

# 2023-2024

## Consolidated Annual Performance and Evaluation Report



Division of  
**Housing and Community Development**  
CITY OF PHILADELPHIA

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## CR-05 - Goals and Outcomes

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

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

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

In this section of the report, we highlight the activity of the City's housing and community development programs funded in FY 2024 with federal and local funding. Please note that the accomplishments reported in the narrative and in Table 1 are based on data collected locally and in some cases may differ from data input into the Integrated Disbursement and Information System (IDIS). Some accomplishment data was not available at the time of publishing the draft CAPER, and will be added in the final version. In CDBG Year 48, the City substantially met or exceeded many annual goals and objectives. For the programs that exceptionally exceeded their goals, the City has increased these annual goals to determine the future program capacity more accurately. When evaluating programs that did not reach their targeted goals, decreased funding, changes to program activities, and adjustments to program reporting were the main reasons why a goal was not achieved.

- Basic Systems Repair Program (BSRP) provided free repairs to electrical, plumbing, and heating systems of 3,035 owner occupied homes.
- Adaptive Modifications Program (AMP) helped 420 individuals with permanent disabilities live more independently within their homes.
- Housing and Mortgage Foreclosure Prevention Counseling services were provided to 8,568\* households, and 813 homes were saved from foreclosure.
- Rental assistance was provided to 6,398 households at-risk of eviction through the Targeted Financial Assistance component of the Eviction Diversion Program.
- PEPP partners provided legal advice or representation to a total of 3,973 clients in FY24.
- The Eviction Diversion Program helped 1,867 tenants and landlords reach an agreement or other desirable outcome (e.g.

parties agreed to continue to negotiate as an alternative to eviction).

- Three preservation projects were completed, preserving 365 affordable rental units: Walnut Park Plaza, Yorktown Arms, Parkside Neighborhood Preservation
- Two projects were completed through the Choice Neighborhoods Implementation Grants: HELP VI and Norris Phase V, adding a total of 188 new housing units, 55 of which support households with special needs.
- There were another 32 affordable housing developments under construction, including 23 new developments and 9 preservation
- The City helped 1,331 homebuyers purchase their first homes through the relaunch of its Philly First Home Program, the Turn the Key program, and supported Urban Affairs Coalition’s employer-assisted Home Buy Now program, which provided 8 home purchase grants to workers employed by participating institutions and businesses.
- Neighborhood Advisory Committees (NACs) conducted foreclosure outreach and connected residents to resources in majority low-/moderate-income Census tracts with over 569,000 residents.
- The Commerce Department provided technical assistance to 1,517\* businesses, supported eight community development corporations, and created or retained 18\* jobs through its Business Loan Program.
- YouthBuild provided job training to 176 students throughout the course of the year.
- PHS stabilized 362\* vacant lots, improving neighborhood conditions for nearly 14,000 residents living in majority low-/moderate- income Census tracts.

\*Accomplishment data for FY24 is not complete and will be updated in the final version of this report.

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

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

\*accomplishment data for FY24 is not complete and will be updated in the final version of this report.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop Affordable Rental Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Rental units constructed	Household Housing Unit	1350	270	20.00%	270	0	0.00%
Develop Affordable Rental Housing	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Housing for Homeless added	Household Housing Unit	150	88	58.67%	30	33	110.00%
Effective Administration of Projects and Programs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0*	0.00%*	0	0*	0.00%*
Effective Administration of Projects and Programs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Businesses assisted	Businesses Assisted	0	31*	0.00%*	0	0*	0.00%*

Effective Administration of Projects and Programs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Buildings Demolished	Buildings	1250	284*	22.72%*	250	0*	0.00%*
Expand Accessible and Affordable Housing (contd)	Affordable Housing Non-Homeless Special Needs	Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1250	668	53.44%	250	420	168.00%
Expand Affordable Homeownership Housing	Affordable Housing Non-Homeless Special Needs	Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Direct Financial Assistance to Homebuyers	Households Assisted	4625	2402	51.94%	925	1255	135.68%
Expand Affordable Homeownership Housing (contd)	Affordable Housing Non-Homeless Special Needs	Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Homeowner Housing Added	Household Housing Unit	- *	76	- *	200	76	38.00%
Expand Education, Employment and Self- (contd)	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5900	1180	20.00%	1180	1180	100.00%

Expand Fair Housing Outreach, Education, (contd)	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	8122	135.37%	1200	4477	373.08%
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Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	6850	1398*	20.41%*	1220	517*	42.38%*
Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Homeless Person Overnight Shelter	Persons Assisted	5500	1571*	28.56%*	1100	*	0.00%*



Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Homelessness Prevention	Persons Assisted	4930	1006*	20.41%*	1426	416*	29.17%*
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Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Jobs created/retained	Jobs	0	0		0	0	
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Expand Housing Opportunities and Services (contd)	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	HIV/AIDS Housing Operations	Household Housing Unit	135	94*	42.22%*	28*	37*	132.14%*
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Expand Services and Programs to Protect (contd)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
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Expand Services and Programs to Protect (contd)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50000	18546*	37.09%*	10000	8568*	85.68%*
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Expand Services and Programs to Protect (contd)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Other	Other	9000	12423	138.03%	2400	6398	266.58%
Expand Support for Small Business Owners (contd)	Non-Housing Community Development	CDBG: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Jobs created/retained	Jobs	1650	18*	1.09%*	330	*	0.00%*
Expand Support for Small Business Owners (contd)	Non-Housing Community Development	CDBG: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Businesses assisted	Businesses Assisted	600	2112*	352.00%*	120	587*	489.17%*
Expand Support for Small Business Owners (contd)	Non-Housing Community Development	CDBG: \$ / Neighborhood Preservation Initiative: \$ / Other: \$	Other	Other	5000000	698709*	13.97%*	1000000	*	0.00%*

Foster Open Access to All Housing and Com (contd)	Affordable Housing Non-Housing Community Development	CDBG: \$ / Local Housing Trust Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	10782	26.96%	2500	5323	212.92%
Foster Open Access to All Housing and Com (contd)	Affordable Housing Non-Housing Community Development	CDBG: \$ / Local Housing Trust Fund: \$	Other	Persons Assisted	2750000	587790*	21.37%*	550000	569915	103.62%

Foster Open Access to All Housing and Com (contd)	Affordable Housing Non-Housing Community Development	CDBG: \$ / Local Housing Trust Fund: \$	Other	Organizations Assisted	100	11*	11.00%*	20	6*	40.00%*
Preserve Affordable Homeownership Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	2359	377.44%	125	1240	992.00%
Preserve Affordable Homeownership Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12000	5397	44.98%	2400	3035	126.46%
Preserve Affordable Rental Housing	Affordable Housing Non-Homeless Special Needs	HOME: \$ / Local Housing Trust Fund: \$ / Neighborhood Preservation Initiative: \$	Rental units rehabilitated	Household Housing Unit	500	653	130.60%	100	365	365.00%
Strengthen Community Assets and Manage Vacant Land	Non-Housing Community Development	CDBG: \$ / Other: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600000	628477*	104.75%*	120000	*	0.00%*
Strengthen Community Assets and Manage Vacant Land	Non-Housing Community Development	CDBG: \$ / Other: \$	Other	Persons Assisted	250000	13978*	5.59%*	50000	*	0.00%*

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

No new construction developments were completed during the fiscal year; however, three new developments were completed right after the close of the fiscal year, totaling 104 rental units and 30 special needs units (to be included in Year 50 CAPER). Three preservation projects were completed: Walnut Park Plaza, Yorktown Arms, and Parkside Neighborhood Preservation; preserving 365 affordable rental units. The remaining 32 projects under construction or near completion include 23 new construction or rehabilitation projects, and 9 preservation projects. Once complete, these projects will add 982 units to affordable housing supply and preserve 897 existing units currently occupied by low-/mod-income households.

The City met its goal for settlement assistance grants through the Philly First Home Program and Urban Affairs Coalition’s employer-assisted Home Buy Now program. Home Buy Now awarded 8 grants, and the Philly First Home Program, relaunched in May 2022, made grants 1,247 to first time homebuyers. The Turn the Key program produced 76 new units for first time homebuyers in its first year of operation. CDBG-funded housing counseling agencies provide pre-purchase counseling to all Philly First Home recipients.

The City reached 85.68%\* of its housing counseling goal, assisting 8,568\* persons of the 10,000 annual goal was met. The goal for tangled title assistance was exceeded with over 1,240 vacancy prevention services provided. The City and its partners also continued eviction diversion and rental assistance programs, helping thousands of renter households stay in their homes. Additionally, the City provided homelessness prevention to 416\* households at-risk of homelessness, reaching 29.17%\* of the Homelessness Prevention goal.

The Basic Systems Repairs program reached 126.5% of its target, serving 3,035 households. The Energy Coordinating Agency surpassed its revised goal for the Heater Hotline program. The Heater Hotline Program served 5,323 households—213% of the new goal.

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

for conveying publicly owned land for development of affordable housing.

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

The City exceeded\* its goal for Neighborhood Development Grants and Technical Assistance to Micro Businesses. However, it did not meet its goal\* for Storefront Improvement Program, Targeted Corridor Revitalization Management Program, the Business Loan Program, and Targeted Neighborhood Business Attraction and Expansion. Those goals were not fully met\* because Commerce shifted funding sources which changed the ability to document area accomplishments that would have normally been funded by CDBG. Commerce exceeded technical assistance to micro businesses because much of Commerce Funds were diverted to support small businesses who experienced a decline in revenue and sought resources to be sustained during COVID-19. These businesses represent economic vitality to many low- and moderate-income communities.

CDBG-CV funds were used to support the City's FY 2023 housing, community development, and commerce activities. CV-funded program outputs are included in this report.

\*Accomplishment data for FY24 is not complete and will be updated in the final version of this report.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG	HOPWA
<b>Race:</b>				
White	209	16	198	121*
Black or African American	2,555	192	1,295	599*
Asian	29	1	7	2*
American Indian or American Native	4	0	11	0*
Native Hawaiian or Pacific Islander	0	0	2	1*
<i>Total</i>	<i>2,797</i>	<i>209</i>	<i>1,513</i>	<i>723*</i>
<b>Ethnicity:</b>				
Hispanic	400	7	85	123*
Not Hispanic	2,862	207	1,699	699*

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

For CDBG, an additional 457 households received Basic Systems Repair Services and an additional 8 households benefited from neighborhood-based rental preservation projects, but either identified as other / multi-racial. This number is not included in the CR-10 as generated by IDIS. CDBG and CDBG-CV funded projects are included in this column. The total number of beneficiaries is 3,262.

For HOME (entered manually), an additional 5 households identified as other / multi-racial. The total number of HOME beneficiaries was 214 households.

For (H)ESG (entered manually), an additional 271 beneficiary households identified as another race, multi-racial, didn't know race, refused to identify race, or data was not collected regarding race. The total number of (H)ESG beneficiary households was 1,784.

\*Beneficiary race and ethnicity data was not available at the time of publication of the draft CAPER. These figures will be included in the final version of the CAPER.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	52,979,107	43,404,816
HOME	public - federal	13,175,604	5,302,611
HOPWA	public - federal	9,565,907	6,146,960
ESG	public - federal	3,866,177	*
Housing Trust Fund	public - local	45,641,000	15,477,117
Other	public - local	50,526,000	*

**Table 3 - Resources Made Available**

### Narrative

The "Other" listed in the above table is a combination of CDBG-CV and ESG-CV Funding; Section 108 loan resources; City of Philadelphia General Funds; the Commerce Department's Storefront Improvement Program; and CDC Tax Credits. HOPWA-CV is not included in "Other".

In Program Year 2019, the City received COVID-19 funding totaling \$74,015,375. The amounts that were expended during the 2023 Program Year are broken down as follows: \$ 7,001,401 of CDBG-CV; \$9,525\* of HOPWA-CV; and \$2,382,526\* of ESG-CV.

The City also had City of Philadelphia Housing Trust Fund Resources in the amount of \$45,641,000 made available in City FY 24 (HUD Program Year 23) and expended \$15,477,117 during the year.

The City made available \$20,000,000 of Section 108 Loan Resources and \$0\* was expended during the City FY 24 (HUD Program Year 23).

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Philadelphia	100		Citywide
Place-based Strategies: Choice, Promise Zone and 22nd Police District			Place-based

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

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



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

**Leveraging**

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

DHDC financing for rental projects has generated equity investment through the utilization of the Low-Income Housing Tax Credits (LIHTC) by corporations and equity funds such as the National Equity Fund (NEF). In fiscal year 2023, a total of 7 city-supported affordable rental housing developments received a LIHTC, leveraging the City’s support of \$20 million with over \$131 million of additional investment from private sources. The final version of the CAPER will provide updates for fiscal year 2024.

DHCD provided approximately \$9.8 million in funding to support a network of 25 housing counseling agencies to provide intensive mortgage foreclosure intervention services, pre-purchase counseling, tenant counseling, and other housing counseling services to residents of Philadelphia. This includes leveraging a total of \$470,000 in local General Funds. The majority of these agencies are also authorized to conduct services through the Pennsylvania Housing Finance Agency (PHFA), which estimates at least \$250,000 of leveraged funds.

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

Match Requirements – The City has met its HOME match requirements as detailed in the HOME Table below. In addition, the City allocated \$3,866,177 in General Funds to meet the ESG match requirement.

Publicly-owned Land – Three multi-family, affordable rental housing projects utilized publicly owned land, and seven Turn the Key properties utilizing publicly owned land closed during the fiscal year.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	48,955,168
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	48,955,168
4. Match liability for current Federal fiscal year	1,055,537.27
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	47,899,630.73

**Table 5 – Fiscal Year Summary - HOME Match Report**

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	61,748,262.00	0	0	0	0	61,748,262.00
Number	3	0	0	0	0	3
<b>Sub-Contracts</b>						
Number	122	0	0	16	3	95
Dollar Amount	47,266,209.34	0	0	11,165,080.08	1,957,496.31	31,583,685.28
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	61,748,262.00	0	61,748,262.00			
Number	3	0	3			
<b>Sub-Contracts</b>						
Number	122	25	97			
Dollar Amount	47,266,209.34	9,393,689.30	37,872,520.04			

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

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

**Table 10 – Relocation and Real Property Acquisition**

NOTE: Tables 8, 9, and 10 will be updated for Year 49 in the final version of the CAPER



## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	715	642*
Number of Non-Homeless households to be provided affordable housing units	6,295	11,047
Number of Special-Needs households to be provided affordable housing units	985	516*
<b>Total</b>	<b>7,995</b>	<b>12,205*</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3,820	7,021*
Number of households supported through The Production of New Units	500	109
Number of households supported through Rehab of Existing Units	2,750	3,820
Number of households supported through Acquisition of Existing Units	925	1,255
<b>Total</b>	<b>7,995</b>	<b>12,205*</b>

Table 12 – Number of Households Supported

\*Accomplishment data for FY24 is not complete and will be updated in the final version of this report.

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

The City met its one-year goals for homeless and non-homeless households to be provided affordable housing, as well as the number of households supported through rental assistance, production of new units, and rehab of exiting units. We met these goals by far exceeding the number of expected beneficiaries in programs like Targeted Financial Assistance and other rental assistance programs and in the production and preservation of affordable housing units.

We did not, however, meet our goals for the number of special-needs households to be provided affordable housing units or the number of households supported through acquisition of existing units. Programs such as Philly First Home and the preservation and production of units provided to special needs households did not meet initial goals established in the AP-55 section of the Consolidated Plan.

Some accomplishment data was not available at the time of publishing the draft CAPER, and will be

added in the final version. In CDBG Year 49, the City substantially met or exceeded many annual goals and objectives. For the programs that exceptionally exceeded their goals, the City has increased these annual goals to determine the future program capacity more accurately. When evaluating programs that did not reach their targeted goals, decreased funding, changes to program activities, and adjustments to program reporting were the main reasons why a goal was not achieved.

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

The City strives to meet program goals, and believes it will meet, if not surpass, many of its goals in FY 2024. However, progress in meeting our goals depends heavily on the level of CDBG, HOME, ESG, and HOPWA resources Philadelphia receives, as well as our ability to leverage local funds.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1,420	235
Low-income	908	72
Moderate-income	135	75
<b>Total</b>	<b>2,463</b>	<b>382</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

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





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

*NOTE: the CR-25 narrative for Year 49 will be included in the final version of the CAPER*

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

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

**Year 48 Goal:**

- Continue to coordinate outreach efforts to target key areas and identify new areas where homeless individuals are located, especially in the Kensington/Fairhill area and encampments throughout the city.

In the Kensington and Fairhill neighborhoods, various outreach efforts concentrate on those that may have multiple barriers to housing, along with those that may be part of an encampment. OHS Prevention and Intake staff participate in a weekly Wellness Resource Fair held in Kensington. Citizens are able to access healthcare via nurses, harm reduction via community organizations, and can receive treatment and/or housing assessments. The OHS Prevention, Diversion, and Intake Unit has contracted with non-profit community organizations for Mobile Housing Assessors that provide mobile assessments for housing services for unsheltered individuals both alone, and those who may be part of an encampment. The mobile nature of these services helps ensure that unsheltered individuals can be identified and reached no matter where they may be in the City.

*Young Adults*

The City has established a collaborative and holistic approach to helping young adults 18-24 who are experiencing homelessness. This approach is designed to provide dedicated services to youth, gives them a voice and to advance research on youth homelessness. In 2023, the Young Adult Leadership Committee, comprised of 18-24 years old with lived experience of homelessness, convened to develop a coordinated community plan to implement better access and outreach to young people. Through this work they were able to recruit new members, evaluate the coordinated entry system, emergency housing voucher process, establish community trainings focused on youth homelessness, and submit a strong application for federal, state, and local funding opportunities funds. They helped secure an \$8.2 million dollar Youth Homeless Demonstration Program Grant. YALC then reviewed twelve project applications and selected five programs to better meet the needs of youth experiencing homelessness and build a stronger footprint by adding more access points for these youth.

*Refugee, Immigrant and Non-English-Speaking Communities*

OHS has expanded outreach into immigrant communities, particularly by building the capacity of two immigrant-serving partner organizations to address the housing needs of people they serve. OHS has worked to help immigrant-serving organizations address critical expenses associated with providing safety for domestic abuse survivors. In addition, we secured funding for a new English-Spanish bilingual mobile assessor to provide assessments for housing and other services anywhere in Philadelphia. The CoC Roadmap to Homes board added a community elected board seat representing underserved

populations, specifically immigrant and refugee communities. And the City has been implementing a housing counseling program model in the Latinx community from the previous pilot project where homelessness prevention services are nested in a community-based setting dedicated to their unique cultural and linguistic needs.

OHS has established the PHARE Advisory group. Which is a 15-member group comprised of public and private agencies that serve the Latinx/Hispanic population. The PHARE advisory group will hire one consultant to develop a strategy to hire more bilingual, multicultural staff within OHS and partnering agencies. The advisory group will hire a second consultant to review all public documents to develop a marketing plan for Latinx/Hispanic community for homelessness prevention and other housing assistance resources. This effort will also be expanded to use these strategies for all non-English speaking citizens of Philadelphia.

#### *Engaging the Landlord Community*

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

#### *Partnering with SEPTA*

The Hub is a partnership between SEPTA, the City, and Project HOME (the City's primary outreach resource) that provides showers, laundry, snacks, a place to rest and access to services. Located in the Concourse of Philadelphia's Suburban Station transit depot, the Hub of Hope steadily serves those who are most vulnerable in Center City. The most important update in this partnership is that we have been able to get SEPTA use our HMIS Data System so that we can better understand the nature and number of people they are interacting with to better respond to the needs of these individuals.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

#### **Year 48 Goals:**

- Continue to provide emergency housing assistance to meet the needs of people experiencing homelessness, including individuals and families, households fleeing domestic violence, and unaccompanied youth.
- Reduce the length of stay in emergency and transitional housing to 130 days.
- Increase the percentage of exits from emergency and transitional housing to permanent housing to 40 percent.

We provided emergency shelter to 14,257 people, transitional housing to 890, and permanent supportive housing to 4,139 persons.

The average length of stay in emergency shelter and/or transitional housing was 86 days, down from 143 days in the previous year.

We had 2,714 exits from Emergency or Transitional Housing to Permanent Housing destinations. This accounts for 12% of the total exits from ES/TH.

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

**Year 48 Goals:**

- Prevent 1,500 very low-income households from experiencing homelessness.

OHS provided 2,554 households with homelessness prevention or diversion assistance. There were fewer homelessness prevention dollars available, and the COVID-era eviction moratorium was lifted. The increase in the number of first-time homeless underscores the importance of increasing the supply of affordable housing and making available adequate funding as a key strategy in preventing people from becoming homeless.

OHS and funding partner Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), implemented a pilot initiative of the evidence-based model, Frequent Users Systems Engagement (FUSE), to offer 5-year housing vouchers to **45** people with extensive histories in multiple systems: criminal justice, behavioral health, and homelessness. They are identified, through a cross systems data match, as frequent utilizers of Office of Homeless Services (OHS) and Philadelphia Department of Prisons (PDP). Individuals must have a diagnosis of a Serious Mental Illness (SMI). This practice provides a data-driven identification of the target population, assertive targeting, supportive housing, enhanced service coordination and care management and a metric to gauge reductions in use and cost effectiveness.

OHS has built strong coalitions with varying social service systems that are focused on specific needs of people experiencing and at risk of homelessness. These include strategic partnerships with Philly Homes 4 Youth, and shared Public Spaces. OHS has conducted training for youth-serving stakeholders in Philadelphia around identifying and supporting youth at risk of homelessness and experiencing homelessness, including the entire Philadelphia public library system and hospitals with a focus on how to link youth with resources such as youth street outreach teams.

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

**Year 48 Goal:**

- Move 1,000 households experiencing homelessness into permanent housing.
- Move 450 families to permanent housing with rapid re-housing assistance.

We had 2,714 exits from Emergency or Transitional Housing to Permanent Housing destinations and we served 3,087 people with Rapid Rehousing programming.

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

### **Actions taken to address the needs of public housing**

The Philadelphia Housing Authority (PHA) is a state-chartered agency that develops, acquires, leases and operates affordable housing for city residents with limited incomes. Established in 1937, PHA is the nation's fourth-largest housing authority and the largest affordable housing provider in Pennsylvania. PHA is one of the original thirty-nine public housing authorities nationwide to be designated by the US Department of Housing and Urban Development (HUD) as a Moving to Work (MTW) Agency. As part of the MTW program, PHA is required to submit an MTW Annual Report to HUD at the end of each fiscal year from which much of the information presented below is excerpted.

PHA's asset repositioning, housing preservation and neighborhood revitalization efforts support the goals established in the Assessment of Fair Housing (AFH) Plan jointly issued by the City and PHA and accepted by HUD in February 2017 and further updated in FY 2023. These goals emphasize the importance of a balanced approach to fair housing including preservation of existing housing, development of new affordable rental and homeownership housing, investments to improve the quality of life in distressed neighborhoods, and mobility initiatives to support housing in high opportunity areas.

Below is a summary of PHA's major activities in Fiscal Year (FY) 2024, i.e. the period from April 1, 2023 through March 31, 2024.

#### ***Sharswood/Blumberg***

PHA is nearing the completion of the Choice Neighborhoods Transformation Plan for Sharswood/Blumberg, the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD Choice Neighborhoods Implementation grant, the current, revised Plan calls for the development of nearly 1,500 units of mixed-income housing, including affordable rental and homeownership units.

As of FYE 2024, a total of 576 rental and twenty-nine (29) homeownership units have been completed. An additional 659 rentals and 236 homeownership units are currently under construction or about to start construction in development phases undertaken directly by PHA or through developer partnerships.

The project has catalyzed Sharswood's revitalization, including the development of the new \$52 million mixed used (retail and housing) Sharswood Ridge complex adjacent to PHA's new headquarters building. Developed with PHA's support by an MBE firm (Mosaic), Sharswood Ridge's first major tenant – a fresh foods Grocery Outlet – opened in July 2022 and celebrated a successful first year in 2023. This represents the first supermarket to be opened in the neighborhood in over 50 years. The remaining housing components of Sharswood Ridge were completed in FY 2024.

In addition to housing and retail development, the Vaux School was rehabilitated and repurposed into a community facility with a high school operated by Big Picture Philadelphia, PHA's Workforce Center, PHA Section 3 Resource Center and other training programs and services; development of a new PHA headquarters building; and, numerous other neighborhood improvements. PHA also launched a new Youth and Family Center at the PHA Ridge Avenue headquarters in October 2022, which had its first full year of operations in 2023. As part of the CNI grant, PHA has directed and overseen implementation of an array of employment, health care, early

childhood and other programs at Sharswood that have leveraged foundation, government, and other funding and resulted in extensive benefits to public housing and neighborhood residents.

***Bartram Village/Kingsessing***

In FY 2024, PHA was awarded a \$50 million Choice Neighborhoods Implementation grant for Bartram Village and the surrounding Kingsessing neighborhood, building on an earlier 9% LIHTC award for Phase 1. The original plan calls for the replacement of all 500 distressed public housing units at on and offsite locations with 608 mixed income units; however, PHA is currently revising the plan to increase the overall number of housing units to up to 733 based on feedback from HUD. Design work on the first Bartram Village offsite phase was completed in FY 2024 and substantial progress made towards the planned FY 2025 closing and subsequent construction start.

***West Park Apartments***

Following an intensive community engagement and planning process, PHA is undertaking the complete redevelopment of West Park Apartments, an 11-acre, 327-unit Public Housing development into a mixed-income, mixed-use neighborhood of choice with 1,000 housing units, of which 600 will be targeted for households earning up to 60% of AMI. In FY 2024, the PHA Board approved the selection of development partners, and approved the plan for West Park, which involves the substantial rehabilitation of three (3) existing high-rise towers, new construction of a mid-rise building for seniors, and the development of low-rise apartment buildings and new family townhomes throughout the site and on adjacent lot. Ground floor commercial spaces will be incorporated into the development plan along with extensive site reconfiguration, infrastructure improvements, new streets, and a new gateway to Market Street. PHA and its partners commenced design work on the site and submitted a 9% and two 4% LIHTC applications to PHFA for the first 325-unit phase. Progress was also made on a 9% and 4% LIHTC applications for Phase 2, which includes 675 units. PHA worked with the City and development team to prepare and submit a competitive \$50 million Choice Neighborhoods Implementation (CNI) grant application to HUD. The project was one of nine (9) finalists nationwide. While not selected for an award, a future CNI application may be submitted.

***Fairhill Apartments***

PHA continued to plan for the complete redevelopment of the Fairhill Apartments public housing development in multiple on and off-site phases. The redevelopment plan calls for the preservation of two existing family high-rise towers and rehabilitation to 202 units of senior housing; the remaining low-rise units will be demolished and replaced with 150 new townhomes at on-site and nearby off-site locations to be acquired by PHA. In addition to major reconfiguration of the site and street layout, the nearby Hartranft Community Center (for which ownership has transferred from the City to PHA) will be rehabilitated with a neighborhood swimming pool and other amenities. Through FYE 2024, PHA has completed design work for the first two phases; acquired and began rehabilitation of the Community Center; begun the process of acquiring offsite properties; commenced demolition; selected a development contractor for Phase 2 (the Phase 1 development contractor was selected in 2022); and, submitted 4% LIHTC applications for both phases. PHA expects to close both transactions and commence construction later in FY 2025 subject to the award of tax credits.

***Rental Assistance Demonstration (RAD)***

The RAD program allows PHA to leverage agency funds, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is a critically important component of PHA's efforts to secure new capital resources necessary for the long-term preservation of PHA's existing multifamily public housing portfolio. RAD also supports PHA's efforts to transfer subsidies from distressed, vacant scattered site public housing units to newly developed affordable housing. As of the end of FY 2024, PHA has closed on 2,162 rental units at 34 developments sponsored by PHA and partner organizations that will serve veterans, seniors, formerly homeless families and other underserved, diverse populations while also helping to catalyze additional public and private sector investments into neighborhoods.



***Harrison Plaza Apartments***

After a \$47.7 million substantial rehab utilizing 4% LIHTC, construction work on the Harrison Plaza Tower was fully completed in FY 2023 and the building was reoccupied in FY 2024, following conversion to project-based assistance under the RAD program. Building on this accomplishment, PHA applied for and was awarded a competitive \$500,000 Choice Neighborhoods Planning Grant in FY 2024 to develop a comprehensive transformation plan for Harrison Plaza’s low-rise units and the surrounding Yorktown neighborhood.

***Public Housing Development***

This initiative allows PHA to tap into existing, but unused, public housing Annual Contributions Contract (ACC) authority to help spur the development of new affordable housing. In FY 2024, construction was completed on seven (7) new public housing developments, consisting of 275 units. PHA is also collaborating with development partners on an additional twelve (12) new public housing developments, which were still under development as of the end of the fiscal year. Some or all of these new developments will be converted to project-based assistance under the HUD Faircloth-to-RAD program.

***Citywide Development***

Over the course of the fiscal year, PHA provided long-term subsidy to over 4,476 housing units at 160+ developments throughout the city through the Unit Based Voucher (UBV) program. Development sponsors include dozens of mission-driven and other organizations, including Liberty Resources, New Courtland, HACE, Nueva Esperanza, Women’s Community Revitalization Project, Mission First Housing Group, HELP USA, Methodist Family Services, and others. In FY 2024, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 246 new units at seven (7) developments. UBV is increasingly a major catalyst for new affordable development in Philadelphia, as it provides long-term operating supports necessary to ensure that rents are affordable to households with incomes at or below 50% of Area Median Income.

During FY 2024, planning continued for collaborative partnerships with private and nonprofit affordable housing developers to safeguard long-term affordable housing development in targeted areas of Philadelphia by transferring vacant properties for redevelopment. A 20-year restrictive covenant will ensure that the properties will be redeveloped as long-term affordable housing.

***Leased Housing***

In FY 2024, PHA provided rental subsidies to over 21,000 low-income households consisting of families with children, seniors and people with disabilities through its local Leased Housing Program. Households served through the UBV program are included in this total.

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

***Affordable Homeownership***

PHA operates a broad array of first-time affordable homeownership initiatives designed to expand housing choice and increase the number of first-time, low-income homebuyers. Through these initiatives, a total of forty-nine (49) public housing and HCV families became new homeowners in FY 2024. To further equitable development efforts and increase affordable homeownership opportunities for PHA families, PHA continued its partnership with Jumpstart Philly to support local aspiring developers and renovate vacant and distressed scattered site units for affordable homeownership. In FY 2024, developers commenced renovations on the second and third cohorts, thirty-four (34) scattered site units in all. Seventeen (17) of the scattered sites units

are complete, of which seven (7) have been sold to qualifying low-income families, and the remaining seventeen (17) units are under construction.

***Resident Supportive Service Programs***

PHA funds and other partner-leveraged funds were leveraged to support extensive workforce development, adult and youth education, financial literacy, senior service, health care and other programs and services to meet the needs of PHA residents. PHA works directly with residents through the Resident Programs and Partnerships (RPP) Division and their Workforce Center, Section 3 Resource Center and Job Bank, and the Youth and Family Center, which opened its doors in FY 2023. PHA also continued to collaborate with a network of partners, who have demonstrated a long-standing commitment to serving PHA’s residents. For detailed information on the programs and services offered to PHA residents through RPP and its partners, see Table 21 of PHA’s FY 2024 MTW Annual Report/

***Re-Entry Initiatives***

PHA continued implementation of the Second Chance program, which provides supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor’s Office of Reintegration Services (RISE) Program. The program assisted thirteen (13) participants in FY 2024, who received housing, counseling, education, job training and placement services. Through this partnership, Second Chance helps to prevent homelessness and, hopefully, interrupt the cycle of recidivism.

***Blueprint to End Homelessness Initiative***

PHA continued to provide housing opportunities for homeless individuals and other hard to serve special populations, building on and enhancing the ongoing collaboration between the City and PHA to reduce homelessness through the “Blueprint to End Homelessness” initiative. See also Emergency Housing Voucher narrative below.

***Sponsor Based Shared Housing Pilot***

In FY 2024, PHA provided housing opportunities to sixty (60) participants in thirty-nine (39) units through partnerships with the City, which serves homeless and other hard to serve populations, and the Community College of Philadelphia (CCP), which serves low-income, at-risk CCP students.

***Voucher Holder Mobility***

PHA started a Housing Opportunity Program (HOP) in August 2013 to assist voucher holders in locating units and prospective property owners in opportunity neighborhoods within and outside of Philadelphia. The program provides participants with a broad range of supportive services, housing counseling, and other support for their successful transition to higher opportunity neighborhoods. Through the HOP program, PHA also works with new and potential owners whose units are located in opportunity neighborhoods. As a result, sixty (60) families successfully leased up in high-opportunity neighborhoods through support from the HOP program in FY 2024. PHA also continued to provide owner incentives intended to encourage owners to lease their units in opportunity neighborhoods to HCV participants in order to increase the supply of units available to voucher holders.

***Small Area Fair Market Rents***

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

### ***Veterans Administration Supportive Housing***

PHA continued its partnership with the Department of Veteran’s Affairs (VA) to serve veterans, through the Veterans Administration Supportive Housing Program (VASH) program. The program provides rental assistance for homeless veterans through HUD funding and offers case management and clinical services through the VA. In FY 2024, PHA served 710 veterans through the VASH tenant-based and project-based programs.

### ***Mainstream Vouchers***

In FY 2024, PHA provided housing assistance to 431 non-elderly persons with disabilities with Mainstream vouchers. PHA continued its partnerships with the City of Philadelphia Office of Homeless Services and Liberty Resources to provide case management and support for Mainstream voucher holders.

### ***Foster Youth to Independence Vouchers***

PHA worked in collaboration with the Philadelphia Department of Human Services to administer Foster Youth to Independence vouchers. In FY 2024, PHA provided housing assistance to eighty-five (85) individuals under the age of 25 who were homeless or at-risk of homelessness and who have a history of involvement in the child welfare system.

### ***Emergency Housing Vouchers***

PHA continued to provide housing assistance to families experiencing or at-risk of homelessness, including those fleeing domestic violence, through the Emergency Housing Voucher (EHV) program. PHA partners with the Philadelphia Office of Homeless Services for the Philadelphia Continuum of Care (CoC), which has committed to providing applicant referrals, housing search and other services to EHV voucher holders. In FY 2024, PHA served 669 families through the EHV program.

### ***Jobs Plus at Wilson Park***

In FY 2024, PHA completed its second year of its four-year implementation period for the Jobs Plus program at Wilson Park. To date, PHA has assisted 260 residents and enrolled 225 of these residents in the Jobs Plus Earned Income Disregard (JPEID) rent incentive; residents have saved over \$45,000. With support from Jobs Plus staff, the employment rate at Wilson Park has risen from 26% to 33%.

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

PHA continued to actively support resident engagement in all facets of PHA operations including, but not limited to, helping to shape management strategies and homeownership programs and policies. Elected resident leaders who represent PHA residents continued to meet regularly with PHA staff virtually or in person to review and discuss planned initiatives, identify and resolve issues, and explore new opportunities for collaboration. In addition to the presence of two resident leaders who sit on PHA’s Board of Commissioners, resident leaders held meetings in advance of every PHA Board meeting to review and discuss proposed Board actions. Resident leaders also met on a generally monthly timetable with PHA staff for “Resident Roundtable” discussions and presentations. PHA supports meaningful engagement with PHA residents by expanding opportunities to solicit feedback, listen to, and have constructive dialogues at the early stages of planned initiatives in order to improve the flow of information, share ideas, and provide greater opportunity for input before plans are solidified.

As noted above, PHA continued its comprehensive set of programs to provide residents with homeownership opportunities which resulted in forty-nine (49) public housing residents and HCV participants becoming new homeowners in FY 2024. On an ongoing basis, PHA’s Homeownership Division sponsors first-time homebuyer

workshops where residents learned about financial planning, credit review and repair, affordability, mortgage pre-qualification, and identifying real estate agents and home inspection companies. PHA also continued its working partnerships with financial institutions, housing counseling agencies and realtors. Finally, PHA incorporates affordable homeownership into its major redevelopment programs wherever feasible, including the Sharswood/Blumberg, North Central/Norris and Bartram Village initiatives discussed above.

**Actions taken to provide assistance to troubled PHAs**

Not applicable. PHA is not a troubled agency.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As described in section SP-55 of the *2022-2026 Consolidated Plan*, Philadelphia's City Council and administration are committed to addressing affordable housing challenges. Local policies such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges are consistently assessed for their impact on affordable housing. No existing local policies were identified as having a significant negative impact on affordable housing. However, the City has taken steps to study or improve local policies to ensure that any negative affects can be addressed. Actions taken include:

- In fiscal year 2023, City Council passed an ordinance (Bill No. 221018) requiring DHCD to establish a public directory of privately owned, City-, state-, and federally- assisted affordable rental housing for low-and moderate- income households. This directory may be used for analysis, including estimates of which Affordable Housing Properties are at greatest risk of expiration or nonrenewal based on various factors. DHCD plans to publish the directory in fiscal year 2025.
- Programs helped Philadelphia households gain housing stability; for example, the Tangled Title program helped homeowners establish title to their homes in order to qualify for other programs or assistance, and the PHL Housing+ program continued serving approximately 300 renter households from the PHA Housing Choice Voucher and public housing waitlist to receive direct cash payments monthly during the pilot program period, 2.5 years.
- In fiscal year 2024, DHCD applied for and was awarded a grant called Pathways to Removing Obstacles to Housing (PRO Housing) from the Department of Housing and Urban Development (HUD). DHCD collaborated with the Department of Planning and Development, the Office of Sustainability, the Office of Homeless Services, and PHDC to develop five strategy areas for addressing barriers. The grant will be implemented starting in fiscal year 2025.

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

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) provides home visiting, education, and lead inspections. In most cases, interior deteriorating lead paint and lead dust is identified as the source of the child's lead exposure.

In FY 2022, LHHP provided education on the importance of lead screening and the prevention of lead poisoning to 399 families of children screened for blood lead levels. Our inspectors investigated

325 new cases of children with elevated blood lead levels. Of these children, 70 live in homes that were remediated to address lead hazards.

The city established regulations to protect city residents from exposure to lead, with amendments to the Philadelphia Code being added in 2019. One of the regulations states that all children between the ages

of 9 months and 21 months must be tested for blood lead at the first practical opportunity. A second blood test, between the ages of 21 months and 72 months, is also required. In the past, the LHHP attended many community meetings, health fairs, and resource fairs to give presentations on lead poisoning prevention and the dangers of lead. The LHHP approached this lack of awareness differently during the pandemic. Since then, LHHP has focused on increasing awareness of the need for lead testing and awareness. PDPH and LHHP initiated a Lead Screening Working Group, which included PDPH and LHHP as well as pediatricians and parents to develop strategies to increase lead screening rates. This group met monthly and developed some recommendations and strategies. The LHHP, with the partnership of the PA Department of Labor & Industry is developing a public information campaign and providing information for families in several languages to increase awareness of the need for lead testing and education on lead poisoning and its prevention.

The Philadelphia City Code included the Lead Paint Disclosure and Certification Law in 2012. This law required owners of properties built before 1978 and rented to families with children under the age of 6 to be inspected and certified as either lead free or lead safe. This law was amended in 2019 to require that all landlords must test and certify all rental properties as either lead free or lead safe regardless of the presence of children prior to obtaining their rental license. This lead certificate requirement was phased in, over a period of 2 years; certifications were required in the zip codes identified to be “high Risk”. Currently, all licensed landlords are required to submit lead certifications. To date, the LHHP has received over 113,568 Lead certifications. PDPH significantly increased the number of rental properties that are complying with the Lead Paint Disclosure Law through a combination of education and outreach and enforcement, and continues to work to increase compliance.

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

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

The challenges facing Philadelphia’s underserved residents are in large part educational and economic. Section AP-85 of the 2023-2024 Annual Action Plan listed several actions planned to address obstacles to meeting underserved needs. They are listed below with descriptions of the actions taken to address them:

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

In fiscal year 2024, the City has worked to solidify and expand eviction prevention programs and services. City Council passed an ordinance (Bill No. 240245) making the Eviction Diversion Program permanent. Under the program, which previously had time-limited authorization through several City Council ordinances since the start of the COVID-19 pandemic, requires landlords to participate for 30 days before filing for eviction in court. This requirement, along with tools such as housing counseling, mediation, and financial assistance offered through the program help to ameliorate some barriers to affordable housing that tenants face.

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

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

### *The need for more investment in small businesses and neighborhood amenities*

The City has continued or created programs targeted toward promoting economic development, creating job opportunities, and stabilizing neighborhoods. Some data, noted with an asterisk, reflects fiscal year 2023 accomplishments; these metrics will be updated with fiscal year 2024 figures for the final CAPER.

- Commerce Department programs like the Storefront Improvement Program, the Targeted Corridor Revitalization Program, and Neighborhood Economic Development Grants helped retail corridors combat blight, strengthen neighborhoods and provide needed employment opportunities. Together, these programs supported over 60 businesses serving almost 700,000 Philadelphians.\*
- YouthBuild provided 176 income-eligible high school dropouts with education and job-readiness training.
- The Campaign for Working Families assisted 1000 Philadelphians in accessing the Earned Income Tax Credit.\*
- The Community Schools initiative, operating in 20 schools, employed coordinators to work with the entire school community—students, parents, teachers, administrators, service providers, and neighbors—to identify the community’s most pressing needs and work with service providers and City agencies to bring targeted resources directly to the school.
- Rebuild Philadelphia continued investing in community spaces like neighborhood parks, recreation centers, and libraries and completed four projects in fiscal year 2024.
- The Business Technical Assistance Program provided support to small businesses in business skills training, lending, English language assistance, and legal aid.

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

According to U.S. Census data, in 2022, close to 352,000 Philadelphians had incomes below the federal poverty line, which in 2022 was \$27,750 for a family of four. Approximately 32 percent of those living below poverty in Philadelphia are children under the age of 18. At 22.7 percent, Philadelphia’s poverty rate remains the highest among the nation’s ten largest cities. While Philadelphia has the distinction of being the nation’s “poorest large city”, the percentage of the population living below poverty has trended downward in recent years, falling by 12 percent between 2017 and 2022.

To address the problem of high and persistent poverty, the City of Philadelphia is implementing a multipronged approach that will assist families in getting their basic needs met, connect working age

adults to emerging opportunities in the local economy, and prepare children and youth with the knowledge and skills required for a stable financial future. Philadelphia's cross-departmental approach to address poverty includes participation by the Mayor's Office of Education, the Division of Housing and Community Development, the Office of Children and Families, the Office of Community Empowerment and Opportunity (CEO), the Office of Transportation, Infrastructure and Sustainability, the Mayor's Policy Office and other City departments.

### **Education**

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

Since its start in FY21, 2,950 Catto Scholars have received tuition-free enrollment through the program, including 973 new students recruited in FY 2024. Over the next five years, the City projects that \$58.5 million will be invested in the Catto Scholarship to support approximately 5,000 first time CCP students with a path to a living wage job.

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

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

**College and Career Readiness:** Promise Corps provides teams of AmeriCorps College and Career Coaches (CCC) who offer services in four high schools in West Philadelphia (West Philadelphia High School, Sayre, High School of the Future, and Paul Robeson High School). Each CCC provides students in the tenth, eleventh, and twelfth grades with coaching and advising sessions focused on creating and achieving a plan for their post-secondary life. During the 2023-2024 school year, the Promise Corps Program provided more than 200 students with 12 college access visits across 13 college campuses,



including out-of-state visits to surrounding HBCU colleges in Delaware and Maryland. Promise Corps CCC's enrolled 198 students at participating schools, providing 33,380 minutes of individual coaching sessions with students. One hundred percent of the program's 163 seniors successfully graduated from high school in 2024.

### ***Low-Barrier Employment Opportunities:***

The Fair Chance Hiring Initiative (FCHI) provides employment opportunities for returning citizens by offering incentives in the form of wage reimbursements and employment retention grants to employers who hire program participants for open positions. FCHI targets small- and medium-sized businesses that generate less than \$5 million in annual revenue. Employers must agree to compensate program participants at a minimum of \$12.20 per hour for at least 21 work hours per week. In FY 2024, the Commerce Department dispensed \$136,536 in funding for FCHI, including \$113,036 in wage reimbursements, \$8,500 in employer retention grants, and \$15,000 in employee retention grants. Eleven (11) new employers were onboarded in FY2024, bringing the total number of participating employers to 73 and resulting in 24 job placements.

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

### ***Income Support and Emergency Assistance***

**BenePhilly and Financial Empowerment Centers:** Philadelphia's BenePhilly program, operated by the Office of Community Empowerment and Opportunity (CEO), helps families to bolster and stabilize their household resources by providing streamlined eligibility screening and application assistance for more than 24 public benefits programs, including TANF, SNAP, LIHEAP and Medicaid. In 2023, the BenePhilly Centers and hotline provided assistance with 6,630 applications, leading to approximately 3,990 confirmed enrollments for benefits valued at an estimated \$9.1 million. CEO also partners with Clarifi to operate seven Financial Empowerment Centers, which offer free one-on-one financial counseling. Since launching in 2013, the FECs have completed 38,510 sessions for 17,429 unique individuals, and helped participants reduce their debt by \$21.5 million and increase their savings by \$4.2 million. In 2023, 1,722 individuals received 1-on-1 financial counseling, 110 increased savings, and 57 decreased debt.

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

**Philadelphia Poverty Action Fund:** The Jobs and Opportunity Challenge is an initiative of The Promise

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

**Zero Fare:** The Zero Fare program is a two-year pilot launched by the City of Philadelphia in partnership with SEPTA that provides free SEPTA passes for up to 25,000 Philadelphia residents living near or below the poverty-line. Eligible participants are selected by lottery and auto enrolled, so that no application is needed. Zero Fare has distributed nearly 25,000 cards since launching in August 2023 and has already recorded nearly two million swipes by participants in the pilot.

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

## ***Housing***

**Targeted Financial Assistance (TFA):** in FY 24, the City continued the Targeted Financial Assistance component of the Eviction Diversion Program to help stop eviction filings. TFA is a one-time payment from the City to a landlord to cover a tenant's rent arrears. The award is equal to the total amount of arrears plus two months' rent, and parties must reach an agreement to resolve other issues before the payment is made. The program helps to keep tenants in their homes and landlords, many of whom can be considered small business owners, whole.

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

**Shallow Rent Program:** In 2019 PHDC launched the Shallow Rent program to provide rent assistance for tenants living in affordable housing projects who are rent burdened (i.e., spending more than 30% of their income on rent). Owners and/or property managers of affordable housing properties with income-restricted rental units that were built or substantially renovated with federal, state, or local subsidies are

eligible for this program. The program is designed to provide monthly rent vouchers not to exceed \$500 a month (Shallow Rent Vouchers) to tenants who are leasing units in the City of Philadelphia at rent levels that exceed 30% of their gross income.

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

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

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

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

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

The Philadelphia agencies – both public and private – that develop, fund and implement the City's Consolidated Plan and the housing and community development programs in it have a long history of collaboration. Within the City, DHCD, Office of Homeless Services and the Commerce Department lead the City's efforts, in consultation with and with support from the Office of Community Empowerment and Opportunity (CEO), the Philadelphia City Planning Commission, the Philadelphia Historical Commission and PHDC.

Many of the procedural steps necessary to complete a development require coordination between City agencies related to planning and development, and having those agencies located under one institutional structure has enhanced that coordination. The lead agencies coordinate with state-level agencies – the Department of Community and Economic Development, the Pennsylvania Housing Finance Agency, the Philadelphia Housing Authority (PHA), and the Philadelphia Redevelopment Authority (PRA). Working with the lead City agencies in the local nonprofit sector are PHDC, community development corporations, neighborhood advisory committees, housing counseling agencies, social service agencies, the Local Initiatives Support Corporation and the Community Design Collaborative.

Private developers, banks, architects, engineers, contractors, landlords and others support the provision of affordable housing in Philadelphia.

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

In addition, all health and human services departments are under one umbrella within the Managing Director's Office. The Office of Homeless Services, the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS), and the Department of Public Health (DPH) all work to support a service delivery system for which we hold shared responsibility by aligning the City's various initiatives to improve the lives of Philadelphia's most vulnerable citizens. The Managing Director's Office also oversees the community safety departments such as the Office of Emergency Management and the department of Licenses and Inspections; it is important to work closely with these departments to ensure the safety of Philadelphia residents.

Finally, DHDC also works closely with departments within the office of the Chief Deputy Mayor of Intergovernmental Affairs, Sustainability, and Engagement. The Office of Community Empowerment and Opportunity (CEO) and the Office of Sustainability are key partners in ensuring that housing strategies incorporate and align with key issues facing Philadelphia residents such as persistent poverty and the threat of climate change. For example, the Office of Homeless Services collaborates with CEO to develop strategies to increase job opportunities and training for those with the greatest barriers to employment and create new career pathways toward family sustaining jobs. Similarly, DHCD works with the Office of Sustainability to explore how home improvement programs can incorporate resilience and sustainability improvements to help residents prepare for extreme weather events.

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

In December 2018, the City, in partnership with a broad group of organizational, governmental and resident stakeholders, produced its first housing action plan called "Housing for Equity." The recommendations included in the plan align with other comprehensive plans including the Office of Homeless Services' five-year strategic plan, Roadmap to Homes, also its first year of implementation; City Planning Commission's Philadelphia2035 plan; The Philadelphia Land Bank Annual Strategic plan; and The City-PHA Assessment of Fair Housing (AFH). The plan calls for producing or preserving 100,000 units over a ten-year period across all income levels. A total of 31,600 units are targeted for residents at 30-80% AMI and a goal of 2,500 new units of permanent supportive housing to address homelessness.

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

In FY 2023, the City began an update to its 2016 Assessment of Fair Housing, which included a fair housing analysis. Impediments to fair housing continue to be identified and addressed. Actions taken to overcome the effects of impediments to fair housing include:

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City, through DHCD's Compliance Department, obtained up-front commitments of Equal Opportunity Plans from developers and general contractors for housing projects under the Philadelphia Housing Development Corporation (PHDC). DHCD's Compliance Department monitors these plans during the term of the contracts, and developers and general contractors are evaluated based on their past performance in meeting those planned goals. The City's minority (MBE), woman (WBE), and disabled-owned (DSBE) businesses (M/W/DSBE) program is established under Chapter 17-1000 of the Philadelphia Code and the Mayor's Executive Order 3-12. Participation goals of 18 percent, 7 percent, and 2 percent, respectively, were established by a previous Disparity Study for MBE, WBE and DSBE businesses for construction contracts and similar percentage goals for professional services and supply contracts.

During Year 49, DHCD's Monitoring Plan was comprised of a total of eighteen (18) subrecipient and delegate agencies to be reviewed. DHCD's Monitoring Division carried out the eleven (11) subrecipient and delegate agencies. Due to staffing changes during the fiscal year, seven (7) reviews planned for Year 49 are currently under review or have been included in the Year 50 Monitoring Plan. The monitoring of DHCD funded major delegate agencies and subrecipients is the ongoing responsibility of the Monitoring and Audit Division, consistent with the City's Uniform Program Management System (UPMS).

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

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

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

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

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

The City's FY 2023 CAPER was available for public comment from September 12th through September 27th, 2023. The CAPER and public comment period were advertised in the Philadelphia Daily News. The draft CAPER was posted on DHCD's website, in public libraries, and at DHCD's reception desk.

During the public comment period, DHCD received two requests to clarify the purpose of the report. No comments were received regarding the content of the report.

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

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

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

**CR-45 - CDBG 91.520(c)**

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

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

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

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

No

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



## CR-50 - HOME 91.520(d)

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

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

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

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

	<b>Project Name</b>	<b>Project Address</b>	<b>PASSED/FAILED</b>
1	1900 W Allegheny Ave Phase II (Floating)	1900 W Allegheny Ave	PASSED
2	Lindley Court Apart.	1300 Lindley Ave	PASSED
3	Nativity BVM Senior Housing	3255 Belgrade Ave	PASSED
4	Wynne Senior Residences	2001-11 N 54th St	PASSED
5	Apartment at New Market	13-27 N. Salford St	PASSED
6	Norris V	1900-54 N. 10th St	PASSED
7	Nicole Hines	417 Wister Avenue	PASSED
8	1515 Fairmount	1515 Fairmount Ave	PASSED
9	Ruth Williams Home	2415 N Broad St	PASSED
10	Anthony Wayne Senior II	1701 S. 28th St Parcel B	PASSED
11	Anthony Wayne Senior III	1701 S. 28th St Parcel C	PASSED
12	Booth Manor II	5522 Arch Street	PASSED
13	Cantrell Place	400 & 500 Cantrell St	PASSED
14	Centennial Village	51xx/52xx Parkside scattered sites	PASSED
15	Cliveden Apts	315 W. Johnson St	PASSED
16	Fairthorne Senior Housing	6761-63 Ridge Ave	PASSED
17	Gloria Casarez Residences	1315 N 8th St	PASSED
18	HELP IV	7200 Grovers Ave	PASSED
19	Haven Paniel Senior Residence	1615 N 23rd St	PASSED
20	Ivy Residences II	4051 Ford Road	PASSED
21	Jannie's Place	611 N. 40th St	PASSED
22	Jackson Place	501-35 Jackson St	PASSED

23	Kairos House	1440 N Broad St	PASSED
24	Mantua Presbyterian-202	600 N 34th St	PASSED
25	Cyber Village	973 N. 7th St	PASSED
26	My Place Germantown	209 E. Price St	PASSED
27	Nicetown Court I	4300 Germantown Ave	PASSED
28	North Central II- senior	805 W Berks St	PASSED
29	Nugent Senior Center	101 W. Johnson St	PASSED
30	Paseo Verde North aka Transit Village	9th & Berks	PASSED
31	Pensdale Apartments	4200 Mitchell St	PASSED
32	Pensdale II	4200 Mitchell St	PASSED
33	Pilgrim Gardens	7023 Rising Sun Ave	PASSED
34	Powelton Heights	4113-43 Warren St	PASSED
35	Roberto Clemente Homes	3921-61 N 5th St	PASSED
36	Respite II - Anna's House	1208-12 S. 15th St	PASSED
37	St. John the Evangelist House aka Connelly House	1212 Ludlow St	PASSED
38	St. Raymond	7919 Forrest Ave	PASSED
39	Tajdeed Residences	252 & 266 W Oxford St	PASSED
40	William Way Senior aka John C. Anderson	249-57 S. 13th	PASSED
41	Wynnefield Place	1717 N 54th St	PASSED

**Inspected Projects Table**

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

Constructed or rehabilitated units using federal HOME funds are sold or rented according to an approved marketing plan that must be approved by DHCD or the Philadelphia Redevelopment Authority.

Marketing plans describe affirmative advertising or other marketing efforts, describe the selection process for buyers or renters and ensure equal opportunity in the availability of HOME-funded units. In addition, neighborhood-based community organizations, funded through CDBG as Neighborhood Advisory Committees, make information available about DHCD programs and available housing throughout low- and moderate-income areas of the City. DHCD also maintains NewsOnTap.org, a website that ensures that persons with disabilities are aware of available, accessible housing units in developments that received DHCD support.

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

The City did not utilize program income in the development of HOME-assisted development projects in FY 2024.

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

To foster and maintain existing housing that is affordable to low-income Philadelphians, the City funds a series of home improvement programs: Basic Systems Repair Program; Adaptive Modifications Program; and Heater Hotline. DHCD supports other programs to help low-income households maintain their homes, including programs to resolve tangled title issues, to support low-interest home improvement loans and to take full advantage of the Earned Income Tax Credit. The City also supports Neighborhood Energy Centers to increase the affordability of housing by reducing energy costs and the Utility Emergency Services Fund to ensure that Philadelphians are not made homeless due to utility emergencies. DHCD has long supported housing counseling to prevent foreclosure, to prepare potential low- and moderate-income homeowners for homeownership and to address the specialized affordable housing needs of tenants, people with disabilities and senior citizens. In addition, the City continued the Eviction Diversion Program into its third year.

In addition to continuing existing programs, the following programs were launched in FY 2023 to help foster and maintain affordable housing:

- The Rental Improvement Fund (RIF) offers a suite of loan products to small landlords to repair their rental properties. Loans are eligible for full forgiveness or a preferable 0% interest rate if landlords meet program affordability requirements during the loan term.
- DHCD issued an RFP for affordable rental and special needs housing. A total of 7 city-supported affordable rental housing developments received a LIHTC.

## CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	30*	132*
Tenant-based rental assistance	675*	601*
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	20*	12*
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0*	47*

Table 14 – HOPWA Number of Households Served

### Narrative

The following are the significant accomplishments in the program year for 7/1/2022-6/30/2023 for the HOPWA Entitlement Program and HOPWA-CV Program:

- 601 people and their families supported in Tenant Based Rental Assistance (TBRA).
- 12 people were supported in housing through a master lease program component
- 132 people assisted with Short Term Rent, Mortgage or Utility Assistance.
- 265 people received assistance with security deposits.

In summary, 822 people with HIV/AIDS received services under the HOPWA Program to assist them with housing instability in the Philadelphia and surrounding counties.

\*accomplishment data for FY24 is not complete and will be updated in the final version of this report.



**CR-58 – Section 3**

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	6*	9*	0	0	0
Total Labor Hours	293,347*	282,858*	0	0	
Total Section 3 Worker Hours	8,540*	2,232*	0	0	
Total Targeted Section 3 Worker Hours	0*	0*	0	0	

**Table 15 – Total Labor Hours**

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

**Table 16 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

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

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

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

\*Section 3 data for FY24 is not complete and will be updated in the final version of this report.

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

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

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

##### ESG Contact Name

Prefix	Ms
First Name	Liz
Middle Name	
Last Name	Hersh
Suffix	
Title	ESG Director/Administrator

##### ESG Contact Address

Street Address 1	1401 JFK Boulevard
Street Address 2	Suite 1030
City	Philadelphia
State	PA
ZIP Code	-
Phone Number	2156867106
Extension	
Fax Number	
Email Address	liz.hersh@phila.gov

##### ESG Secondary Contact

Prefix	Ms
First Name	Marybeth
Last Name	Gonzales
Suffix	
Title	Deputy Director
Phone Number	2156867190
Extension	



**Email Address**

Marybeth.Gonzales@phila.gov

## **2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 07/01/2022

**Program Year End Date** 06/30/2023

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

**Subrecipient or Contractor Name:** PHILADELPHIA

**City:** Philadelphia

**State:** PA

**Zip Code:** 19107, 3721

**DUNS Number:** 622828491

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 253253

**Subrecipient or Contractor Name:** UTILITIES EMERGENCY SERVICES FUND

**City:** PHILADELPHIA

**State:** PA

**Zip Code:** ,

**DUNS Number:**

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 511279

**Subrecipient or Contractor Name:** GAUDENZIA, INC.

**City:** Norristown

**State:** PA

**Zip Code:** 19401, 4716

**DUNS Number:** 079478707

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 415387

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

**City:** Philadelphia

**State:** PA

**Zip Code:** 19133, 3534

**DUNS Number:** 195485453

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 565387

**Subrecipient or Contractor Name:** Friends Rehabilitation Program

**City:** Philadelphia

**State:** PA

**Zip Code:** 19123, 1313

**DUNS Number:** 079497137

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 150000

**Subrecipient or Contractor Name:** Urban Affairs Coalition

**City:** Philadelphia

**State:** PA

**Zip Code:** 19107, 4131

**DUNS Number:** 077064095

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 552180

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

**City:** Philadelphia

**State:** PA

**Zip Code:** 19139, 2718

**DUNS Number:** 144141970

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 1068719

## **CR-65 - Persons Assisted**

The SAGE Report will be included in the Appendix when it becomes available.

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

The SAGE Report will be included in the Appendix when it becomes available.

## **CR-75 – Expenditures**

The SAGE Report will be included in the Appendix when it becomes available.

# Appendix

## **Addressing Limited English Proficiency (LEP) Needs**

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

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

### **City-Provided Language Services**

#### **Telephonic Interpretation**

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

#### **Document Translation**

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

#### **In-Person Interpretation**

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

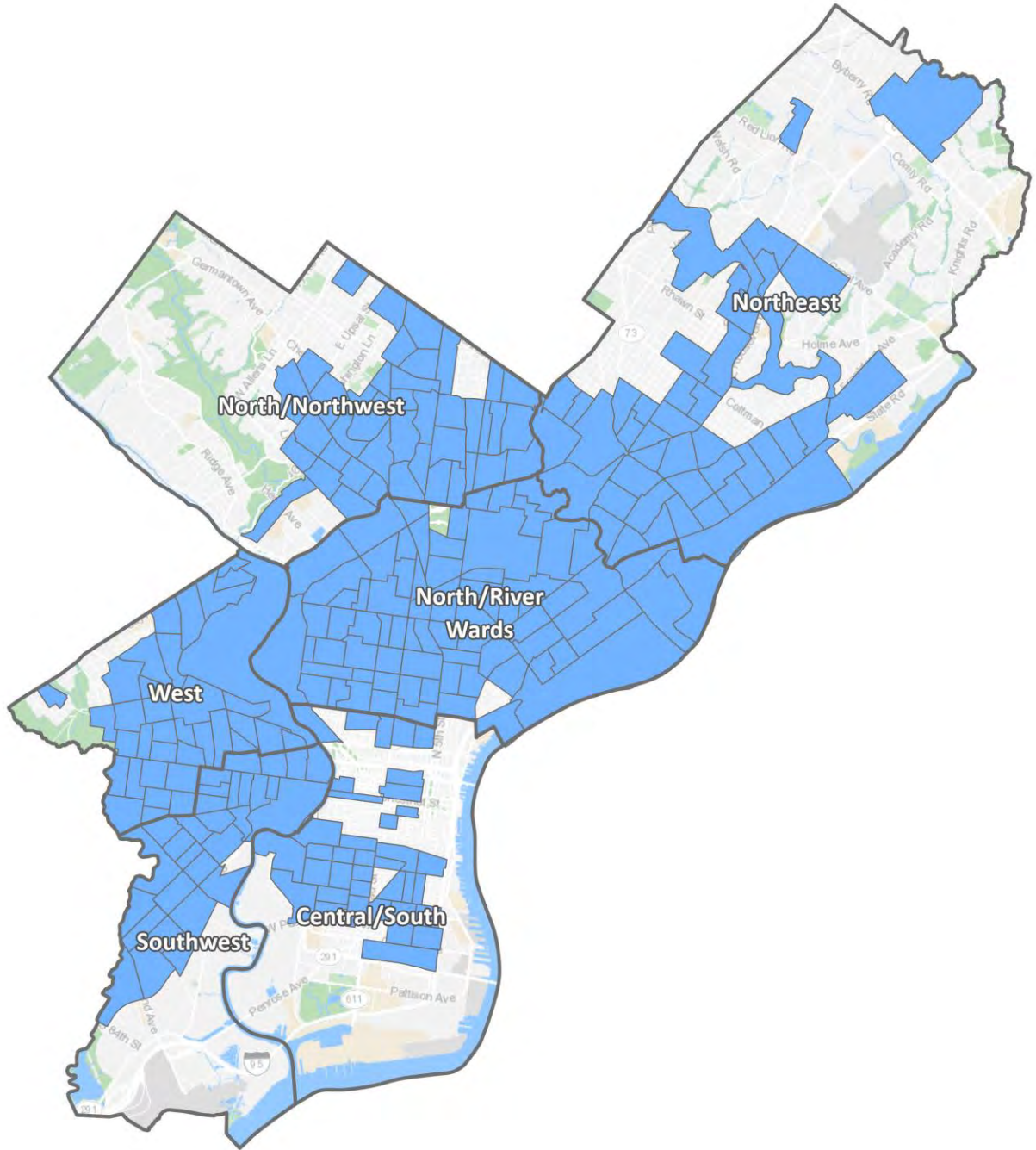
#### **Training of City Employees**

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

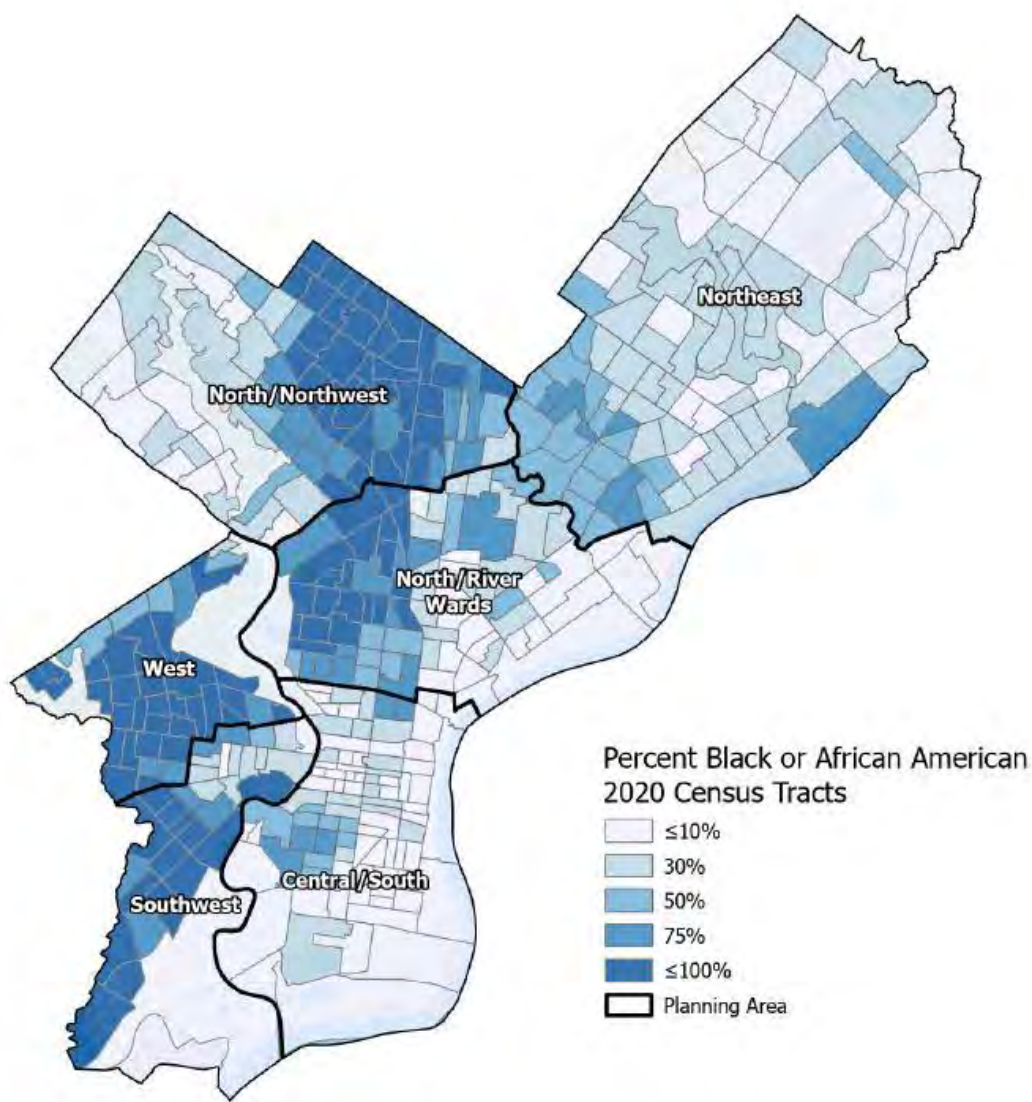




### CDBG Eligible Census Tracts

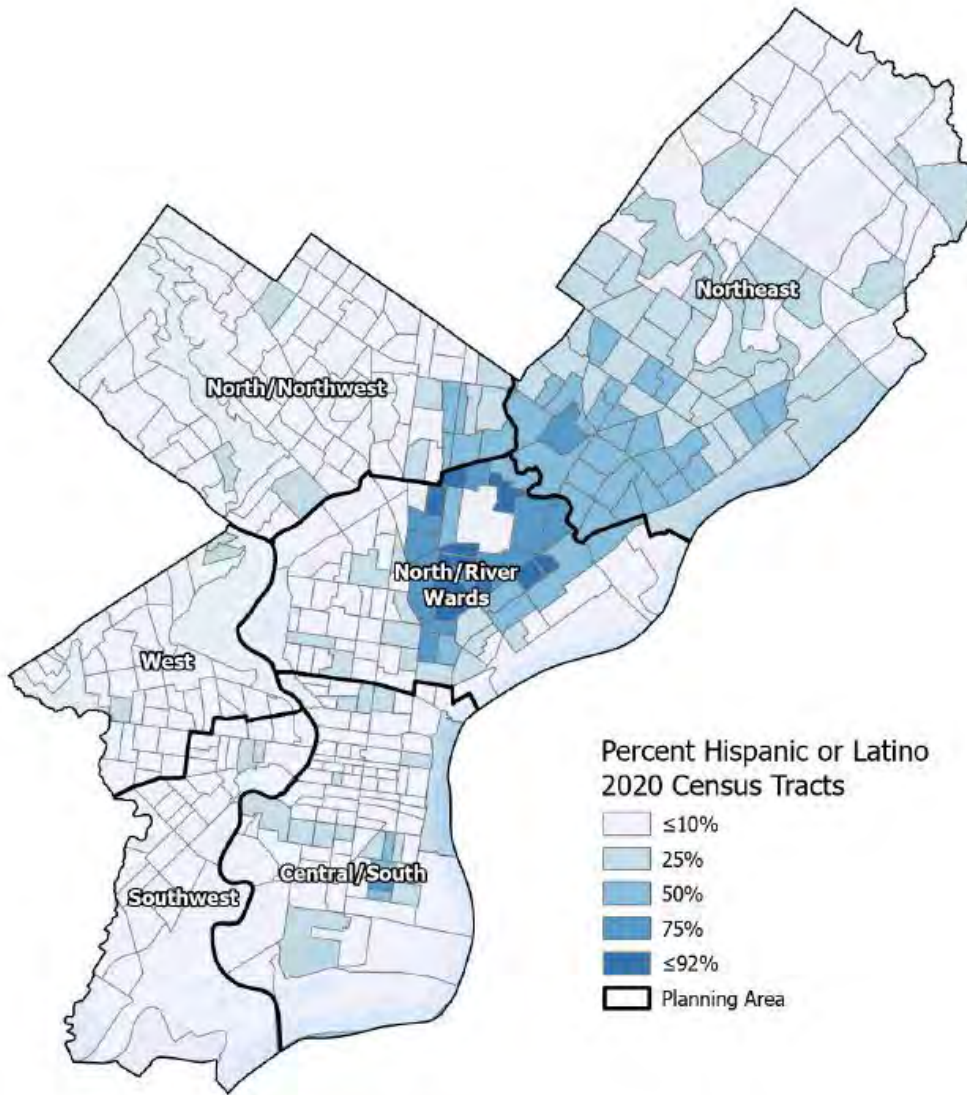


## Estimated Percent Black or African-American Population



2018 - 2022 American Community Survey, 5-Year Estimates

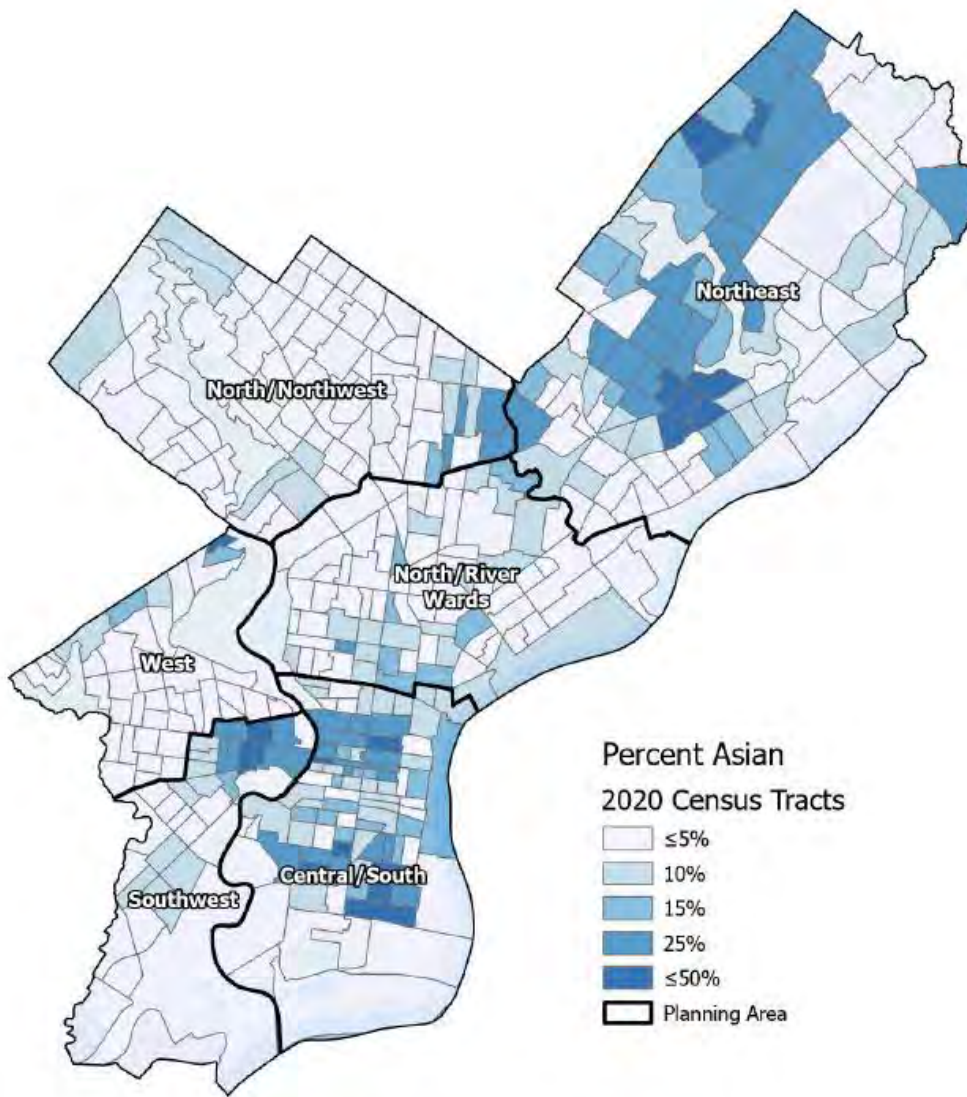
## Estimated Percent Hispanic or Latino Population



2018 - 2022 American Community Survey, 5-Year Estimates

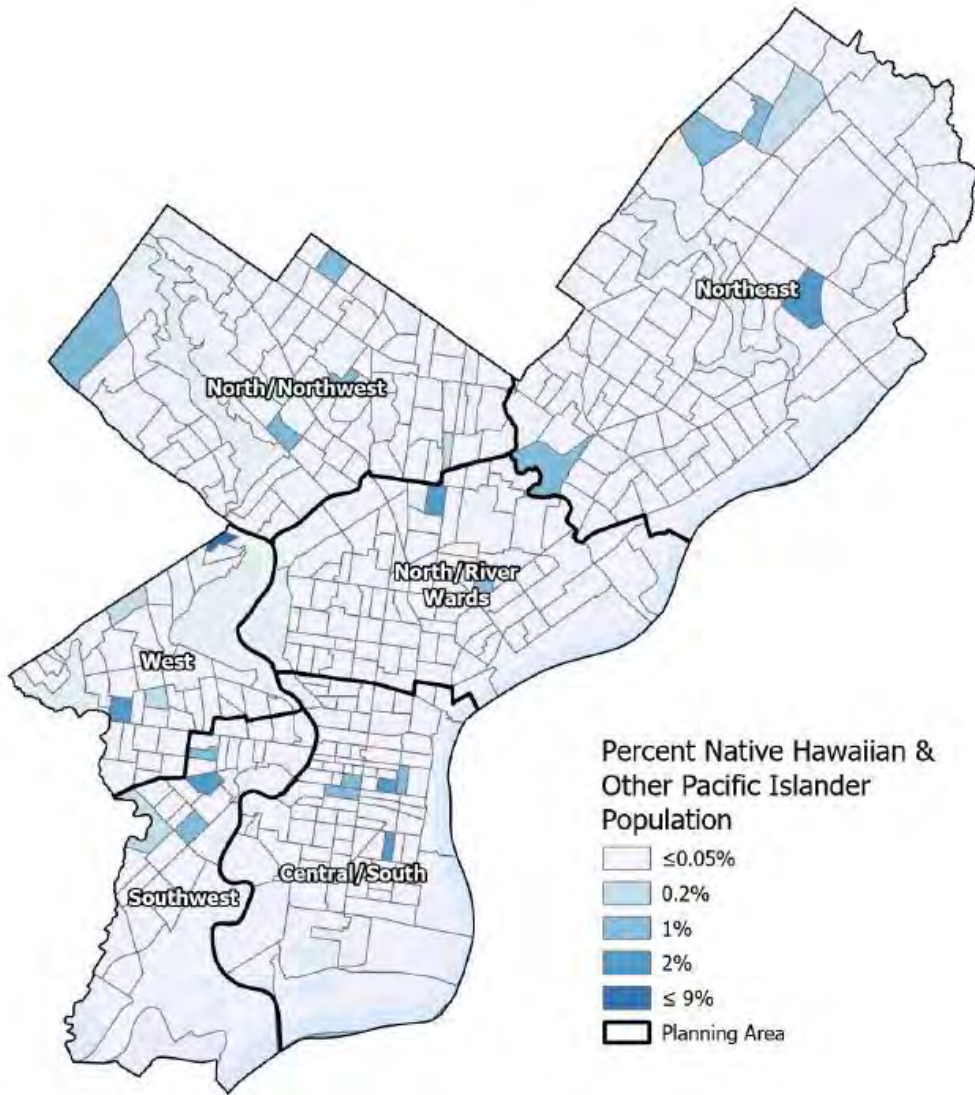


## Estimated Percent Asian Population



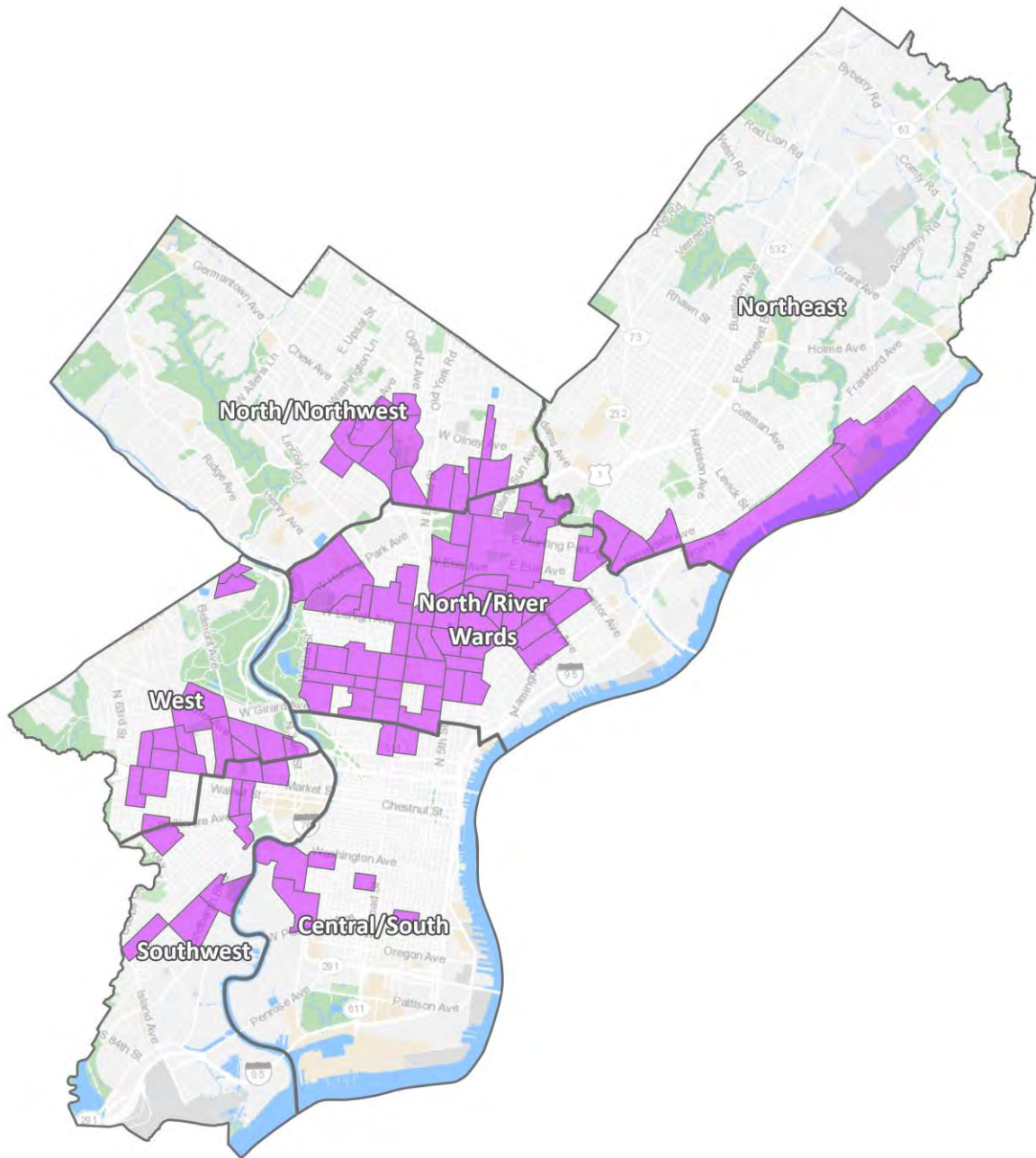
2018 - 2022 American Community Survey, 5-Year Estimates

# Estimated Percent Native Hawaiian and Other Pacific Islander Population



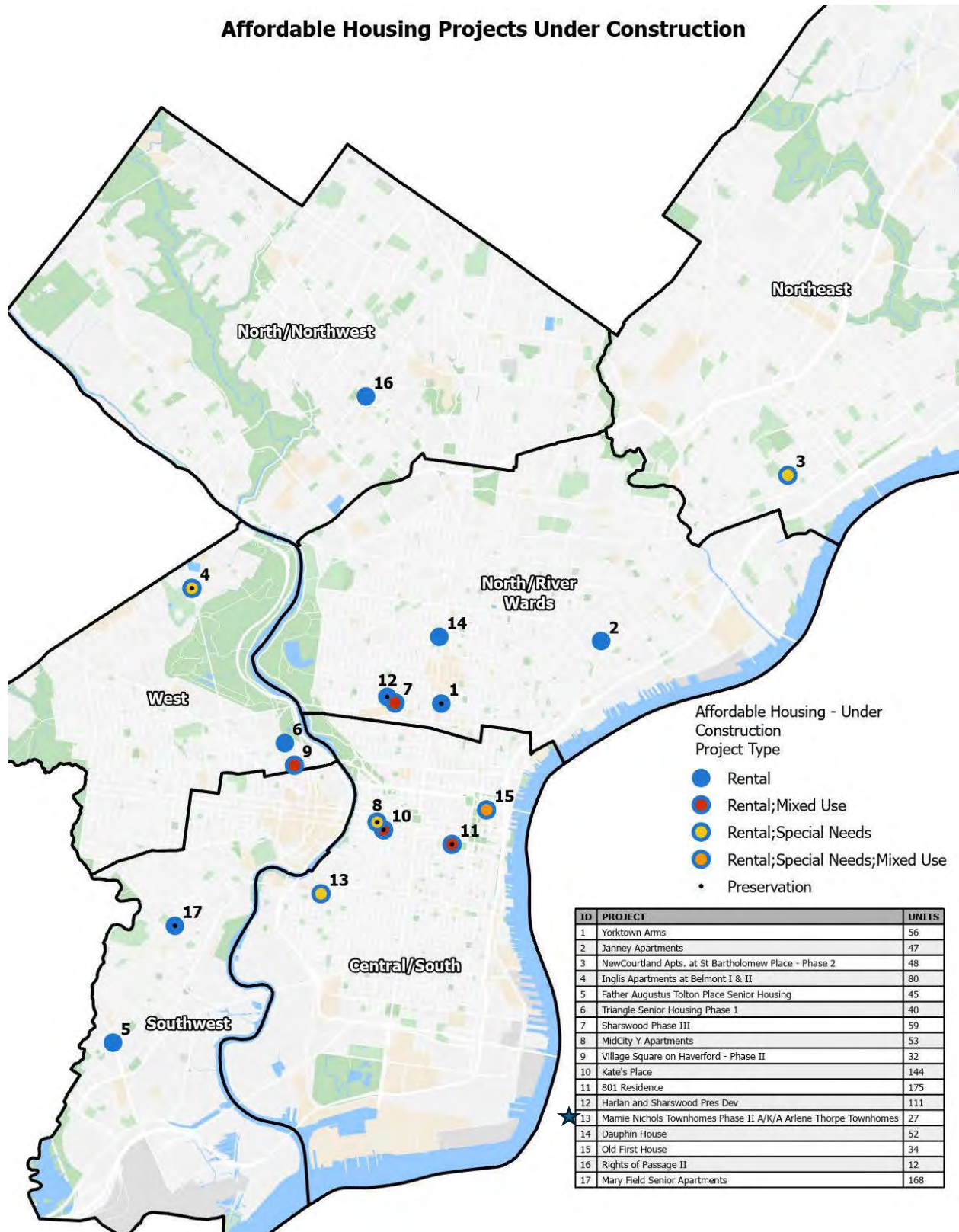
2018 - 2022 American Community Survey, 5-Year Estimates

**Racially/Ethnically Concentrated Areas of Poverty  
(R/ECAPS)**



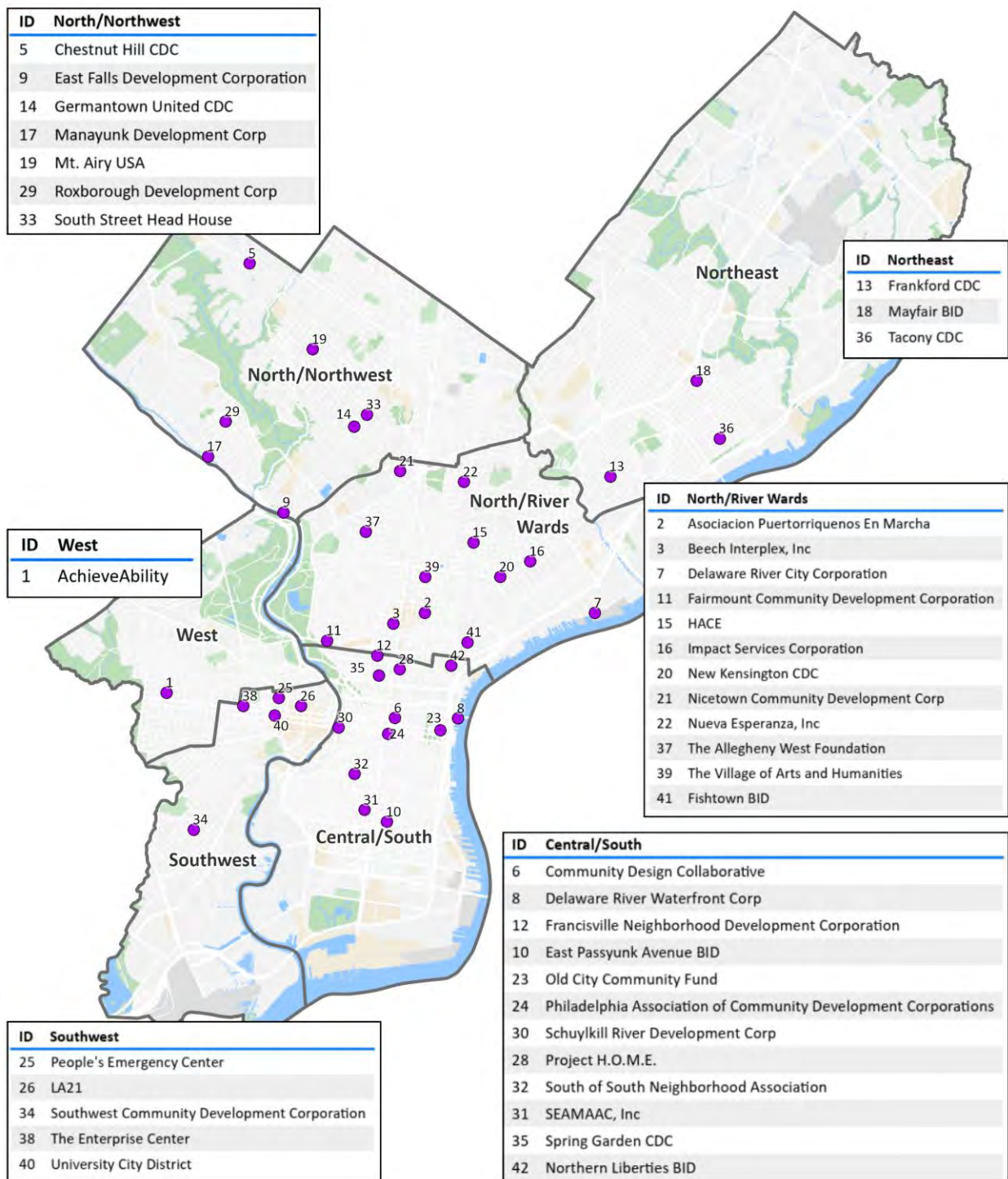


## Affordable Housing Projects Under Construction



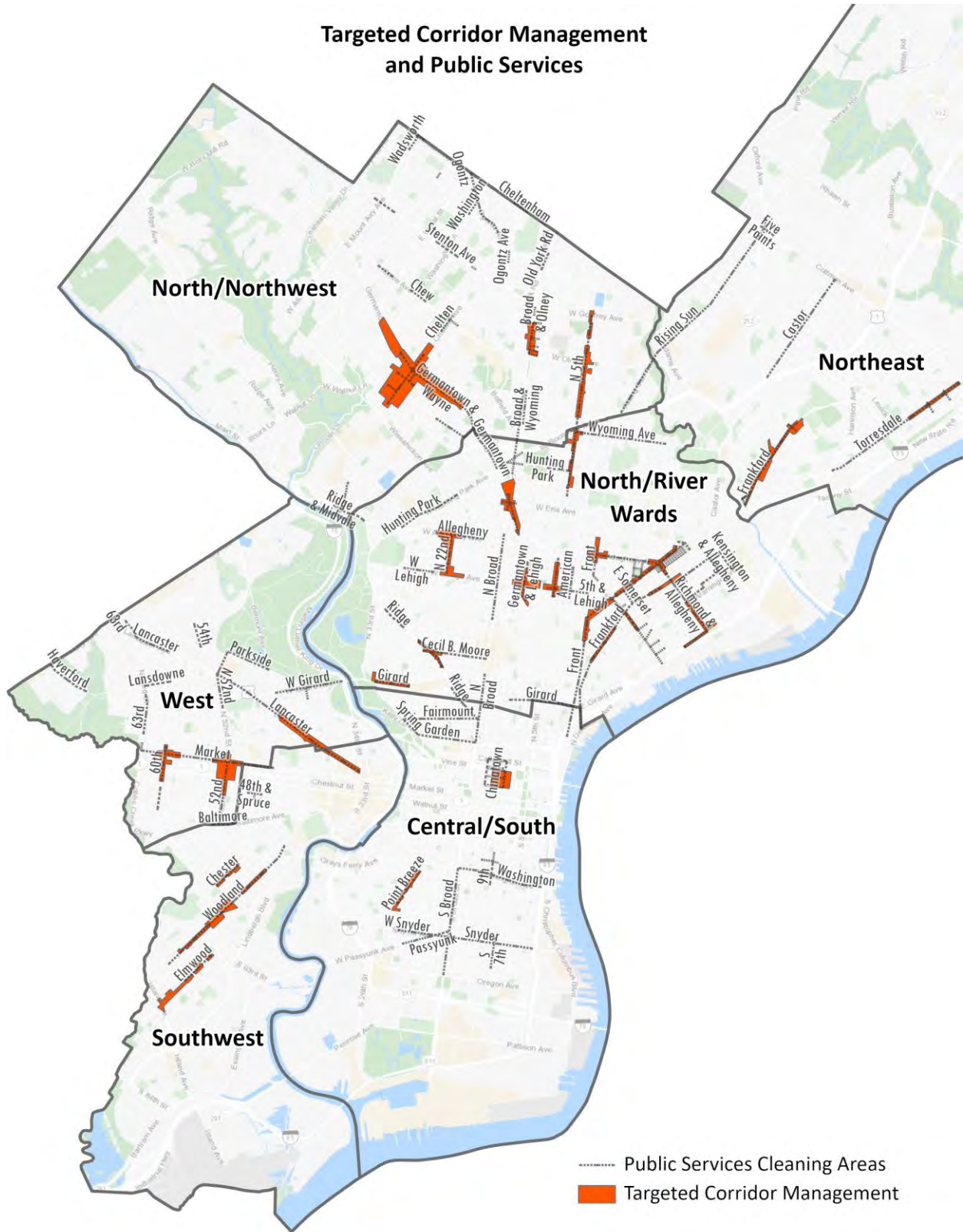
★ Completed during FY24

## CDC Business Tax Credit Recipients

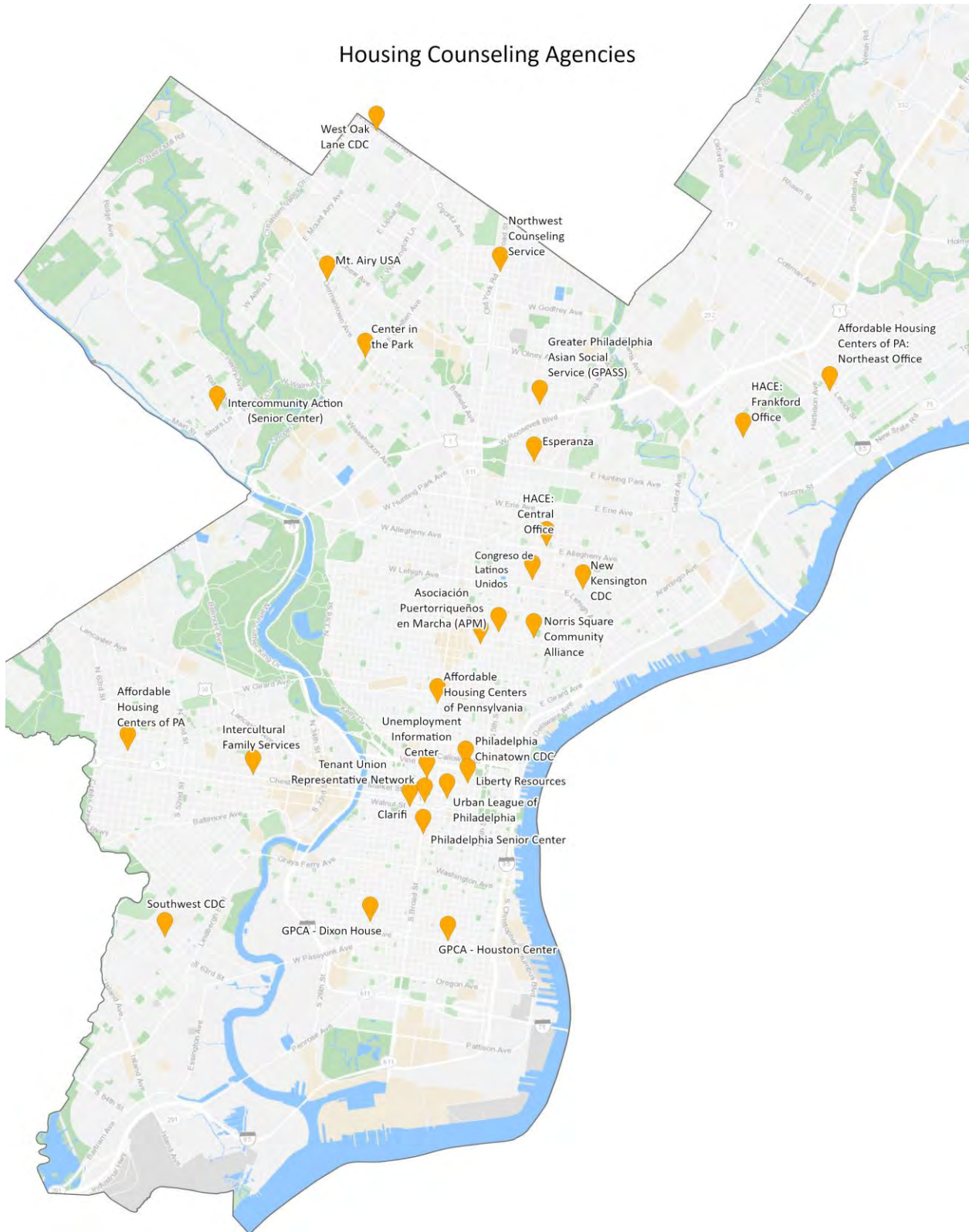




## Targeted Corridor Management and Public Services

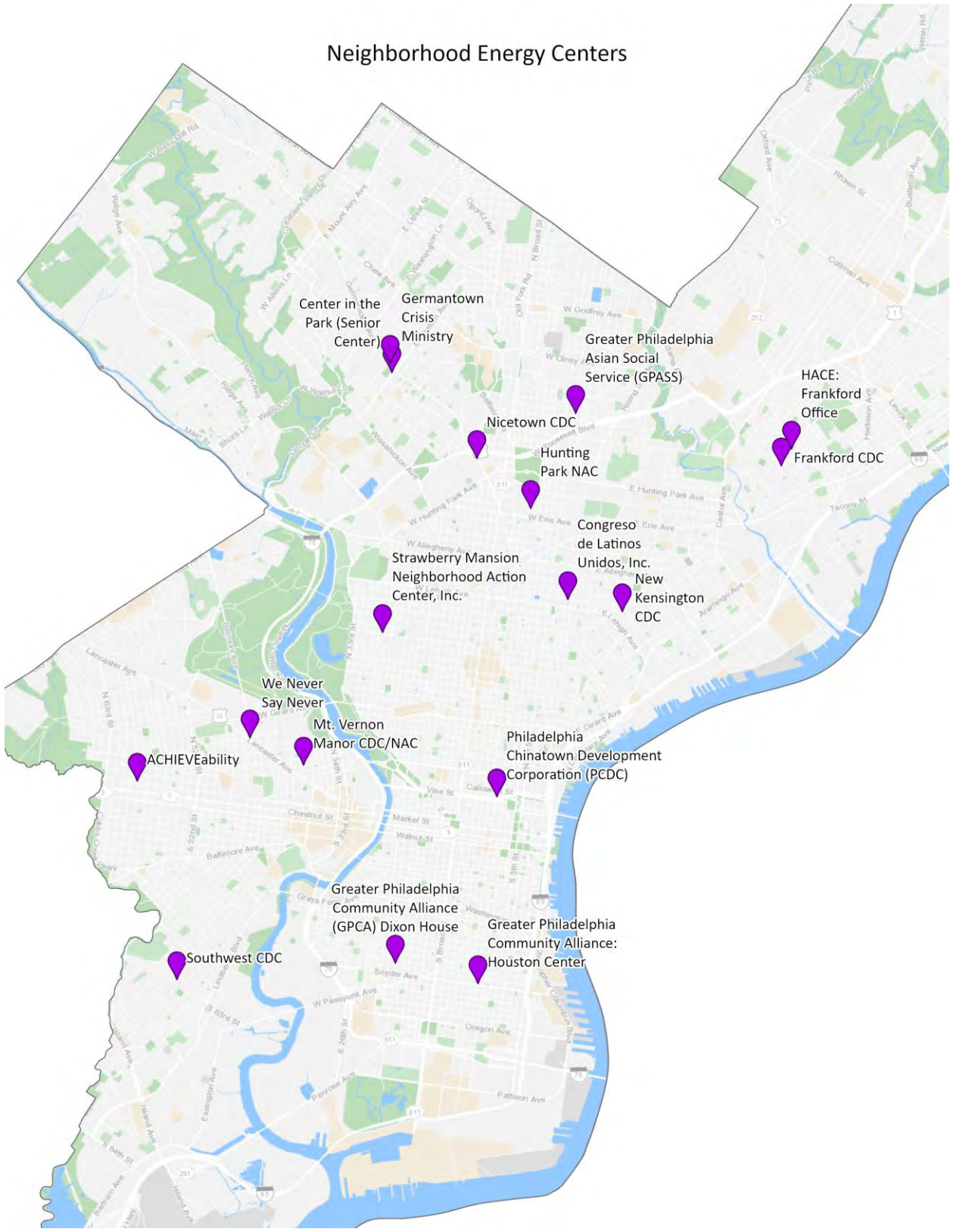


# Housing Counseling Agencies

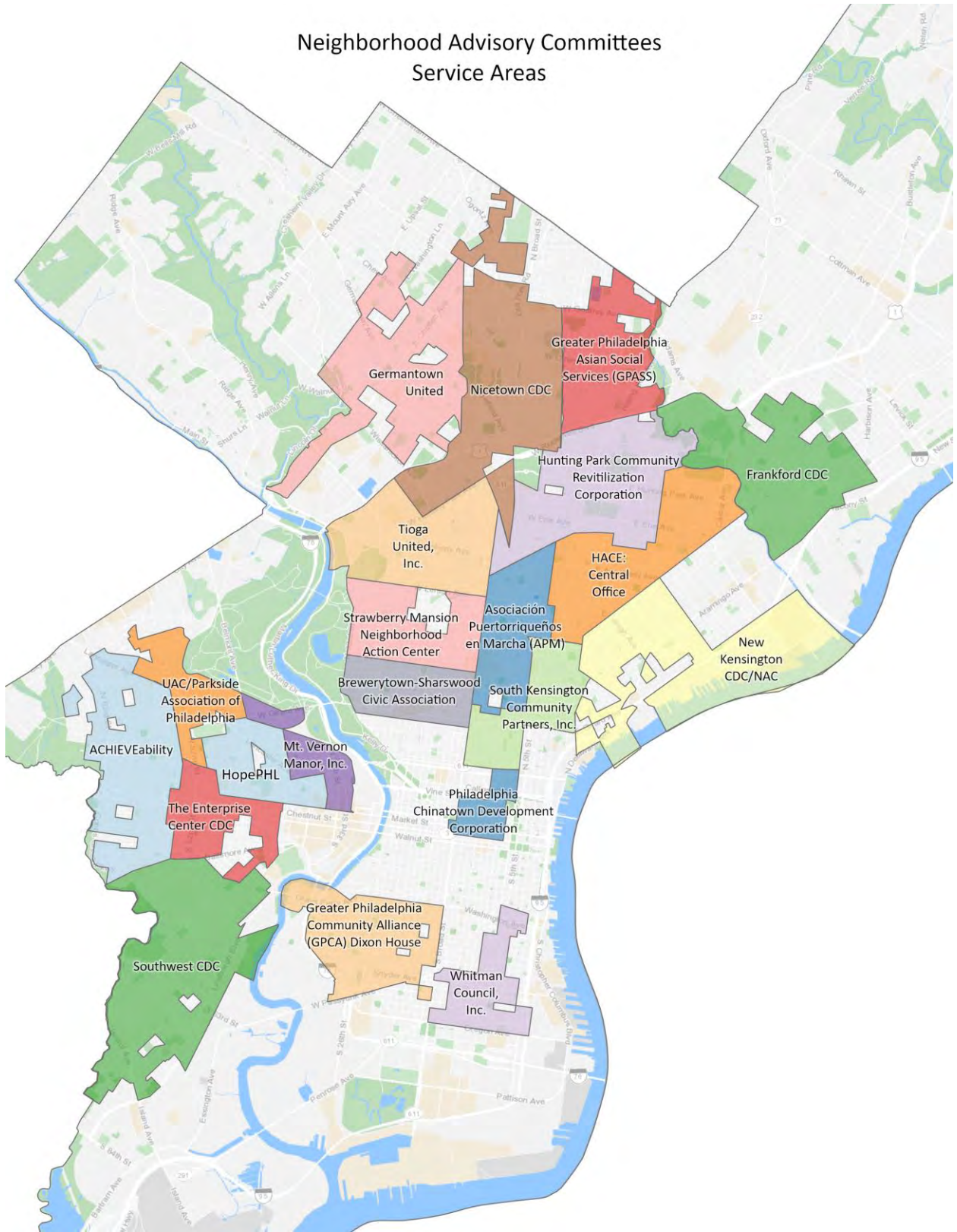




# Neighborhood Energy Centers



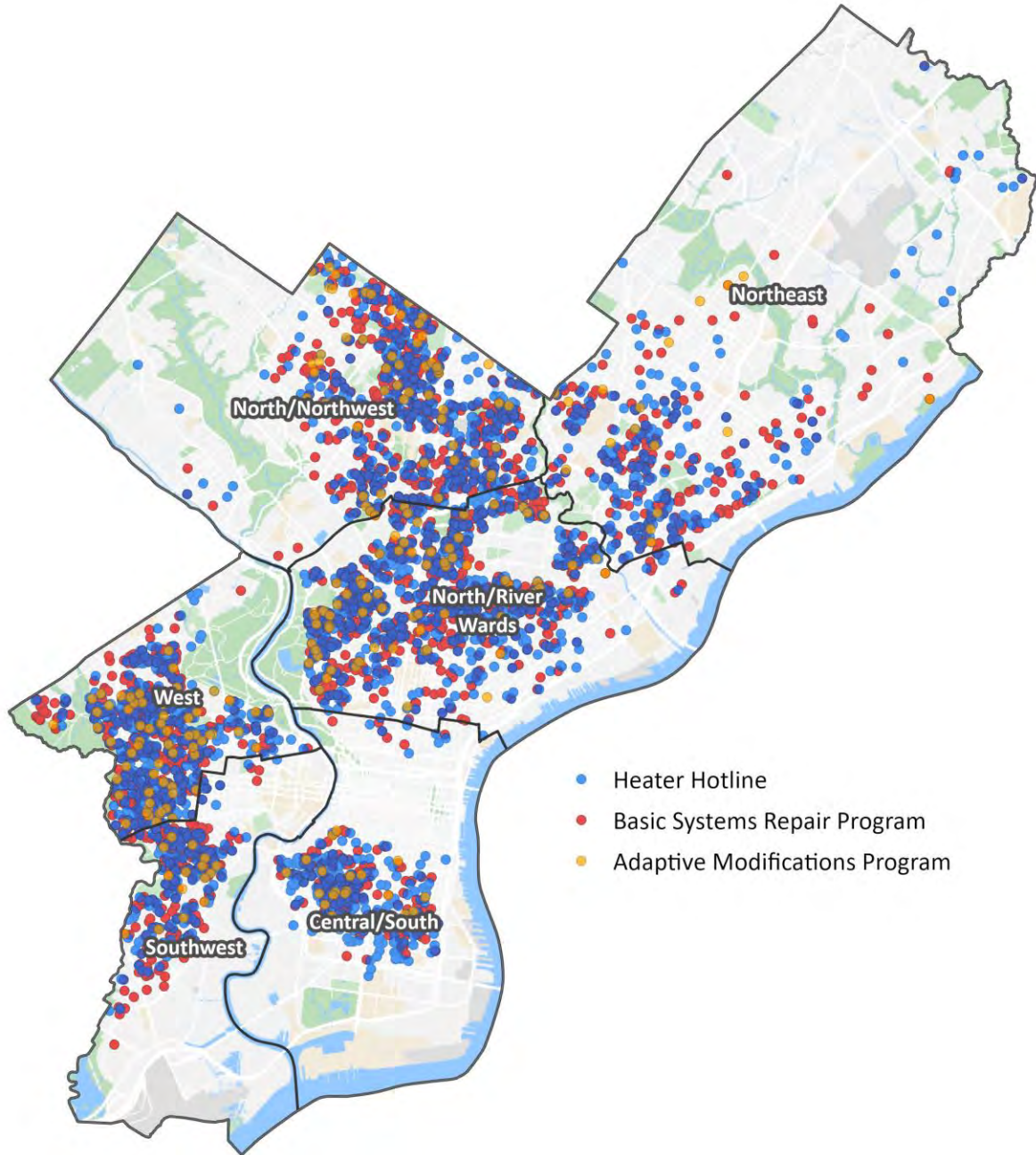
## Neighborhood Advisory Committees Service Areas



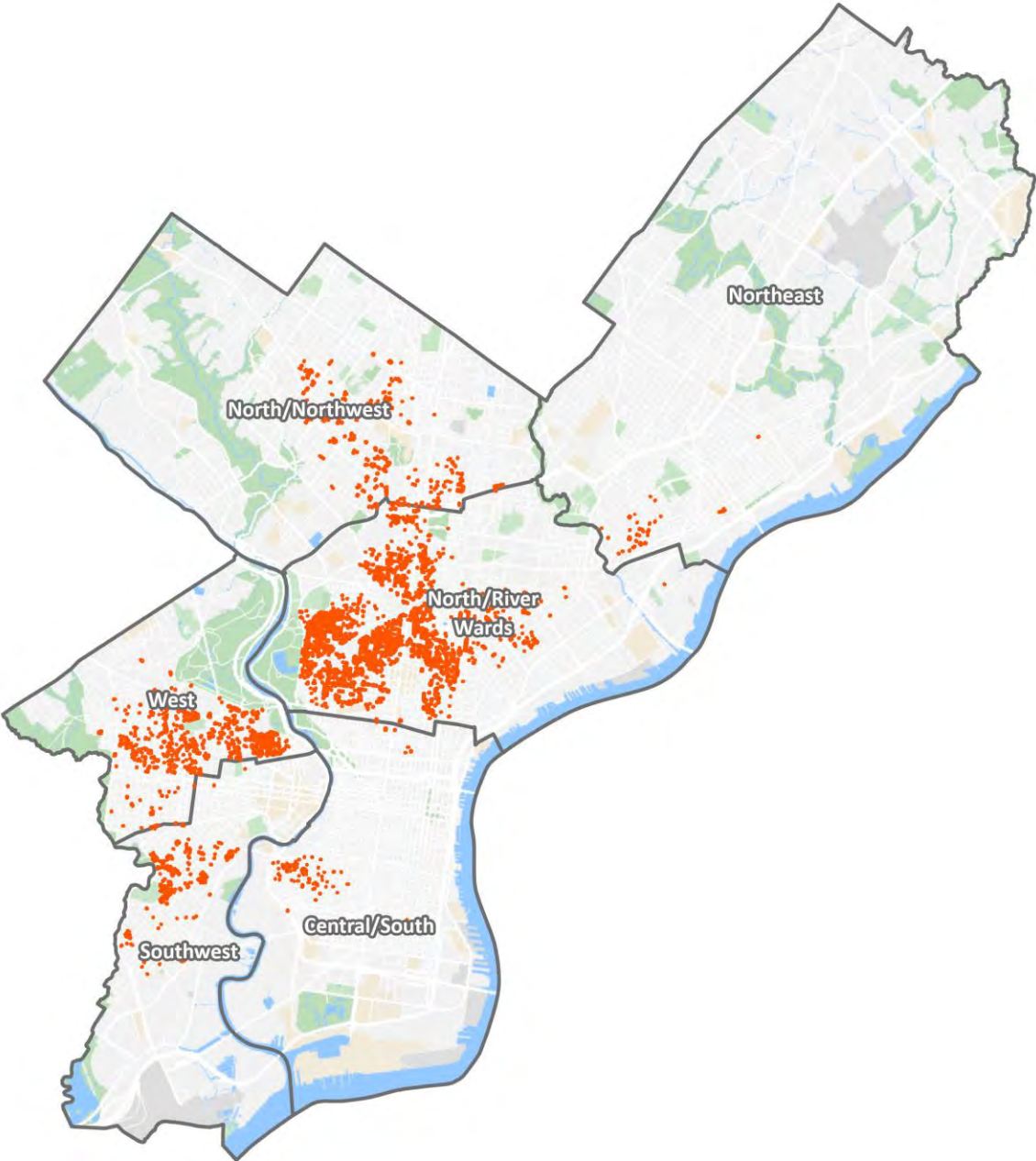


# Home Improvements FY 2023

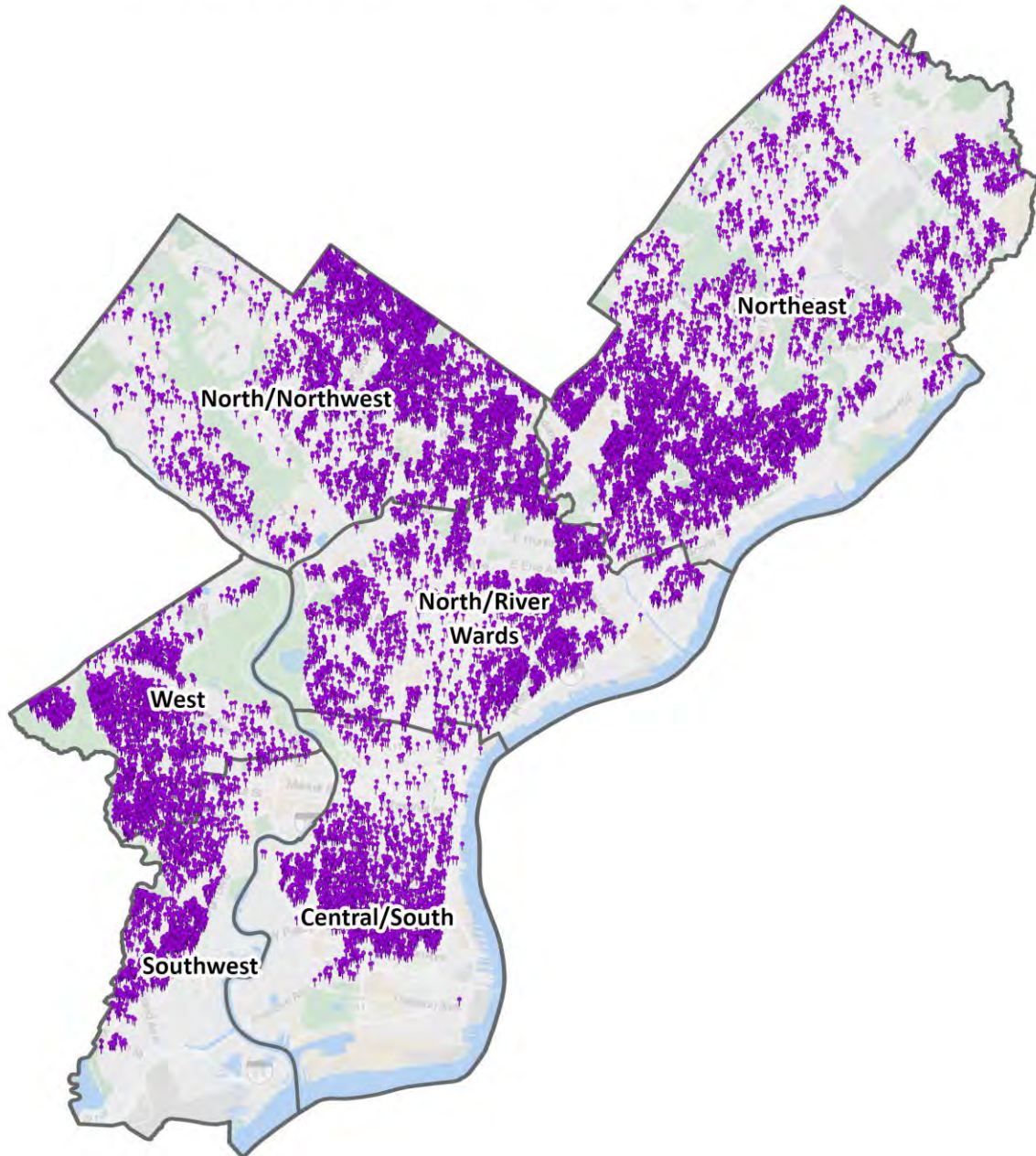
Basic Systems Repair Program, Adaptive Modifications Program, Heater Hotline



**Philadelphia Horticultural Society  
Land Care Parcels**



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





## Planning Area: North/River Wards

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- ● ● Combination Neighborhood Organization

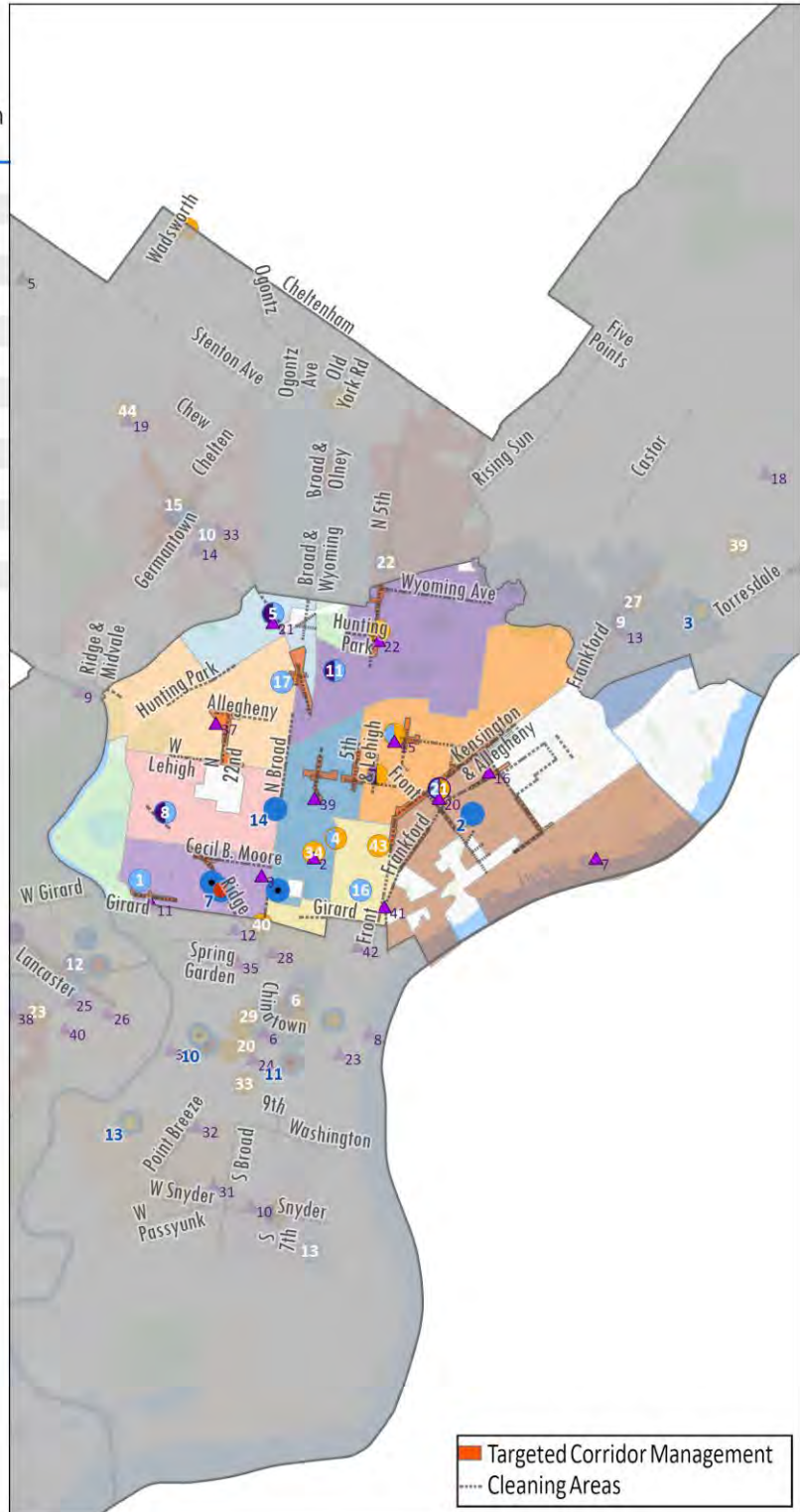
ID	ORGANIZATION
1	Brewerytown-Sharswood Civic Association
4	Asociación Puertorriqueños en Marcha (APM)
5	Nicetown CDC
8	Strawberry Mansion Neighborhood Action Center, Inc.
11	Hunting Park NAC
16	South Kensington Community Partners, Inc.
17	Tioga United, Inc.
21	New Kensington CDC
25	Congreso de Latinos Unidos
26	Esperanza
31	HACE: Central Office
34	Asociación Puertorriqueños en Marcha (APM):
40	Affordable Housing Centers of Pennsylvania
43	Norris Square Community Alliance

### ▲ CDC Tax Credit Recipients

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

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

ID	PROJECT	UNITS
1	Yorktown Arms	56
2	Janney Apartments	47
7	Sharswood Phase III	59
12	Harlan and Sharswood Pres De	111
14	Dauphin House	52





# Planning Area: Central/South

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- ● ● Combination Neighborhood Organization

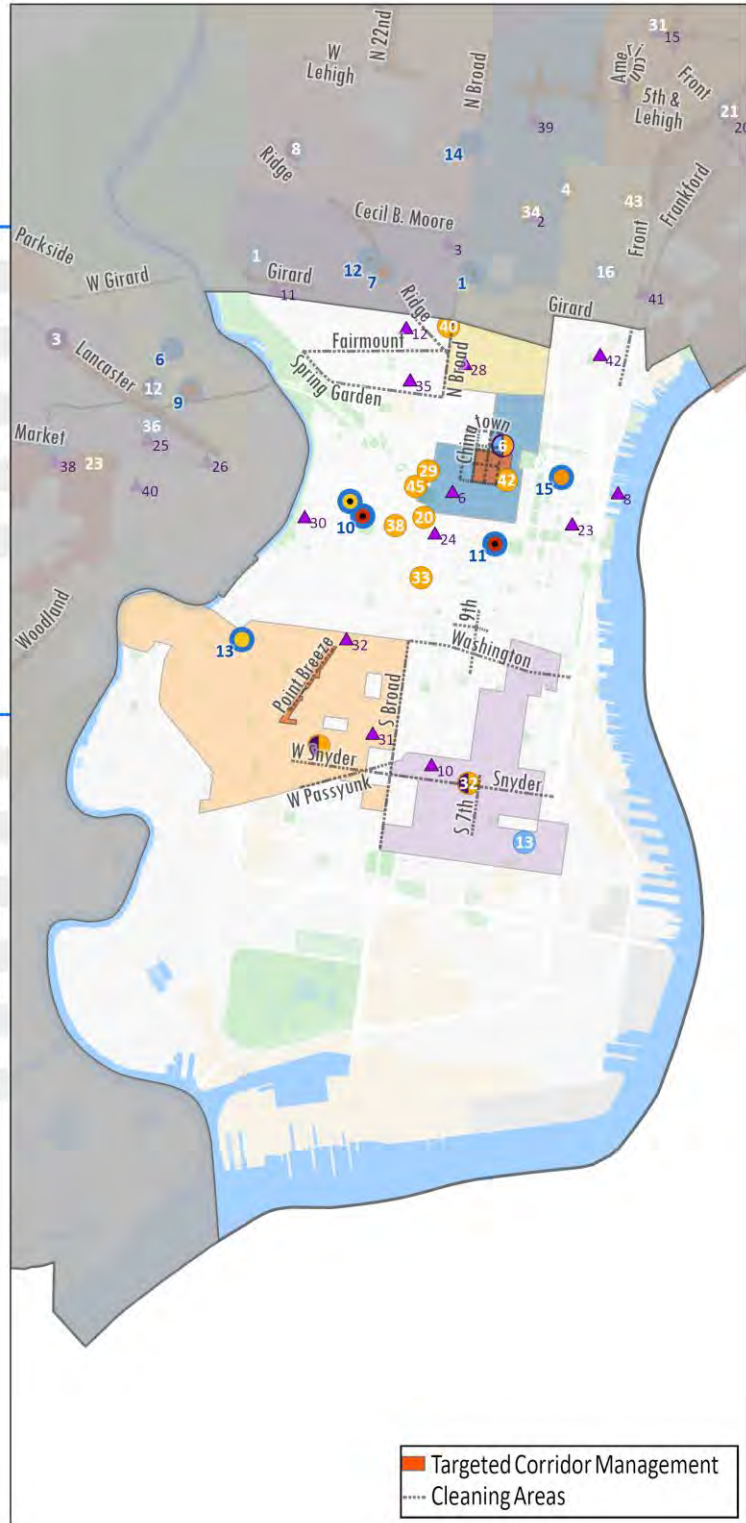
ID	ORGANIZATION
6	Philadelphia Chinatown Development Corporation
13	Whitman Council, Inc.
20	Tenant Union Representative Network
29	Unemployment Information Center
32	Greater Philadelphia Community Alliance (GPCA) Houston
33	Philadelphia Senior Center
35	Greater Philadelphia Community Alliance (GPCA) Dixon House
38	Clarifi
40	Affordable Housing Centers of Pennsylvania
42	Liberty Resources
45	Urban League of Philadelphia

### ▲ CDC Tax Credit Recipients

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

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

ID	PROJECT	UNITS
10	Kate's Place	144
11	801 Residence	175
15	Old First House	34
13	Mamie Nichols Townhomes Phase II/Arlene Thor	27
8	MidCity Y Apartments	53



## Planning Area: Southwest

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- Combination Neighborhood Organization

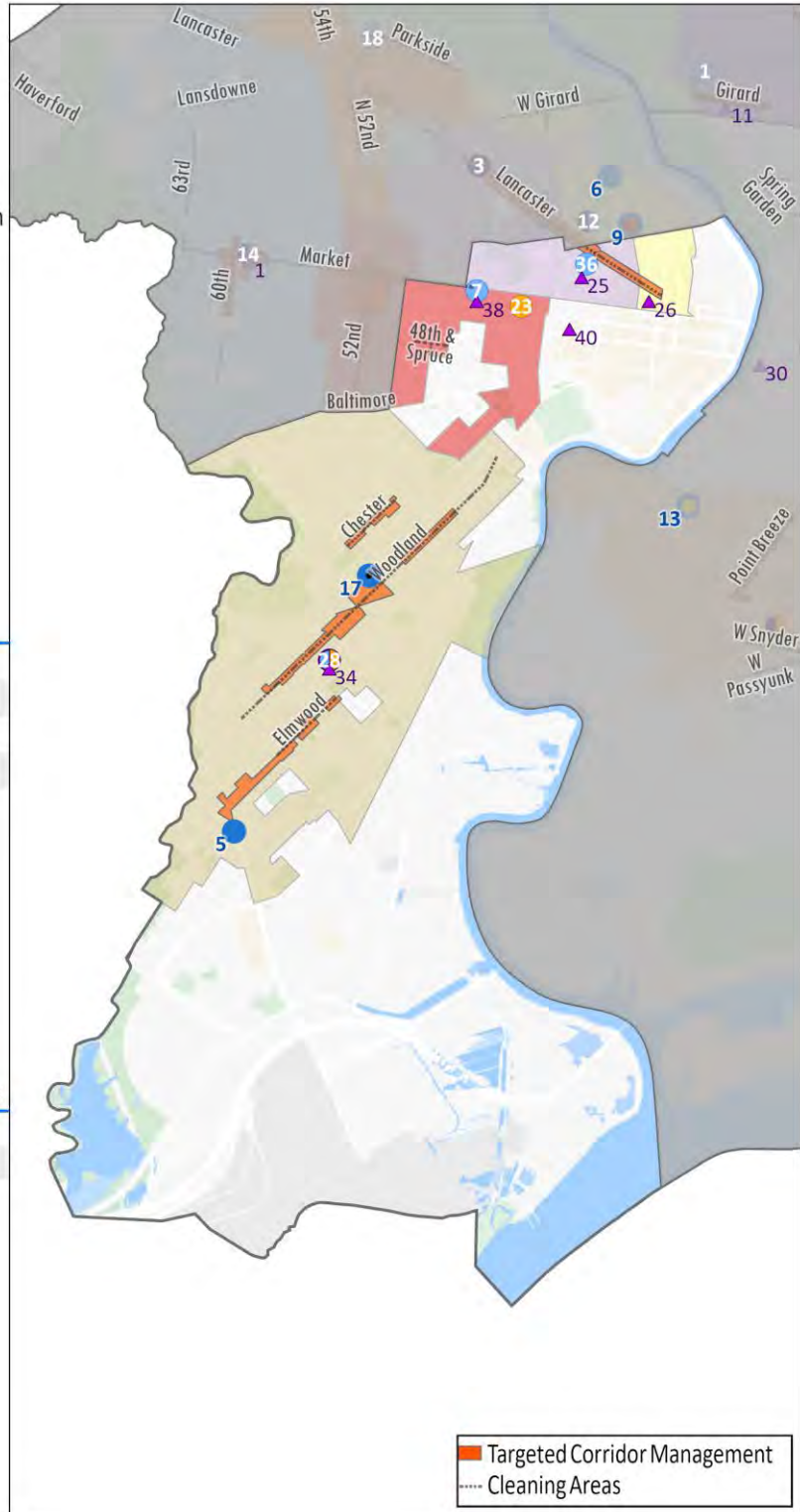
ID	ORGANIZATION
7	The Enterprise Center CDC
23	Intercultural Family Service
28	Southwest CDC
36	HopePHL

- ▲ CDC Tax Credit Recipients

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

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

ID	PROJECT	UNITS
5	Father Augustus Tolton Place Senior Housing	45
9	Village Square on Haverford - Phase II	32
17	Mary Field Senior Apartments	168



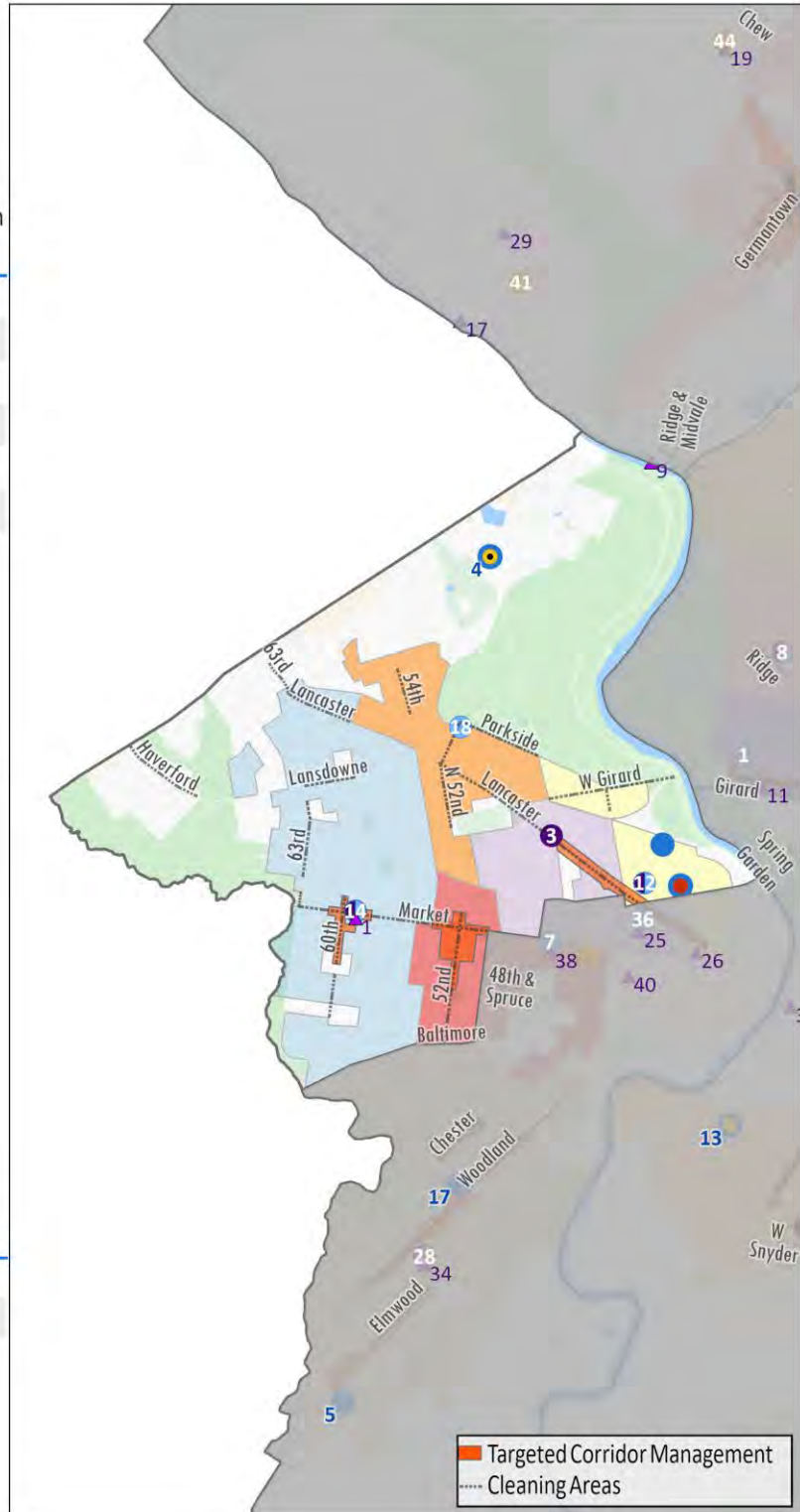
# Planning Area: West

ID	ORGANIZATION
3	We Never Say Never
7	The Enterprise Center CDC
12	Mt. Vernon Manor CDC
14	ACHIEVEability
18	UAC/Parkside Association of Philadelphia
37	Affordable Housing Centers of PA

ID	ORGANIZATION
1	AchieveAbility
9	East Falls Development Corporatio

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

ID	PROJECT	UNITS
4	Inglis Apartments at Belmont I & II	80
6	Triangle Senior Housing Phase 1	40
9	Village Square on Haverford - Phase	32





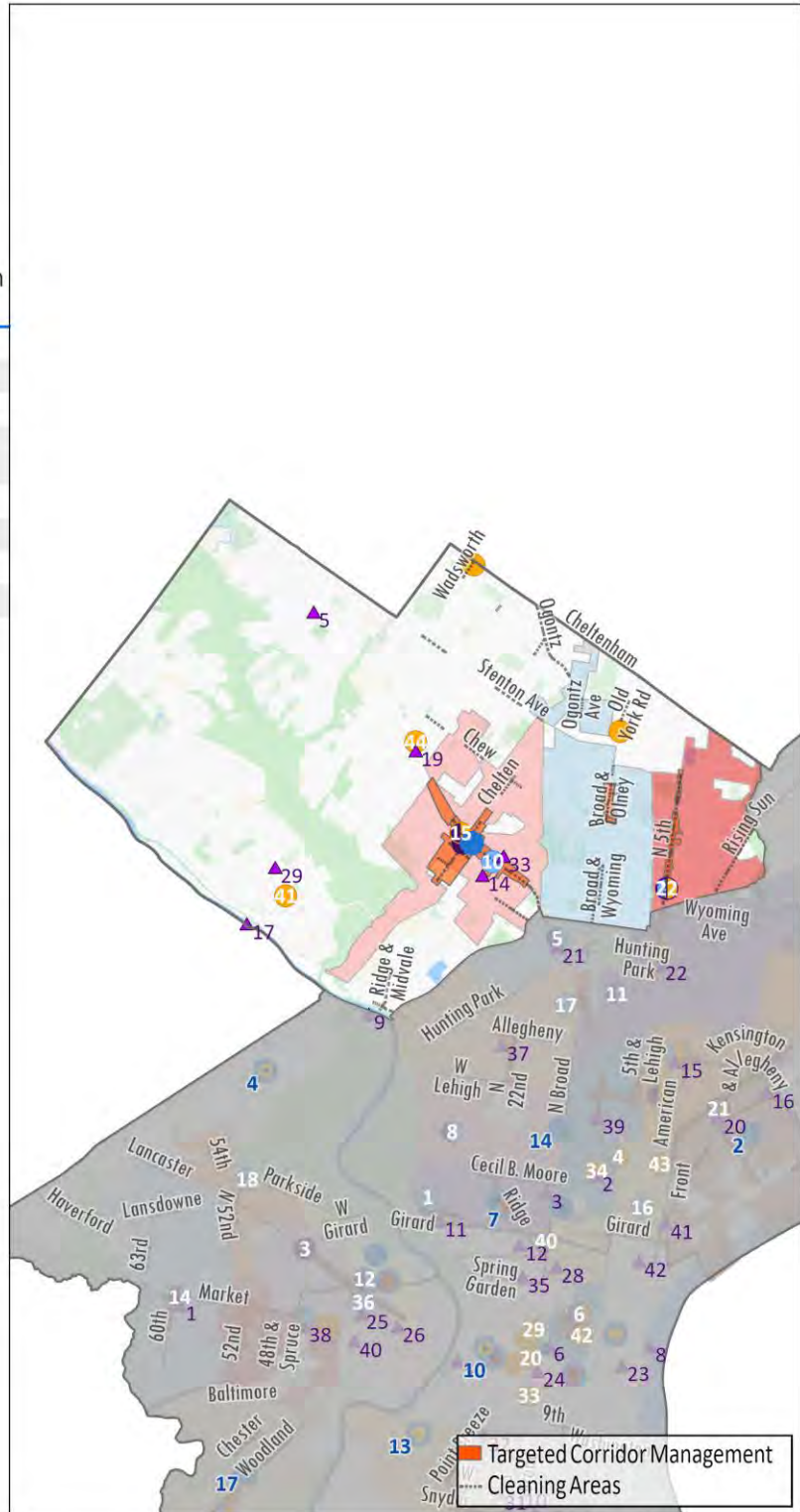
## Planning Area: North/Northwest

ID	ORGANIZATION
10	Germantown United
15	Center in the Park
19	Germantown Crisis Ministry
22	Greater Philadelphia Asian Social Service Center (GPAS)
24	Northwest Counseling Service
30	West Oak Lane CDC
41	Intercommunity Action (Senior Center)
44	Mt. Airy CDC

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

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

ID	PROJECT	UNITS
16	Rights of Passage	12



## Planning Area: Northeast

- Housing Counseling Agency
- Neighborhood Advisory Committee
- Neighborhood Energy Center
- Combination Neighborhood Organization

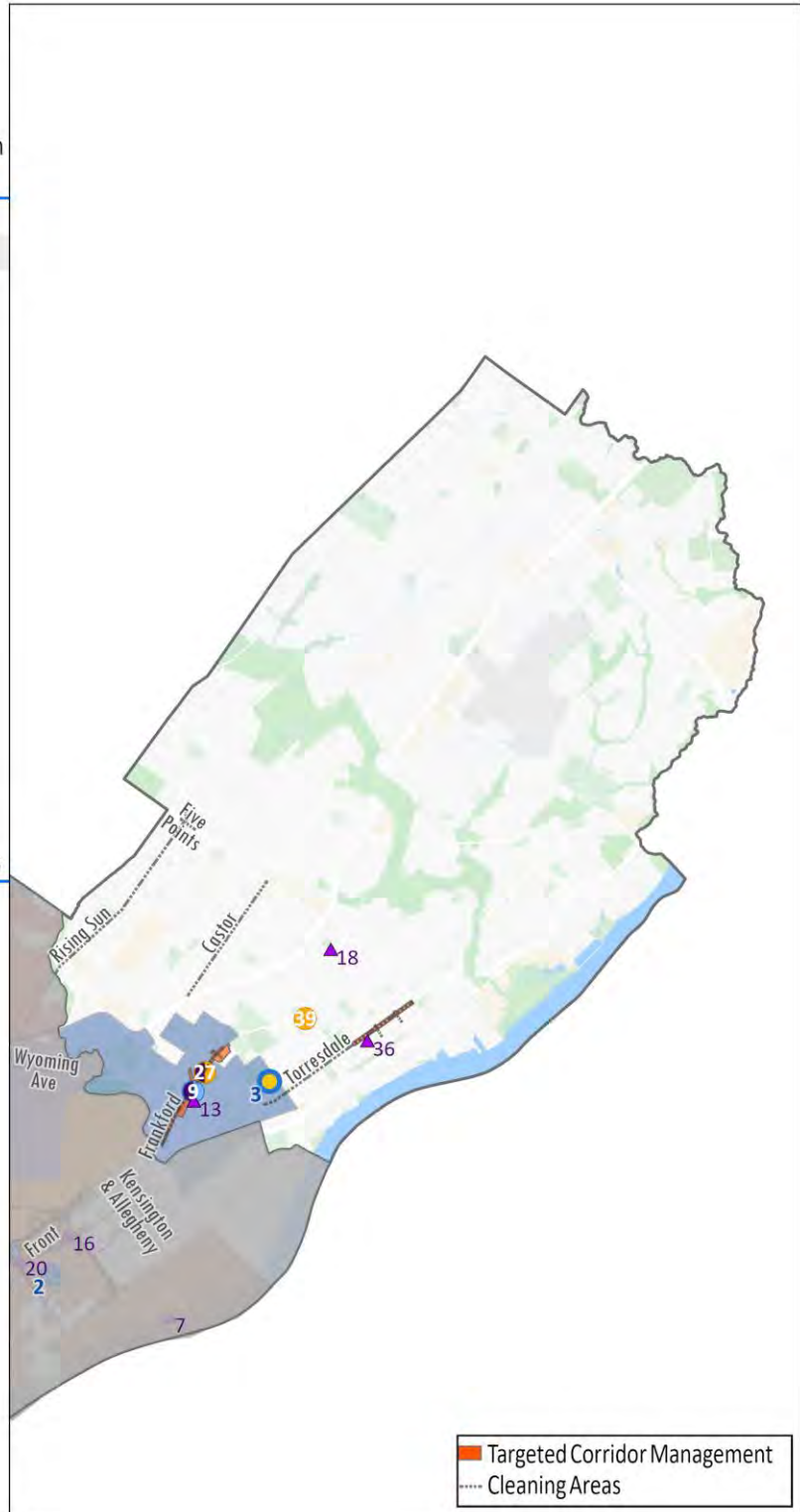
ID	ORGANIZATION
9	Frankford CDC
27	HACE: Frankford Office
39	Affordable Housing Centers of PA: Northeast Offi

▲ CDC Tax Credit Recipients

ID	ORGANIZATION
13	Frankford CDC
18	Mayfair BID
36	Tacony CDC

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

ID	PROJECT	UNITS
3	NewCourtland St Bartholomew Phase	48



# Place Based Strategy Areas

