuals with lived experience through a variety of methods including participant meetings, committees, and peer employment.

Performance Standards for Evaluating ESG

As noted above, in 2017-18, Homeless Services will implement the system performance measures HUD released in the summer of 2014 for use by the CoC, within the Guiding Framework being developed by the City's Health and Human Services Cabinet. Both of these frameworks are largely concerned with making homelessness brief (or preventing it from happening)—thus decreasing reliance on emergency shelter, reducing length of stays, and increasing exits to stable permanent housing—and non-recurring.

The CoC's Quality Improvement and Evaluation Subcommittee will continue to consult with Homeless Services to establish local performance targets appropriate for specific subpopulations and program types. While implementing HUD's system performance measures and developing its new Strategic Plan, Homeless Services will evaluate how best to set local standards for projects and activities supported with ESG funds and track the performance of providers.

■ Emergency Shelter

In 2017-18, Homeless Services will be collecting data and tracking progress for emergency shelter performance indicators that include:

- Average length of stay;
- Exits to permanent housing; and
- Timeliness of HMIS submissions and quality of HMIS data.

Homeless Services is engaging a consultant to help gather, review, analyze and summarize data related to the operational and organizational health of City emergency housing programs, with a goal to develop a snapshot/highlights of the strengths and weaknesses of our emergency housing providers and recommendations for improvements of overall housing services based on best/evidence-based practices.

During 2016-17, an assessment team comprised of members from the Police Department and other law enforcement partners, Licenses and Inspections, Risk Management, and Emergency Management

conducted a comprehensive safety and security assessment of 10 emergency housing facilities; two intake facilities; and our Emergency and Assistance Response Unit. Homeless Services staff members are currently reviewing the assessment teams' reports and risk-reduction recommendations to:

- Identify needed improvements, funding reprioritization, and repairs, responsive to and aligned with high priority vulnerabilities;
- Develop policies and procedures that safeguard staff and clients against human-caused hazards and emergency conditions;
- Guide work with providers to strengthen continuity of operations plans and agreements that allow cooperative response in the event of interruption to program operation; and
- Strengthen training in areas of critical need to prevent, de-escalate, resolve and respond to safety issues.

■ Rapid Re-housing

To evaluate Rapid Re-housing activities funded by ESG, the following performance standard will be tracked by Homeless Services:

Performance Standard	Performance Indicator	Projected Accomplishment
Recidivism	Percent of households that return to the shelter system within one year of receiving Rapid Re-housing assistance.	The recidivism rate will be less than 20 percent.

■ Homelessness Prevention

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

Performance Standard	Performance Indicator	Projected Accomplishment
Homelessness Prevention	Percent of households that enter the shelter system within one year of receiving homelessness prevention assistance.	Less than 20 percent of households will enter the shelter system.

Appendix



Income Eligibility Tables

2016 Section 8 Annual Income Eligibility Guidelines							
Household Size	Very Low 25%	30%	Low 50%	60%	Moderate 80%	115%	Middle 120%
1	\$14,075	\$16,900	\$28,150	\$33,780	\$45,000	\$64,745	\$67,560
2	\$16,075	\$19,300	\$32,150	\$38,580	\$51,400	\$73,945	\$77,160
3	\$18,075	\$21,700	\$36,150	\$43,380	\$57,850	\$83,145	\$86,760
4	\$20,075	\$24,300	\$40,150	\$48,180	\$64,250	\$92,345	\$96,360
5	\$21,700	\$28,440	\$43,400	\$52,080	\$69,400	\$99,820	\$104,160
6	\$23,300	\$32,580	\$46,600	\$55,920	\$74,550	\$107,180	\$111,840
7	\$24,900	\$36,730	\$49,800	\$59,760	\$79,700	\$114,540	\$119,520
8	\$26,500	\$40,890	\$53,000	\$63,600	\$84,850	\$121,900	\$127,200
For families/households with more than 8 persons, add for each additional person:							
	\$1,625	\$4,140	\$3,250	\$3,900	\$5,150	\$6,500	\$7,800

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 March 28, 2016. 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."

2017 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	\$18,090	\$1,508
2	\$24,360	\$2,030
3	\$30,630	\$2,552
4	\$36,900	\$3,075
5	\$43,170	\$3,598
6	\$49,440	\$4,120
7	\$55,710	\$4,643
8	\$61,980	\$5,165
For families/households with more than 8 persons, add for each additional person:		
	\$6,720	\$520

These figures are calculated to 150 percent of federal poverty-level guidelines. They are effective as of January 2017.

DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2001				
YouthBuild	Eighteenth St. Dev. Corp.	H	2	1523 S. Hicks St.
Partnership Homes II	PEC CDC	H	9	5018 Walnut St.
APM Townhouses	APM	H	8	2147 N. 7th St.
Poplar Nehemiah II-B	Poplar Enterprise Development Corp.	H	57	1222 Ogden St.
Francisville VI	Community Ventures/Francisville CDC	H	8	808 Uber St.
Villa III	Nueva Esperanza	H	7	1322 N. Hancock St.
YouthBuild	GGHDC	H	4	5378 Chew St.
Cecil B. Moore -- Beechwood	PHDC/Beech	H	14	1625 N. 19th St.
Belmont Homes	Friends Rehab Corp.	H	10	4018 Parrish St.
Homestart Mantua	PHDC	H	1	3816 Fairmount Ave.
Homestart SW Phila.	PHDC	H	4	6064 Allman St.
Homestart Strawberry 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	Druding 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.

DHCD 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

DHCD 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 Farnese	R	288	1300 Lombard St.
Angela Court II	St. Ignatius	R	54	4,400 Fairmount Ave.
Reunification House	Impact Services Corp.	R	2	190 W. Allegheny Ave.
Project Restoration	Women of Excellence	SN	14	2848 N. 9th St.
Fresh Start	Methodist Services	SN	11	4200 Monument Road
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	30	Various
Manuta Presbyterian 202	Presbyterian Homes	R	66	600 N. 34th St.
Mt. Tabor Senior	Mt. Tabor	R	56	957 N. 6th St.
Booth Manor II (202)	Salvation Army	R	50	5522 Arch St.
Paschall 202 Senior Housing	Food for Life, Inc.	R	63	6901 Woodland Ave.
20th and Lehigh Mixed Use	Allegheny West	R	5	1913 W. Lehigh Ave.
Reba Brown Sr. Apartments (202)	Mt. Zion CDC	R	75	1450 S. 50th St.
Generations II	Northern Home for Children	SN	8	5301 Ridge Ave.
Liberty Community Integration I	Liberty Resources	SN	5	7600 E. Roosevelt Blvd.
Evelyn Sanders Homes I	WCRP	SN	42	3013 Percy St.
St. Elizabeth's Recovery Residence	Project HOME	SN	20	1850 N. Croskey St.
			Subtotal	541
Projects Completed FY ending 6/30/2010				
Union Hill	Kahan/Felder/Mantua	H	52	751 N. 40th St.
Haverford Avenue	PEC CDC	H	1	4000 blk Haverford Ave.
Cecil B. Moore Homeownership Zone III-2	HERB	H	54	1704 N. Uber St.
Norris Street Development	PHDC	H	8	1601 W. Norris St.
Forgotten Blocks II	Allegheny West Foundation	H	15	2714 N. Opal St.
Homeownership Rehabilitation Program	Various	H	26	Various
Ivy Residence II 202	Salvation Army	R	53	4050 Conshohocken Ave.
Pensdale II	Intercommunity Action Inc.	R	38	4200 Mitchell St.
Spring Garden Community Revitalization	Spring Garden CDC/Michaels Development	R	58	1612 Mount Vernon St.
Haven Peniel Sr. 202	Haven Peniel DC	R	55	1615 N. 23rd St.
Temple I Preservation	1260 Housing Development Corp.	R	58	1702 N. 16th St.
Liberty Community Integration II	Liberty Resources	SN	11	1100 S. Broad St.
Bernice Elza Homes	PEC CDC	SN	6	3803 Brandywine St.
Fattah Homes	PEC CDC	SN	6	3902 Lancaster Ave.
Dual Diagnosis Program	Impact Services	SN	8	124 E. Indiana Ave.
Clearfield Place at Venango	Gaudenzia Foundation	SN	45	2100 W. Venango St.
			Subtotal	494

DHCD Affordable Housing Production, July 1, 2000 - Present

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

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

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

DHCD Affordable Housing Production, July 1, 2000 - Present

Project Name	Developer(s)	Type	Units	Location
Projects Completed FY ending 6/30/2015				
Cross/Greenwich	Habitat for Humanity	H	6	2325-35 Cross St.
Latona Green	Innova	H	10	1700 Manton St.
The Fairthorne	Intercommunity Action, Inc.	R	40	6761-63 Ridge Ave.
HELP Philadelphia IV	HELP USA	R	60	7200 Grovers Ave.
Wynnefield Place	Presby Inspired Life	R	48	1717-25 N. 54th St.
Bigham Leatherberry Wise Place	PEC CDC	SN	11	4226-30 Powelton Ave.
Subtotal			175	
Projects Completed FY ending 6/30/2016				
Ingersoll Commons Homeownership	Community Ventures	H	10	1800 blk Master St.
Wingohocking Street Development	Nicetown CDC	H	2	2006-2008 Wingohocking St.
Mt. Airy Corridor Mixed Use	Mt Airy USA	R	3	6513, 6514-24 Germantown Ave.
NewCourtland Apartments at Allegheny	NewCourtland Elder Services	R	60	1900 W. Allegheny Ave.
Nativity BVM	Catholic Social Services	R	63	3255 Belgrade Ave.
Tajdeed Residences	Arab American CDC	R	45	252-266 W. Oxford St.
St. Raymond’s House	Depaul USA, Philadelphia	SN	27	7901 Forrest Ave.
Subtotal			208	
Projects Completed FY ending 6/30/2017				
Blumberg Phase 1	Philadelphia Housing Authority	R	57	2400 Jefferson St.
Lindley Court Apartments	WES Corporation	R	48	1300 Lindley Ave.
Mt. Vernon Manor Phase II	Mt. Vernon Manor II, LP	R	50	3202 Mantua Ave., 620 N. 34th St.
NewCourtland Apartments at Allegheny Phase 2	NewCourtland Elder Services	R	45	1900 W. Allegheny Ave.
Orinoka Civic House	New Kensington CDC	R	51	2771-77 Ruth St.
Susquehanna Square	Community Ventures	R	39	1500 Diamond St.
Wynne Senior Residences	Pennrose Development, LLC	R	50	2001-11 N. 54th St.
Subtotal			340	
Grand Total Projects Completed FY 2001-FY 2017			9,412	
Projects Under Construction in FY 2018				
Anthony Wayne III	Elon Group	R	45	1701 S. 28th St.
Cantrell Place	Presby Inspired Life	R	61	400 & 500 Blk Cantrell St.
Centennial Village	Community Ventures	R	52	5200 Parkside Ave,
North Central Choice	Philadelphia Housing Authority	R	89	Berks to Diamond, Marshall to 9th
APM Preservation	APM	P	80	2008-28/2032-44 N. 6th St.
1315 N. 8th St.	Project HOME	SN	30	1315 N. 8th St.
2415 N. Broad St.	Project HOME	SN	88	2413-29 N. Broad St.
The Lofts at 2601	Volunteers of America Delaware Valley, Inc.	SN	56	2601 N. Broad St.
Roberto Clemente Homes	Nueva Esperanza, Inc.	MU	38	3921-3961 N. 5th St.
Total for FY 2018			539	

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

2017-18 Targeted Neighborhood Commercial Areas (TNCAs)

Corridor	Designated Blocks
22nd Street & Allegheny Avenue	2700-3100 N. 22nd, 1900-2300 Allegheny
29th Street	2300 N. 29th
34th Street	N. 34th, Powelton to Mantua
40th Street & Girard Avenue	3800-4100 Girard, 1100 N. 40th & 41st
40th Street & Market Street	100 N.-200 S. 40th, 4000 Market
45th Street & Walnut Street	4400-4600 Walnut, 100-300 S. 45th
48th & Spruce Street	4700-4800 Spruce, 300 S. 48th
52nd & Market Street	100 N.-300 S. 52nd
52nd Street	600-1700 N. 52nd
54th Street	1800-2000 N. 54th
5th Street &	4200-4700 N. 5th
5th Street & Lehigh Avenue	2600-3100 N. 5th, 400-500 W. Lehigh
5th Street	5300-5700 N. 5th
5th Street	4800-5200 N. 5th
60th Street	100 N.-300 S. 60th
63rd Street	1200-2100 N. 63rd
7th Streets	1900-2500 S. 7th
9th Street & Washington Avenue	800-1200 S. 9th, 700-1000 Washington
Baltimore Avenue	4000-5400 Baltimore
Broad Street & Cecil B. Moore Avenue	1400-1900 Cecil B. Moore, 1400-1600 N. Broad
Broad Street & Germantown Avenue	3400-4000 Germantown, 3600-3800 N. Broad
Broad Street, Olney Avenue & Old York Road	5500-5900 N. Broad, 1300 Olney, 5700-5900 Old York Road
Broad Street, Ridge Avenue & Fairmount Avenue	700-800 N. Broad, 1400-1800 Ridge, 1400-1900 Fairmount
Broad Street, Snyder Avenue & W. Passyunk Avenue	1900-2100 S. Broad, 600-1700 Snyder, 1200-1700 W. Passyunk
Broad Street & Susquehanna Avenue	2200 N. Broad, 1400-1500 Susquehanna
Castor Avenue	5900-7200 Castor
Chester Avenue	5400-5800 Chester
Chew & Cheltenham Avenues	5600-5700 Chew, 700-800 East Cheltenham
Chew Avenue	6300-6800 Chew
Elmwood Avenue	6300-7300 Elmwood
Frankford Avenue	1200-3100 Frankford
Frankford Avenue	4000-5300 Frankford
Frankford Avenue	6200-7200 Frankford

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

Active Interim Construction Assistance Loans

Fiscal Year Loan Made	Project	Remaining Loan Balance
2009-10	Strawberry Mansion Homeownership	\$713,958

Selection Criteria for Rental and Special-Needs Projects

Neighborhood-Based Rental production activities are designed to respond to the housing affordability crisis by producing more affordable housing units through rehabilitation and new construction. The Division of Housing and Community Development (DHCD) believes that the creation and maintenance of viable residential neighborhoods involve a combination of homeownership, rental and special-needs units.

DHCD's investment in affordable rental and special needs housing is intended to create strong, sustainable communities with a mix of housing at varied price points that serve households with differing needs. The criteria in this section are designed to maximize private financing, support neighborhood strategic planning and minimize public subsidies.

DHCD reserves the right to select the source of funds for each rental project. DHCD reserves the right to alter these criteria as necessary to ensure consistency with national objectives and with the U.S. Department of Housing and Urban Development (HUD), Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and Pennsylvania Housing Finance Agency (PHFA) guidelines, regulations, policy and funding levels. At a minimum, DHCD will review and, if needed, revise the criteria annually.

A. Threshold Criteria

1. Projects must be consistent with the organizing principles for housing investment:
 - Facilitating economic growth by encouraging and leveraging investment;
 - Reversing decline by directing resources to strong but threatened blocks and weakening neighborhoods that show signs of decline;
 - Investing in struggling communities and preserving affordability in appreciating markets; and
 - Promoting equity by providing affordable, accessible housing to low-income, elderly and special-needs citizens.
2. No project may apply for more than \$2 million in total subsidies administered by DHCD (CDBG, federal HOME and HTF). Proposals with requests greater than \$2 million from DHCD will not be considered.
3. Project costs must meet at least one of the following guidelines (Cost Containment Policy):
 - a. A maximum of \$225 per square foot (replacement cost plus developer's fee); or
 - b. A per unit replacement cost not to exceed 120 percent of HUD Section 234 condominium housing mortgage limits for elevator-type projects multiplied by the highest percentage for Philadelphia

- c. Developers who meet the Passive House Requirements for energy efficiency can exceed the Cost Containment Policy by ten percent.
- d. Housing developments where the replacement costs exceed the Cost Containment Policy the developer must utilize a competitive bidding process to procure and select a general contractor. Please be advised, the Philadelphia Redevelopment Authority (PRA) does not grant waivers for this requirement.

The 120 percent of Section 234 condominium housing mortgage limits is:

Unit Type	Non-Elevator/Elevator
Efficiency	\$189,145
1 bedroom	\$216,831
2 bedrooms	\$263,661
3 bedrooms	\$341,094
4+ bedrooms	\$374,414

The above maximum mortgage limits are subject to change.

- 4. Developers must comply with local, state and federal regulations including wage rate and applicable MBE/WBE/DSBE, HUD Section 3 and Neighborhood Benefit Strategy requirements, and energy and construction specifications as required by DHCD and the Philadelphia Redevelopment Authority (PRA).
- 5. 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.
- 6. 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%) Homeless and Special Needs. Rental Projects exceeding the 10 percent requirement will be given priority.

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

The City of Philadelphia supports the concept of visitability for accessible housing design and encourages all housing developers to include visitability design features. To the extent feasible, all new-construction housing development projects must include visitability design features. This includes at least one no-step entrance at either the front, side, back or through

the garage entrance. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide.

7. All housing projects developed with City housing funds must comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market accessible housing units to the disabled community on the Home Finder website (www.newsontap.org) for a 30-day period prior to marketing accessible and non-accessible housing units to the general public.
8. Some developments successfully receive LIHTCs from PHFA without a commitment of financial support from the City. Those developments are not eligible for funding provided through City RFPs.

B. Criteria for Special Needs Projects Only

Special-Needs Developments are targeted towards projects that provide permanent supportive housing for those individuals and families that meet the Department of Housing & Urban Development's (HUD) definition of homeless (see Appendix page 19). Depending on HUD funding constraints, preference may be given to those projects seeking to serve a specific subpopulation – generally this refers to households that meet the HUD definition of chronically homeless. Developers are encouraged to implement a Housing First approach (see Appendix page 20) and provide or arrange for supportive services for all participants necessary to maintain their housing and live independently.

C. Financial Analysis

1. The developer's fee 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. Architect, engineering and legal fees shall be governed by the cost limits for those items included in the Pennsylvania Housing Finance Agency 2016 Underwriting Application Cost Limits (available as of the writing of the *Action Plan* at http://www.phfa.org/forms/multifamily_application_guidelines/application/2016_07_dvlpmnt_cst_lmts.pdf).

5. Rent-up costs incurred should be limited to pre-operational expenses incurred during the 120 day period prior to initial occupancy and shall not exceed \$1,200 per unit, or \$600 per unit for Preservation projects.
6. Construction contingency must be three percent for new-construction projects and five percent for rehabilitation and preservation projects. Consideration will be given to project size and property condition when determining the amount of contingency. For projects where the construction contract is a guaranteed maximum price, a contingency may be waived by 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. Developers requesting exceptions to the above criteria must provide written justification to the PRA. The PRA will review the request and forward comments to DHCD. DHCD may approve or deny the waiver request.

D. Cost Efficiency

Projects that leverage a larger percentage of private and non-DHCD resources will be given priority in the evaluation process. Priority will be given to those projects that can be designed and constructed for less total dollars, as well as less City subsidy dollars. In addition, financing requests that can reduce costs below the stated maxima will be given a priority.

E. Developer Profile

A developer will submit a written summary of completed and current development activity. DHCD/PRA will examine the developer's past performance in completing DHCD-funded projects, general capability and capacity levels, and current tax and financial status of partners involved in the project. A developer's past performance with wage and MBE/WBE compliance be heavily weighted.

DHCD/PRA will deny funding for a developer who has outstanding municipal liens, other judgments and/or code violations against his/her property(ies), and who has not demonstrated the technical or financial capacity to complete projects. Prior to making any funding commitment, DHCD/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 submitting a proposal to DHCD. Developers must be tax compliant prior to project closing.

F. Neighborhood and Community Impact

1. The project should increase the supply of decent, affordable rental units for low-income people and special-needs populations.
2. The project must eliminate a blighting condition in the community or provide affordable housing in appreciating or strong markets.

3. The developer must demonstrate an effort to encourage participation or representation by the occupants and/or the community. DHCD/PRA will consider community support in evaluating projects.
4. Projects must be consistent with approved Neighborhood Strategic Plans or Philadelphia City Planning Commission District Plans if applicable.
5. The developer must submit an affirmative marketing plan to 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 DHCD 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 staff and approval by the PRA Board of Directors.

1. DHCD will issue Request For Proposals for projects seeking gap financing for affordable rental and special needs projects. Proposals will be reviewed by an interagency group comprised of representatives of DHCD, PRA, the Commerce Department, the Philadelphia Housing Authority (PHA), the Office of Homeless Services, and the Philadelphia City Planning Commission. Developers selected for funding will receive a funding commitment letter from DHCD. The letter will also remind developers that they must meet all underwriting requirements and secure any additional funding commitments in order to receive financing. The DHCD funding commitment is contingent upon receipt of tax credit financing. Failure to receive tax credit and other required financing will render the DHCD invalid.
2. The developer and development team will meet with the PRA within 60 days from the date that developer secures other financing, if required. In addition, the PRA will request the Philadelphia City Planning Commission to begin the Environmental Review process.
3. During the design development phase of the project, project costs will be reviewed and evaluated by 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.
4. 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:

A. Required for Board Approval

- Project Profile that includes a detailed description of the project, what impact it will have on the neighborhood, proposed beneficiaries, etc.
- A description of other affordable housing developments or projects that are planned or have been completed in the same area should be included;
- 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);
- Tax Credit Subscription Agreement (if applicable);
- Management Plan and Agreement; Tenant Selection Plan and Sample Lease
- List of Project Development Team, including names, addresses, telephone numbers and experience;
- Relocation Plan (if applicable);
- Commitment Letters from financing sources
- Tax Status Certification Form, which must be submitted for the sponsor, partnership, general contractor, architect, lawyer, consultant or any other firm or business that will directly benefit from DHCD/PRA financing;
- Proof of Site Control;
- Photograph of Development Site (front & rear);
- Architect's Agreement (executed and dated);
- General Contractor's Contract (Draft);
- Affirmative Fair Housing Marketing Plan - Multifamily Housing
- Capital needs assessment (for rehabilitation projects of 26 units or more);
- Construction Cost Breakdown (per 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;
- Development and Operating Budgets including all sources and uses, not just those on PHFA's Form 1. Operating budgets are to be projected for 20 years;

- Schedule of all Project Financing, including source, rate and term if applicable;
- Board of Directors List (if applicable);
- Environmental Review Approval; and
- Submission of Campaign Contribution Discloser Forms

B. Required for Settlement

- Resolution Authorizing Transaction.
- Partnership Agreement (if applicable);
- Site survey, Surveyor's Report and Title Report;
- General Contractor's Contract (executed and dated);
- Tax Clearance all members of development team;
- Closing documents for all funding necessary to complete construction of project;
- Building Permits;
- Evidence that the owner and any entity receiving DHCD funds is not debarred or suspended;
- Approved insurance for owner, general contractor, architect and any other development team member required by PRA; and
- L & I approved plans and specifications

In addition to all the previous documentation, nonprofit sponsors are required to submit the following documentation, if applicable:

- Current IRS Tax Exempt Ruling Letter;
- Current Bylaws;
- Articles of Incorporation; and
- CHDO/CBDO Designation Letter from DHCD

Special-Needs Definitions

■ Homeless person

Persons assisted with permanent supportive housing must be homeless and come from:

1. places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
2. an emergency shelter and/or Safe Haven;
3. transitional housing for homeless persons and who originally came from the streets or emergency shelter.

If a person is in one of the three categories above, but most recently spent 90 days or less in a jail or institution, he/she qualifies as coming from one of these three categories.

■ Disabled Persons

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

1. A disability as defined in Section 223 of the Social Security Act;
2. Having a physical, mental, or emotional impairment that (a) is expected to be of long-continuing and indefinite duration, (b) substantially impedes an individual's ability to live independently, and (c) is of such a nature that such ability could be improved by more suitable housing conditions;
3. A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; or,
4. The disease of acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiological agent for AIDS or
5. A diagnosable substance abuse disorder.

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

■ Chronically Homeless Individuals/Families – HUD Definition

A person who is "chronically homeless" is an unaccompanied homeless individual or adult in a family with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. An episode of homelessness is a separate, distinct, and sustained stay in a place not meant for human habitation, on the streets and/or in an emergency homeless shelter. A chronically homeless person must be unaccompanied and disabled during each episode. A disabling condition is defined as "a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions." A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

■ Housing First

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

■ Permanent Supportive Housing

Permanent Supportive Housing for Persons with Disabilities is long-term, community-based housing and has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive

services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. In this type of housing, no more than 16 persons may be housed in one structure – or an explanation is required as to how local market conditions necessitate a program of the proposed size, and how “neighborhood integration” can be achieved for the program participants.

Fair Housing Goals and Priorities

VI 1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

The question is addressed in the answer to the next question.

VI 2 For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.

Subsequent to the publication of the draft Assessment of Fair Housing DHCD and PHA continued to engage stakeholders around fair housing issues in general and the AFH goals and strategies in particular.

Working with technical assistance providers supported by HUD, DHCD and PHA implemented a stakeholder engagement process around the goals and strategies in the draft Assessment of Fair Housing. The goals and strategies were divided into three subject areas:

- Preservation of Existing Housing and Development of New Housing
- Fair Housing – Outreach, Training, Enforcement and Legal Strategies
- Place-Based Strategies and Quality of Life/Access to Opportunities

A wide range of stakeholders was invited to participate in whichever subject area they felt was relevant to their work, including in all three if desired. The TA-provider created a cloud-based mechanism in which stakeholders could add comments and edit text related to the goals and strategies. For each subject area an initial meeting/conference call was held in which participants brainstormed about means to improve the goals and strategies. Subsequently participants uploaded comments and edits to the cloud. DHCD and PHA staff adapted the comments made on the calls and in writing into updated goals and strategies, which were then reviewed in a subsequent conference call for each subject area. In all, a total of six meetings/calls were held to strengthen the goals and strategies section of the plan. This process concluded with a four-hour meeting at which participants worked collaboratively with the City and PHA to identify priorities among the goals and strategies.

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

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

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

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

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
20	Expand accessible and affordable housing for persons with disabilities	Create new funding to expand Adaptive Modifications Program (AMP) for renters and homeowners Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Provide adaptations for rental and homeowner housing units.—100 HH annually	1-5 years	City (Lead), PHDC
21	Expand accessible and affordable housing for persons with disabilities	DHCD to continue 10% requirement for accessible unit and visitable units for City- supported projects -- exceeds HUD requirements Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Increase the number of accessible housing units created	1-5 years	City, (Lead), DHCD, housing developers
22	Expand accessible and affordable housing for persons with disabilities	Ensure Homeless Services accessible for all persons with disabilities Priority: Medium-Low	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Accessible Housing	Improve access to Apple Tree, the intake site for families and single women by repairing and re-paving the street to the entrance. Ensure new access points into the homeless system comply with the ADA; the Fair Housing Act; and Section 504 of the Rehabilitation Act of 1973. Continue to utilize the assistance of the Deaf Hearing Communications Centre and Language Line for interpretation services.	1-2years 1-5 years 1-5 years	City (Lead), Office of Homeless Services, Fair Housing Stakeholders
23	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to move homeless into stable permanent housing Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Increase the number of Permanent Supportive Housing Units through a range of projects and programs such as: 1) PHA's participation in the City's Blueprint program - 500 housing opportunities provided each year. 2) City's Rapid Re-Housing program — 700 placements each year, including veterans.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Homeless Services, Fair Housing Stakeholders, VA
24	Expand permanent housing for homeless and specials needs individuals	Promote opportunities to promote stable permanent housing for survivors of domestic violence, stalking, and sexual assault Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Enforce compliance with City's Domestic violence ordinance PHA complies with HUD VAWA rules Secure funding to support development of units for individuals experiencing domestic violence Establish partnerships with developers to identify low-income units designated for survivors/victims and ensure units are accessible to individuals with disabilities Establish partnerships with community-based organizations to provide DV-specific and trauma- informed services for families living in permanent housing.	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Fair Housing Stakeholders, CBOs, non-profit legal partners

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
25	Expand permanent housing for homeless and specials needs individuals	Expand housing programs for families at risk of child welfare involvement due to homelessness, unaffordable or unsafe housing or ready for reunification Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable and Housing Options Age and Condition of Affordable Housing; Disproportionate Housing Needs Displacement due to economic pressures	Secure funding for: 1) repairs to rental or owner occupied homes where families at risk of child removal due to unsafe conditions; 2) new rental housing for families at risk of children's removal due to homelessness, displacement due to eviction, utility shut offs, and unsafe conditions; & 3) housing for families ready for reunification	1-3 years	City (Lead), DHS, Homeless Services, DBHIDS, PHA, Fair Housing Stakeholders, housing providers
26	Expand permanent housing for homeless and specials needs individuals	Prevent homelessness for youth exiting the child welfare and juvenile justice systems. Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Affordable Housing Options	Work with partners to strengthen transition planning Identify youth-centric housing resources to be added to the homelessness services system, including additional Rapid Re-housing resources as well as innovative housing models such as host homes, youth- facilitated outreach and drop-in services, and shared housings; Pilot a Coordinated Entry and Assessment Based Housing Referral System using Transition Age Youth Vulnerability Index Service Prioritization Assistance Tool (TAY VI-SPDAT) at entry points, youth street outreach, Runaway and Homeless Youth funded programs, and a privately funded youth emergency shelter, Strengthen system-wide data sharing agreements to facilitate cross-system collaboration to identify and provide services to at-risk youth	1-5 years	City (Lead), PHA, DHCD, housing providers, DBHIDS, Homeless Services, Child Welfare and Juvenile justice system
27	Ensure open access to all housing resources and programs	Fully implement Language Access Plans (LAP) and practices for Limited English Proficiency (LEP) individuals and ASL users Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities	Lack of Access to Housing and Other Services	City and PHA work with partners and stakeholders as needed to update and implement LAP, limited literacy materials, documents/outreach accessible to LEP residents. Work with LEP, housing network, other stakeholders to complete annual training for staff on LAP requirements PHA assesses options for strengthening fair housing compliance through additional training and testing City and PHA provide annual LAP performance compliance reports Increase opportunities for face-to-face engagement with LEP persons	1-5 years	City and PHA (Leads), DHCD, community partners, Office of Immigration Affairs (OIA),

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

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
33	Expand fair housing outreach, education and enforcement activities	Support outreach and housing counseling to help residents avoid predatory loans and to counsel clients with credit- repair; budgeting Priority: High	Segregation, Disproportionate Housing Needs; R/ECAP,	Lending Disparities	Counseling agencies to provide Anti Predatory, pre-purchase and financial literacy housing counseling — 2,000 individuals counseled annually	1-5 years	City (Lead), Housing counseling agencies, NACs, LEP and CBO partners, Fair Housing Stakeholder Network
34	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities to increase housing options and access to opportunities for the protected classes Priority: Medium-High	Segregation, Disproportionate Housing Needs; R/ECAP	Lending Disparities, Lack communication between public agencies and residents	City and PHA to coordinate with fair housing agencies to conduct fair housing trainings to city agency and PHA staff and trainings for PHA and City sub- recipients. New employees and refresher trainings as needed	1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center
35	Expand fair housing outreach, education and enforcement activities	Support a range of Fair Housing education and outreach activities for Landlords to reduce unlawful evictions and promote open access to affordable housing Priority: Medium-High	Segregation, Disproportionate Housing Needs;	Public and Private Discrimination	City and PHA to work with non-profit legal aid providers, fair housing organizations, LEP, CBO partners to design workshops for Landlords to promote compliance w/ all Fair Housing laws and HUD guidance including criminal background checks Identify funding for workshop content and marketing campaign to reach Landlords including LEP. Update content as needed. Conduct 1-2 educational workshops a year contingent upon funding	1 year 1 year 2-5 years	City and PHA (Leads), PCHR, FHRC, Equality Center, City, CLS, TURN, PA Law Center, LEP CBO partners, Police Dept.
36	Expand fair housing outreach, education and enforcement activities	Support increased code enforcement of violations related to housing quality and health/safety issues Priority: Medium-High	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	P & D to work with L & I on coordinated/targeted code enforcement efforts and policies to promote increased housing quality. Code enforcement process contains clear and explicit steps to achieve compliance.	1-2 years 2-5 years	City (Lead), P&D, L&I, Dept. of Health, tenant rights/legal aid groups, CBOs, LEP, Fair Housing Stakeholder Network
37	Expand fair housing outreach, education and enforcement activities	PHA and City to establish Fair Housing Stakeholder group in partnership with local/ regional Fair Housing agencies, Advocacy groups, Housing Authorities, and Municipalities to ensure coordinated approach Priority: Medium-High	Segregation, R/ECAP, Disparities in Access to Opportunities	Impediments to mobility,	Create Fair Housing Stakeholder Group Stakeholders meet in coordination with the (E)quality meetings to assess Fair Housing policy and progress with AFH goals/strategies— minimum twice annually	< 1 year 1-5 years	PCHR (Lead), DHCD, FHRC, PHA, Fair Housing groups, DVRPC, regional housing authorities, City agencies

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
38	Expand fair housing outreach, education and enforcement activities	Explore best practices and policies to promote long-term affordability options Priority: Low-Medium	Segregation, Disproportionate Housing Needs; R/ECAP	Private Discrimination Lack of Affordable Housing options	City reviews best practices for long-term affordability options such as tenant's right of first refusal and extended compliance periods. Explore feasibility for implementation in Philadelphia Implement feasible measures	1 year 2-3 years 3-5 years	City (Lead), DHCD, PHA, Fair Housing Stakeholder network, Fair Housing Stakeholder Network
39	Expand fair housing outreach, education and enforcement activities	Identify new funding opportunities to support Fair Housing education and testing to ensure compliance with federal, state and local fair housing laws Priority: Low-Medium	Segregation, Disproportionate Housing Needs; R/ECAP	Lack of Resources	Work with Philadelphia Commission on Human Relations (PCHR) to obtain HUD certification for substantially equivalent status	1-2 years	City (Lead), PCHR, FHRC
40	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Continue to support existing Placed-based strategies — Sharswood & Norris Choice, Promise Zone Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities	Norris — complete 257 new housing units and 1-2 commercial/retail projects and 4-5 neighborhood improvement projects. Sharswood housing units; PHA HQ: supermarket— PHA to submit Choice Implementation grant application to HUD	1-5 years 1-2 years	City/PHA (Leads), DHCD, HUD, PHFA, third party developers, PHS, Commerce, nonprofits, banks, foundations
41	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Create new Place-based Community Investment Strategy to leverage a range of public/private investments to strengthen communities and increase access to opportunities Priority: High	Segregation, R/ECAP, Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities Displacement due to Economic Pressures.	P & D will map and analyze investments, fixed assets, opportunities and needs in neighborhoods across the City. P & D will categorize areas based on strength/need and will create an investment plan to leverage current and proposed investments across a range of neighborhoods. P & D will work with partners to implement coordinated investment strategy for a range of neighborhoods.	1 year 2-5 years	DHCD, PHA, HUD, PHFA, Private sector & nonprofit partners, MDO including Community Services partners, SDP, Commerce, PHS, Mayor's Office of Education, SDP, PCPC, Land Bank, OIA
42	Promote coordinated approach to leverage public/private investments in R/ECAP and other areas to reduce disparities	Promote Place-base Strategy to leverage public/private investments including housing in immigrant communities to increase access to housing and other opportunities Priority: Medium-High	Disparities in Access to Opportunities, Disproportionate Housing Need	Lack of Access to Opportunities Displacement due to Economic Pressures	Identify immigrant communities in need of affordable housing and other opportunities. Work with partners to implement coordinated housing and other investment strategy.	1 year 2-5 years	City (Lead), DHCD, PHA, HUD, PHFA, private sector partners, Commerce, non-profits, banks, foundations, OIA, Land Bank

#	Goals	Strategies	Fair Housing Issues	Contributing Factors	Metrics & Milestones	Time-frame	Program Partners
43	Expand educational attainment, economic development and self-sufficiency efforts	Encourage comprehensive connections between programs and services to alleviate poverty among low-income households — such as Earned Income Tax Credit (EITC), by ensuring that a point of entry to one program/service connects a recipient to other programs/services for which he/she is eligible Priority: High	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	Providers will convey information and offer direction to connect residents to benefits beyond the ones they are currently accessing, using LEP-targeted materials as appropriate — 1,500 residents will receive counseling to secure EITC.	1-5 years	City (Lead), Service providers, CEO, DHCD, PHA, MOIA, housing counseling agencies, DHS
44	Expand educational attainment, economic development and self-sufficiency efforts	Promote technical assistance and training to small businesses to create and retain jobs — coordinate and align with other investments such as housing and commercial corridor activities to promote increased access to opportunity Priority: High	Disparities in Access to Opportunities	Lack of Access to Opportunities Lack of Income	TA provided to 800 Small businesses and 250 jobs are created or retained annually	1-5 years	City (Lead), Commerce, DHCD, PIDC, TA providers, LEP and CDBD groups, Fair Housing Stakeholders
45	Expand educational attainment, economic development and self-sufficiency efforts	Return vacant and blighted properties back into productive use. Priority: High	Disparities in Access to Opportunities	Lack of access to opportunities	Coordinate and align with goals and strategies of Philadelphia LandBank to acquire and dispose of vacant land for gardens and open space and community development investments	1-5 years	City (Lead) DHCD, LandBank, CBO partners
46	Expand educational attainment, economic development and self-sufficiency efforts	Support coordination of services and educational supports through the City's Communities in Schools Priority: High	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Community Schools Initiative in and around high poverty areas in Philadelphia. Nine initial sites selected and total of 16 additional sites over the next 3 years	< 1 year — 3 years	City (Lead), SDP, Mayor's Office of Education
47	Expand educational attainment, economic development and self-sufficiency efforts	Ensure a Philadelphia youth ages 3 to 4 enter kindergarten ready to learn Priority: High	Disparities in Access to Opportunities	Lack of access to opportunities	City to launch implementation of Pre-K Initiative creating 2,000 new pre-K slots in year 1 with minimum of 1,000 additional sites over 3 years	< 1 year — 3 years	City (Lead) Mayors Office of Education, Service Providers
48	Expand educational attainment, economic development and self-sufficiency efforts	Ensure youth 16-24 graduate high school and/or are job ready Priority: High	Disparities in Access to Opportunities	Lack of Access to opportunities	Young adults participate in job training program such as YouthBuild and PowerCorPHL serve year	1-5 years	City (Lead), YouthBuild, CEO, PowerCorPHL

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

Stakeholders

AFH Stakeholders

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

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

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

Written Standards for Providing ESG Assistance

Emergency Shelter

The Office of Homeless Services (Homeless Services formerly the Office of Supportive Housing) requires all contracted emergency housing providers, including those receiving ESG funds, to comply with its Emergency Housing Standards. The Emergency Housing Standards were created to provide City contracted agencies with a clear set of guidelines and requirements for the operation of emergency housing facilities in Philadelphia. The guiding principles of the Emergency Housing Standards ensure individuals and families living in emergency housing

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

The Homeless Services' Intake Unit serves as the centralized access point for households experiencing homelessness and in need of emergency housing services. When possible, households will be diverted to other suitable resources, either within Homeless Services or within the community, for the purpose of exploring housing options other than shelter placement. An Homeless Services social worker will explore housing options and alternatives with the client such as the feasibility of staying with other relatives or friends. After assessing the client's situation, a determination is made to refer to either a contracted emergency housing program or other appropriate resources that meet the household's needs.

Households must meet the following eligibility requirements for placement into emergency housing:

1. Head of household is 18 years of age or older
2. Meets HUD's definition of homelessness
3. Agrees to terms outlined in the Homeless Services Service Agreement

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

- Temporary shelter
- Ongoing case management services
- Assistance with obtaining transitional and/or permanent housing
- Supportive services for special populations
- A savings program that allows households save a percentage of income for future housing expenses

Once the household is able to move into transitional or permanent housing, the social worker/case manager assists with the transition to independent housing through biweekly meetings. During these biweekly meetings, the social worker/case manager performs the following:

- Assist with securing furniture and other housing equipment
- Discuss budgeting responsibilities
- Make referrals to appropriate after-care services
- Conduct a closing interview where the household's new address is recorded and the after-care plan is reviewed

Households may be evicted from emergency housing for the following inappropriate behaviors:

- Physical violence or threats of violence
- Terroristic threats
- Destruction of property
- Possession, sale, or distribution of drugs or alcohol
- Persistent verbal abuse
- Refusing reasonable mandatory searches conducted by contracted facilities' security services

If inappropriate behavior stems from substance abuse or mental health problems, clients are referred to appropriate services. Continued emergency housing is provided to clients who are willing to receive such services and who demonstrate efforts to improve his/her behavior.

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

Rapid Re-Housing

Rapid re-housing 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 rental assistance, housing relocation, and stabilization services needed to prevent a return to homelessness.

Based on need, households may receive short- or medium-term rental assistance and financial assistance with security deposits, utilities or moving costs. Households will receive assistance with locating and securing affordable housing. All households that receive more than one month's rent or utility assistance will also receive Housing Stabilization Services. Housing Stabilization Services may include housing and budget counseling and referrals/linkages to other services as needed. Provider agencies use the Self-Sufficiency

Assessment and the Financial Assessment in 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.

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
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 for Rapid Re-Housing can be used for the following activities:

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

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

1. Assistance provided in more than one category (i.e. rental arrearage and utility arrearage) or 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:
 - a. Mortgage assistance
 - b. Food
 - c. Transportation
 - d. Furniture
 - e. Other consumer debt

Coordinated Assessment System

The centralized intake system covers all of Philadelphia County and intake sites are accessible 24hours/day, 365 days/year. Information is available via the City's website and 311 and 211 phone systems. The primary purpose of the centralized intake system is to assess immediate housing need, divert when possible, but provide an emergency housing bed if available. Once in emergency housing, case managers perform a fuller assessment and initiate a Clearinghouse application as appropriate: for Rapid Re-Housing, Transitional Housing, or PHA/Permanent Supportive Housing. With the development of a new HMIS, the CoC is revisiting existing centralized/coordinated assessment practices with the following goals:

1. include a small number of targeted questions at emergency housing intake to more quickly and efficiently route vulnerable and/or specialized populations toward an appropriate program application;
2. utilize a common assessment tool to streamline applications to transitional housing and rapid re-housing;
3. develop a universal application for all transitional and permanent supportive housing programs;
4. phase all CoC permanent supportive housing programs into the PSH Clearinghouse;
5. obtain commitment of all agencies to accept referrals from coordinated assessment system;
6. track and monitor results on the basis of reducing length of time homeless & recidivism.

Sub-Award and Allocation Process

In Year 41, DHCD will continue to assign the administration of ESG funds to the City's Office of Homeless Services under a Memorandum of Understanding. To identify ESG funding sub-recipients, Homeless Services issues competitive Requests for Proposals to nonprofit housing assistance providers. Although funding allocations are not made on a geographic basis, Homeless Services ensures that residents citywide can access the services. In the case of emergency shelter, Homeless Services manages centralized intake, where individuals seeking shelter are assessed and referred to a bed based on availability and special needs. With regard to rapid re-housing activities, subrecipients are required to serve individuals throughout the City.

Homeless Participation Requirement

Homeless Services consults with the Philadelphia CoC when considering policies and funding decisions regarding activities funded under ESG, including the Philadelphia CoC Board, which is the primary decision making body of the CoC. The Philadelphia CoC Board consists of 17 members, four of whom are individuals currently or formerly experiencing homelessness. Additionally, contracted homeless assistance providers regularly obtain input from individuals with lived experience through a variety of methods including participant meetings, committees, and peer employment.

Performance Standards for Evaluating ESG

To evaluate rapid re-housing activities funded by ESG, the following performance standards will be tracked by Homeless Services on a quarterly basis:

1. Recidivism: Percent of households that return to the shelter system after receiving rapid re-housing assistance.
 - Projected accomplishment – The recidivism rate will be less than 5 percent.
2. Appropriate amount/type of assistance provided: Percent of households returning for additional assistance.
 - Projected accomplishment – The percent of households seeking additional assistance will be less than 5 percent.
3. Placement into affordable housing: Percent of households who remained in housing and were paying 50 percent or less of their gross income towards rent after rapid re-housing assistance ended.
 - Projected accomplishment – At least 50 percent of households will have attained and sustained affordable housing after rapid re-housing assistance

Citizen Participation Plan

Citizen Comment on Citizen Participation Plan

This amended Citizen Participation Plan was incorporated into the *Year 42 Proposed Consolidated Plan* (see below), was printed and was made available for public comment.

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

Encouragement of Citizen Participation

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

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

DHCD, in conjunction with the Philadelphia Housing Authority (PHA), encourages the participation of residents of public and assisted-housing developments, including any resident advisory boards, resident councils and resident management corporations in the process of developing and implementing the AFH and the *Consolidated Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. DHCD provides information to PHA about the AFH, AFFH strategy and

Consolidated Plan activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required for the PHA Plan.

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

DHCD further promotes citizen involvement in its program by producing 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 May 2016 had approximately 1,250 persons on it. In addition, public hearings are held as described on page Appendix 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 DHCD website and social media.

Language Access Needs

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

Development of Assessment of Fair Housing

As soon as is feasible after the start of the public participation process, DHCD makes HUD-provided data and any other supplemental information DHCD plans to incorporate into its AFH available to residents, public agencies and other interested parties. This data, or links to other websites containing this data, will be on the DHCD website.

To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, at least one public hearing will be held before the proposed AFH is published for comment.

DHCD will publish a Proposed AFH for review and comment by residents, public agencies and other interested parties. The contents of the Proposed AFH will be briefly summarized and its availability is advertised in a newspaper of general circulation, as required by regulation. Copies of the Proposed AFH will be made available to citizens on the DHCD website, at selected public libraries and a reasonable number of copies are available for free directly from DHCD. In addition to the newspaper ad, the availability of the Proposed AFH will be publicized on the DHCD website, via an e-mail to DHCD's electronic mailing list and through social media.

DHCD provides a period for public comment of not less than 30 calendar days following the publication of the Preliminary Plan. During this period DHCD will hold a public hearing to obtain citizen input into the consolidated planning process. Two weeks notice will be given before holding the public hearing on the Preliminary Plan. Comments offered at this hearing are incorporated into the AFH.

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

Revising an Accepted AFH

Under federal regulations, the Citizen Participation Plan must specify the criteria the City will use for determining when to revise an accepted AFH.

Guidelines for Revising an Accepted AFH

In compliance with federal requirements, the criteria for revisions to an accepted AFH are when:

- a material change¹ occurs;
- upon written notification from HUD specifying a material change that requires the revision.

¹ A material change is a change in circumstances in the city that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances.

When a revision due to a material change is required, it will be submitted to HUD within 12 months of the onset of the material change, unless HUD specifies a later deadline. When HUD has provided written notification specifying a material change that requires a revision, HUD will specify a date by which the revision must be submitted.

Whenever a revision to an accepted AFH is proposed, the City will follow the notice and comment process applicable to *Consolidated Plan* substantial amendments. 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 calendar 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 revision without further notification. The notice will also state that the public may receive a copy of the revision upon request.

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

Development of *Consolidated Plan*

DHCD 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

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

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

DHCD provides a period for public comment of not less than 30 calendar days following the publication of the *Preliminary Plan*. During this period DHCD 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 Consolidated 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 Consolidated Plan*, DHCD 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 Consolidated 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 Consolidated 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 DHCD's website and in selected public libraries, and a reasonable number of copies are available for free at DHCD. The public may comment on the *Proposed Consolidated 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*.

Final Consolidated Plan

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

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 federal¹ requirements, the criteria for a substantial amendment to the *Consolidated Plan* are 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;
- 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 calendar 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 or views are received, they will be considered before adopting the amendment. If the City deems appropriate, it will modify the proposed amendment. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the substantial amendment.

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.

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 DHCD'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

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

Public Hearings

DHCD holds at least two public hearings a year*, each at a different stage of the program year, to obtain residents' views and to respond to proposals and questions. At least one hearing is held prior to publishing the *Preliminary Consolidated Plan* to obtain the views of residents on housing and community development needs and actions for affirmatively furthering fair housing consistent with the AFH and to review past program performance. At least one hearing to consider the development of proposed activities and proposed strategies 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.

To obtain the views of the community on AFH-related data and affirmatively furthering fair housing in the City's housing and community development programs, the City will hold at least one public hearing before the proposed AFH is published for comment.

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 DHCD website, via an e-mail to DHCD's electronic mailing list and through social media. Hearings are held at times and places convenient to actual and potential beneficiaries and that are accessible to persons with disabilities. Upon request, DHCD provides translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Access to Local Meetings

DHCD 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.

* These hearings do not include any hearings related to the AFH, which is produced on a different, five-year schedule.

Availability to the Public and Access to Information

DHCD is committed to providing citizens, community organizations, public agencies and other interested parties with the opportunity to review information and records relating to the *Consolidated Plan* and DHCD's use of assistance under the programs. Copies of the *Consolidated Plan* as adopted, the HUD-accepted AFH 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 revisions to the AFH and *Consolidated Plan* substantial amendments are available from DHCD. Sections of these documents will be translated into other languages or into other media upon request, including into forms accessible to persons with disabilities. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

Access to Records

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

Technical Assistance

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

Citizen Complaints

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

Table 9: 2017-18 Program and Commercial Funding

Allocations to Agencies for Housing Counseling Agencies (HCAs), Neighborhood Advisory Committees (NACs), Neighborhood Energy Centers (NECs), Land Care, Public Services in Community Corridors, Targeted Corridor Management and Business Technical Assistance Program.

Agency	HCAs	NACs	NECs	Community LandCare	Public Services in Comm. Corridors	Targeted Corridor Mgt.	Business Technical Assist. Program	Total Agency Funding
Achievability		75,000	20,000	26,250	30,000	75,000		226,250
Affordable Housing Center of PA	173,900							173,900
African Cultural Alliance of NA (ACANA)					35,000	175,000		210,000
Allegheny West Foundation		65,000			30,000	75,000		170,000
APM	75,000	65,000						140,000
Brewerytown-Sharswood Civic Assoc.		70,000		17,500				87,500
Called to Serve					30,000			30,000
Center in the Park	129,720		18,000					147,720
Clarifi	120,570							120,570
Congreso de Latinos Unidos	155,100		35,500					190,600
Diversified Community Services	122,200		35,000		25,000			182,200
Fairmount					30,000			30,000
FINANTA							125,000	125,000
Francisville NDC				35,000				35,000
Frankford CDC		70,000			50,000	135,000		255,000
Germantown Crisis Ministry			18,000			75,000		93,000
Germantown United CDC					75,000			75,000
GPASS	78,000	65,000	41,000	13,125				197,125
HACE	224,600	65,000	25,500		50,000	125,000		490,100
Hunting Park Community Revitalization Corp.		80,000	21,000					101,000
Iglesias Unidas				17,500				17,500
Impact CDC					50,000	75,000		125,000
Intercommunity Action, Inc.	100,000							100,000
Intercultural Family Services	107,160							107,160
Korean Community Development Services Center	100,000				57,000	150,000		307,000
Liberty Resources	110,920							110,920
Mantua Community Improvement Comm.				35,000				35,000
Men & Women for Health Excellence				35,000				35,000
Men of Mill Creek				26,250				26,250
Mt. Airy Business Improvement Dist.				16,625				16,625
Mt. Airy USA	110,920							110,920
Mt. Vernon Manor, Inc.		75,000						75,000
New Kensington CDC	284,220	95,000	30,000	40,250	100,000	200,000		749,470
Newbold					25,000			25,000

Agency	HCA's	NAC's	NEC's	Community LandCare	Public Services in Comm. Corridors	Targeted Corridor Mgt.	Business Technical Assist. Program	Total Agency Funding
Nicetown		130,000	18,000	35,000				183,000
Norris Square	78,000							78,000
Northwest Counseling Services	266,170							266,170
Nueva Esperanza	100,000				35,000	75,000		210,000
One Day at a Time				35,000				35,000
PCCA	293,280							293,280
People's Emergency Center CDC		75,000			40,000	75,000		190,000
Philadelphia Chinatown Development Corp.					56,000			56,000
Philadelphia Senior Center	75,000							75,000
SCORE							75,000	75,000
South Kensington Community Partners		65,000		30,625				95,625
South Philadelphia Homes				26,250				26,250
Southwest CDC	120,320	70,000	32,500		35,000			257,820
Strawberry Mansion		80,000	38,000	35,000				153,000
Susquehanna Clean Up/Pick Up				17,500				17,500
Tacony CDC						75,000		75,000
The Enterprise Center		70,000			50,000	87,500	125,000	332,500
Tioga United				30,625				30,625
TURN	278,000							278,000
Urban Affairs Coalition/Entrepreneur Works							125,000	125,000
Urban Affairs Coalition/Parkside Association of Philadelphia		80,000						80,000
Unemployment Information Center	362,840							362,840
Urban League							50,000	50,000
Universal Companies		75,000						75,000
United Communities	143,820		15,000					158,820
Urban League	186,500							186,500
Village of Arts and Humanities				52,500	33,000			85,500
Welcoming Center for New Pas (WCNP)							137,500	137,500
West Oak Lane CDC	144,760							144,760
Whitman Council		70,000						70,000
WNSN			40,000					40,000
Women's Opportunity Resource Center (WORC)							100,000	100,000
Total Program Funding	\$3,941,000	\$1,440,000	\$387,500	\$525,000	\$836,000	\$1,397,500	\$737,500	\$9,264,500

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