

# Consolidated Annual Performance and Evaluation Report 2011

**City of Philadelphia**  
**Office of Housing and Community Development**  
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## THE CONSOLIDATED PLAN AND THE CITY'S STRATEGIC PLAN

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The administration of Mayor Michael A. Nutter is committed to improving the lives of people in Philadelphia: people who live, work, learn, invent and play here. The City government is guided by the values of respect, service and integrity. It aims to produce a government that works smarter, faster and better.

Four core service areas will be emphasized to produce specific results:

### **Economic Development and Jobs**

Philadelphia grows as a green city. The goals are to create and retain jobs, to prepare the Delaware Waterfront and the Philadelphia International Airport to be centers of economic development, to make Philadelphia a lead center of innovation, to increase high school graduation rates by 50 percent, to double the number of residents with a bachelor's degree, and to add 75,000 people to Philadelphia's population.

### **Enhancing Public Safety**

Philadelphia becomes the safest large city in the country. The goals are to increase the feeling of safety at home, in school, in the neighborhood, at work and at play. A specific goal is to reduce the homicide rate by 50 percent in five years.

### **Investing in Youth and Protecting the Most Vulnerable**

Philadelphia's youth and vulnerable populations have the opportunity to thrive. The goals are to assure that all children are ready to learn, to improve life expectancy and health and safety, to provide housing opportunities for 25,000 households, including mortgage foreclosure prevention, and to provide housing and supportive services for all homeless persons in Philadelphia.

### **Reforming Government**

City government will reform to work better and cost less. The goals are to meet customer service standards for all city services, including redress where standards

are not met, increase positive perceptions of city services and the trustworthiness of government, build a sound fiscal foundation for stable public services now and in the future, and to promote sustainable city services that save money today and avoid costs tomorrow.

The City's annual *Consolidated Plan* outlines the activities that are proposed to be funded in the coming fiscal year from a variety of sources, primarily from the federal Community Development Block Grant (CDBG) and HOME Investment Partnership, the Philadelphia Housing Trust Fund, the Pennsylvania Department of Community and Economic Development and other federal, state and local sources. The *Consolidated Plan* outlines many activities that support the City's core services areas, including:

### **ECONOMIC DEVELOPMENT AND JOBS**

Using CDBG funds, the Commerce Department targets neighborhood commercial corridor revitalization, supports community-based development projects, and stabilizes and expands the City's employment base. The Office of Housing and Community Development's (OHCD) housing production programs leverage outside resources and create jobs and economic opportunities.

### **ENHANCING PUBLIC SAFETY**

Through the Pennsylvania Horticultural Society and other entities, OHCD supports citywide and targeted greening and blight removal efforts. These activities increase the feeling of safety at home and in the neighborhood.

### **INVESTING IN YOUTH, PROTECTING THE MOST VULNERABLE**

OHCD supports housing preservation activities that invest in existing houses for long-term viability and affordability and prevent homelessness. Investment in housing production provides opportunities for first-time homebuyers and acts as a catalyst for neighborhood revitalization. OHCD-funded housing counseling and foreclosure prevention activities help

to prevent vacancy and to keep families in their homes. OHCD supports the most vulnerable Philadelphians by providing affordable rental housing for seniors and families and by providing rental assistance and other housing for persons with AIDS.

## **REFORMING GOVERNMENT**

OHCD expects the highest ethical standards from its employees, delegate agencies and nonprofit subrecipients. OHCD is establishing customer service standards and will provide appropriate customer redress when standards are not met.

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## AFFORDABLE HOUSING

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### BASIS FOR ASSIGNING RELATIVE PRIORITY NEEDS

Within the context of the *Consolidated Plan*, the basis of assigning relative priority is the proposed use of federal CDBG, HOME or HOPWA resources to fund the identified activity/area of need. CDBG-eligible activities for which the City intends to spend CDBG or HOME funds are categorized as *high priority* needs. Housing activities on which the City expects to spend non-federal (usually locally generated revenue, state funds or non-HUD federal funds), or on which the City intends to spend only a minimal amount of federal funds are categorized as *medium priority* items. *Low priority* items are those for which there is a clear need but that will not normally receive City funding.

#### High Priorities

The City is assigning a *high priority* to the following household types:

- **Extremely Low- and Low-Income Renter Households**, including Elderly Households, Small Households and Large Households with cost burdens, severe cost burdens and substandard conditions.
- **Extremely Low- and Low-Income Owner Households**, including Elderly and Non-Elderly, with substandard housing and cost burdens.
- **Moderate-Income Renter Households and Owner Households** with cost burdens, and other housing problems, including Elderly, Small and Large Renters, and Elderly and Non-Elderly Owners.

Extremely Low- and Low-Income Renter Households and Extremely Low-Income Owner Households in Philadelphia have the most urgent housing needs. Between 70 and 75 percent of these families face either housing costs in excess of 30 percent of income or housing that is deteriorated. Because these are among the most impoverished households

in the city, cost burdens and severe cost burdens are particularly intolerable. The City proposes to continue funding affordable housing activities that will target all household types in these income categories.

Support for homeownership for low-income and moderate-income families is a high priority for the City, due both to the positive neighborhood benefits generated by increased homeownership and to the high cost of maintaining aging housing units. Assistance for Elderly and Non-Elderly current and first-time homeowners will continue as a funding priority. Homeownership rehabilitation and sales housing production in moderate-income neighborhoods will also receive support as an effort to promote stable communities and encourage middle-income homeowners to remain within the city.

The housing needs of Moderate-Income Renter Households are assigned a high priority by the City, although the relatively greater needs of extremely low- and low-income families suggest that the bulk of funding go to the lower income groups. The City will continue to fund activities for moderate-income renters as funding permits, particularly programs targeting Elderly and Large Households.

#### Medium Priorities

The City is assigning a *medium priority* to the following household types:

- **Extremely Low-, Low- and Moderate-Income Owner Households** with overcrowding only;
- **Extremely Low-, Low- and Moderate Income Large Renter Households** with overcrowding only.

Some owner households do face high rates of overcrowding, and that overcrowding may be a particular problem in the Latino community. Large Renter Households were found to have the highest overall incidence of overcrowding. Because these families (both Owners and Large Renters) are also likely to have other problems identified as “high priorities” (such as cost burdens or substandard conditions), most households experiencing overcrowding will fall into other categories of need that will receive funding.

As Low- and Moderate-Income Owner Households and Large Renter Households facing overcrowding alone become evident and as funding permits, the City may allocate resources for their assistance.

#### **Low Priorities**

The City is assigning a *low priority* to the following household types:

- **Extremely Low-, Low- and Moderate-Income Elderly Renter Households** with overcrowding;
- **Extremely Low-, Low- and Moderate-Income Small Renter Households** with overcrowding.

Overcrowding presents a housing emergency almost exclusively for Large Renter families in Philadelphia. Affordability and substandard conditions are the most immediate problems for Lower-Income Elderly and Small Renter Households. Elderly Renter Households, by census definition, are limited to one or two persons and are less likely to be found in overcrowded settings. Elderly heads of households with five or more family members would receive a priority for assistance as a Large Renter Household.

#### **Obstacles to serving underserved needs**

The primary obstacle to meeting underserved needs of low-income and moderate-income Philadelphians remains the lack of financial resources available to the City from federal, state and other sources. During Year 36, the Philadelphia Housing Trust Fund raised \$7.2 million in earnings. This local resource was committed to affordable housing production, home repair grants, homeless prevention and accessible housing.

#### **Eliminate barriers to affordable housing**

In addition to the rising cost of construction and the continued reduction in federal funding for affordable housing, two main local issues can be identified as barriers to affordable housing development:

- 1) the public property acquisition/disposition process, and
- 2) the high cash requirement for first-time homeowners.

In 1993, the administration of public acquisition and disposition activities was centralized at the Redevelopment Authority. Eminent domain through the state's Act 94 and Urban Renewal processes replaced the Sheriff Sale as the primary means of acquiring privately owned, tax-delinquent or blighted properties. Condemnation is a less risky, faster means of acquiring privately owned, tax-delinquent or blighted properties than the Sheriff Sale process. In 2006, as a part of the housing reorganization, administration of the disposition of vacant, surplus City-owned property was moved to OHCD.

Philadelphia's high transfer tax and down-payment requirements for obtaining a mortgage have hindered many low- and moderate-income families from becoming homeowners. In 1994, the effect of the transfer tax was partially mitigated by an exemption of properties conveyed to low- or moderate-income buyers by nonprofit housing development corporations. In addition, transfers to nonprofit housing development corporations that intended to re-convey to low- or moderate-income buyers were also exempted. The City has provided settlement assistance grants using bond proceeds to help low- or moderate-income first-time homebuyers address the issue of cash required to purchase a home. During Year 36, settlement grants were provided to 307 households. ADDI funds were used to support homeownership developments that began construction in Year 33, including Union Hill, Norris Square Town Homes and the Twins at Powder Mill. ADDI funds were used for 44 households.

A new structure was implemented in January 2008, to overcome gaps in institutional structures and deliver services more efficiently. OHCD, in conjunction with the Deputy Mayor for Planning and Economic Development, is responsible for setting housing and community development policy and implementing the programs to carry out those policies. The Economic Development Cabinet, composed of the leadership of the Licenses & Inspections, Historical Commission, Commerce Department, OHCD, PHDC, RDA, Philadelphia Planning Commission (PCPC), PIDC, and PCDC, meets weekly with the Deputy Mayor

for Planning and Economic Development to share information and coordinate responses to issues of common concern.

## **STRATEGY AND OBJECTIVES FOR MEETING PRIORITY HOUSING NEEDS**

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

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

## **HOUSING PRODUCTION**

### **Rental and Homeownership Production**

Rental and homeownership production are key components of Philadelphia's affordable housing strategy. In addition to increasing the net supply of housing units available to lower-income families, new construction is necessary to redevelop the hundreds of vacant lots that blight many Philadelphia neighborhoods. Vacant lots result from the process of housing decay, abandonment and ultimately demolition. Without attention, these areas can quickly become trash-strewn dumping grounds. At the same time, vacant lots present

an opportunity for the development of more spacious dwelling units with private yards or off-street parking. New construction can provide a means of redeveloping large portions of the low-income housing stock in a manner that incorporates advances in urban design and that provides enhanced accessibility for persons with disabilities.

New construction at a large scale can also rebuild a housing market, leading to the reduction in subsidy required to produce additional housing units.

### **Rental and Homeownership Rehabilitation**

Housing rehabilitation is an important strategy for Philadelphia, given the large numbers of long-term vacant properties (some of which are suitable for rehabilitation) found in low-income communities. Through rehabilitation, rental units that are vacant and uninhabitable can be reoccupied and units occupied by extremely-low and low-income homeowners can receive critically necessary repairs and basic maintenance. Both the declining incomes of Philadelphia's homeowners and the deteriorated condition of the housing stock call for an aggressive policy of housing rehabilitation. Housing rehabilitation should reinforce existing strong blocks or communities.

### **Public Housing Production**

The Philadelphia Housing Authority (PHA) serves the lowest-income persons who are often the neediest. For this reason, supporting the production and management of public housing is an important strategy for meeting the needs of extremely low-income renter households. PHA's large-scale redevelopment activities, notably redevelopment funded through the HOPE VI Program, can transform blighted neighborhoods while producing mixed-income rental and homeownership units that serve persons of very low to moderate income. The City has supported acquisition at large scale in areas such as Mill Creek where HOPE VI activities are taking place. In the past, CDBG or HOME funding supported the redevelopment or replacement of obsolete PHA units at Southwark Plaza (now called Courtyard Apartments at Riverview), Martin Luther King Plaza and Falls Ridge (formerly Schuylkill Falls).

### **Housing Production Program Objectives**

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

- New construction for sales housing.
- New construction for rental housing.
- Vacant-unit rehabilitation for sales housing.
- Vacant-unit rehabilitation for rental housing.
- Large-scale homeownership development in selected neighborhoods.

### **PROMOTING HOMEOWNERSHIP AND HOUSING PRESERVATION**

To more effectively support economic development and reinvestment in Philadelphia, the City will continue to emphasize homeownership and preservation of the existing occupied housing stock. Homeownership and housing preservation are top priorities in the neighborhood strategic plans developed in coordination with OHCD. The City proposes to sustain housing counseling programs for first-time homebuyers and maintain support for major systems repair programs for current homeowners. These activities encourage first-time homebuyers and also support current homeowners through preservation programs, including mortgage foreclosure prevention.

#### **Homeownership and Housing Preservation Program Objectives**

By strengthening housing preservation and homeownership programs, the City will help to prevent further housing abandonment, maintain neighborhood quality of life and assist low- and moderate-income residents in attaining the goal of homeownership. Through housing counseling, the City also works to prevent abandonment and homelessness by providing and funding mortgage foreclosure prevention activities.

These goals will be accomplished by supporting the following objectives:

- Housing counseling.
- Basic system repairs, housing preservation and weatherization.
- Home equity financing and rehabilitation assistance.
- Mortgage foreclosure prevention.

### **LEVERAGING PRIVATE SECTOR RESOURCES**

The City's *Consolidated Plan* can be an effective component of the City's overall economic development strategy if available resources are organized to leverage substantial commitments of private sector funding and long-term investment in Philadelphia. Such activities can include attracting commitments of private debt and equity financing and sustaining private-sector support for Community Development Corporation (CDC) operations through targeted funding commitments made in coordination with private funding sources.

In continuing to develop rental and homeownership units, the City proposes to pursue strategies that will attract private capital into Philadelphia neighborhoods. These strategies maximize the impact of federal housing dollars by increasing the net amount of resources flowing into communities. Over the past several years, OHCD has supported the development of rental housing by providing financing to projects that leverage significant amounts of private funding. OHCD financing to 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). Additional private funds have been leveraged through use of the Pennsylvania Housing Finance Agency (PHFA) PennHOMES Program, which provides permanent financing for the development of rental projects. The Federal Home Loan Bank's Affordable Housing Program provides critical gap financing to both rental and homeownership developments. In recent years, a portion of the City's Housing



and Redevelopment Assistance funding from the state Department of Community and Economic Development (DCED) has supported large-scale new-construction homeownership development.

### **Objectives for Leveraging Private Sector**

#### **Resources**

In order to maximize private-sector investment in low-income subsidized housing, OHCD proposes the continuation of policies that generate or sustain the following private sector funding commitments:

- Equity investment in Low-Income Tax Credit Ventures.
- Private sector support for CDC operations and working capital.
- Mortgages for first-time homebuyers.
- Bank financing for rental rehabilitation.
- Anti-predatory lending products.

### **AFFIRMATIVE MARKETING PLAN AND ACTIONS DURING THE 2011 PROGRAM YEAR**

During Year 36 OHCD worked with a number of CDCs and developers to coordinate job fairs or other outreach activities in an effort to create talent pools of skilled and semi-skilled workers to work on construction projects in their areas. Local residents and participants in the PHA Jobs and Skills Bank, YouthBuild, CareerLink, and Philadelphia Workforce Development Corporation attended these events and a list of individuals was forwarded to developers and general contractors in specific zip codes.

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# THE CITY OF PHILADELPHIA'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

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## EXECUTIVE SUMMARY

### Goals

In accordance with 24 CFR 570.601(b), which describes the activities required of Community Development Block Grant entitlement jurisdictions in fulfilling their mandate to affirmatively further fair housing, the City of Philadelphia's Office of Housing and Community Development has completed an Analysis of Impediments to Fair Housing Choice. Conducting an Analysis of Impediments to Fair Housing Choice ("Analysis of Impediments") is required as the first step in a fair housing planning process, which must also include: taking appropriate actions to overcome the effects of any impediments identified through that analysis and maintaining records reflecting the analysis and actions taken. An Analysis of Impediments is conducted every five years by OHCD in coordination with the release of the *Consolidated Plan*, which offers a comprehensive profile of Philadelphia's housing and community development needs, a market analysis, a five-year strategy for addressing those needs, and specific actions to be taken each year. OHCD is currently preparing a revised Analysis of Impediments for 2012.

The Analysis of Impediments was conducted by staff from OHCD in consultation with the Philadelphia Commission on Human Relations, the city department charged with enforcing fair housing laws. Information was gathered from published reports, agency studies, data from the Bureau of the Census and interviews with various public and private nonprofit agencies. The Analysis of Impediments provides an overview of both the fair housing resources in Greater Philadelphia and the hierarchy of local, state and federal fair housing laws.

The following issues were identified as impediments because of the pervasive and particularly obstructive nature of their effects on fair housing. The intent of

identifying these impediments was not to suggest that they are the only fair housing concerns in Philadelphia, but rather that additional intervention in these areas would make the most difference in improving fair housing options for families.

A brief description of each impediment is provided below.

### **Lack of Economic Opportunity and Affordable Housing Options**

Broader impediments to Fair Housing Choice were predominately economic: income, affordability of housing purchase or rental, or condition of the housing stock. More than 25 percent of Philadelphians are below the federal poverty level, and the unemployment level in Philadelphia exceeds both national and regional rates. In addition, the most common fair housing-related complaint documented by housing counseling agencies remains affordability.

### **Lack of Accessible Units For Persons With Disabilities**

According to the Housing Consortium of Disabled Individuals (HCDI), approximately one in six Philadelphians has a disability of some sort. At the same time, accessible housing makes up approximately one percent of Philadelphia's housing stock. Despite efforts such as the Adaptive Modifications Program, which provides adaptations to a house or apartment enabling persons with disabilities to live more independently, advocates for persons with disabilities feel strongly that the demand for accessible housing is greater than the resources. Several factors contribute to a lack of affordable and accessible housing in the city, including the nature of the housing stock in Philadelphia (due to the enormous difficulty and expense of modifying a typical rowhouse) non-compliance and lack of understanding regarding requirements under fair housing laws that allow tenants to make "reasonable modifications" to their dwelling units.

### **Lack of Education**

Across the board, fair housing advocates feel that the general public, as well as members of the real estate community (lenders, real estate brokers, landlords,

underwriters, appraisers, insurance companies, etc.), are not well-informed on fair housing laws. Almost every person interviewed in conjunction with preparing the Analysis of Impediments felt that a lack of education and understanding of fair housing laws was a major impediment in Philadelphia. Persons who are discriminated against are not always equipped to recognize discrimination. It is common for people to believe they were turned away from an apartment rental or denied a home mortgage through some fault of their own, rather than to attribute the rejection to discrimination. Education can also serve as a preventive measure, discouraging those who either are unaware of the law, or who choose to ignore the law, from discriminating.

**Conclusion**

Because the impediments identified cover a broad area of fair housing concerns, developing appropriate actions to address them will require innovative thinking as well as time and resources. The City has instituted a process whereby each impediment can be examined further by community and fair housing professionals and appropriate actions developed. These actions include specific goals to be achieved over a three-year period and target dates for projected accomplishments.

**2010 – 2011 ACCOMPLISHMENTS**

**Increasing Economic Opportunity and Improving and Residential Accessibility**

The City of Philadelphia has invested in a variety of programs designed to increase economic opportunity for low- and moderate-income persons, to increase the availability of affordable homeownership and rental options, and to preserve existing affordable housing. Included in those programs are two initiatives – Settlement Assistance Grants and the American Dream Downpayment Initiative – to provide financial support to first-time homebuyers. In those areas in Year 36 the City had the following accomplishments:

Jobs created	470 Jobs*
Jobs retained	330
Employment training thru Communities In Schools	981 students
Employment training thru YouthBuild	150 students
Employment /Job Training and Referral	284 clients
Economic Development in Neighborhood Districts	13 districts
Increased Rental Housing Rehabilitation	151 units
New Construction	249 units
Increased Homeownership through New Construction and Settlement Assistance Grants	401 units
Housing Preservation thru Energy Improvement Grants	17,241 units
Preservation of Existing Housing Stock	9,040 units

\*Demographic information is not available in these categories

**Increasing the Number of Accessible Units For Persons With Disabilities**

OHCD has maintained its commitment to increasing housing accessibility for persons with disabilities.

The Adaptive Modifications Program is designed to help individuals with permanent physical disabilities live more independently in their homes. In Year 36,

153 units received improvements to provide easier access to and mobility within the home.

In addition, OHCD requires that housing developed with City funds comply with and in some cases exceed federal accessible housing requirements. All new construction housing must make at least 10 percent of the total units (but not less than one unit) accessible to persons with a mobility impairment and two percent of the units (but not less than one unit) accessible to persons with a vision or hearing impairment. Developers of rental housing must make at least five percent of the total dwelling units (but not less than one unit) accessible to persons with a mobility impairment. Two percent of the units (but not less than one unit) must be made accessible to persons with a vision or hearing impairment. Finally, OHCD has funded projects that retrofitted existing non-accessible rental units into affordable units accessible to people with disabilities. These units were made available to people previously housed in nursing homes due to a lack of accessible, affordable housing.

OHCD has encouraged proposals for housing development to include visitability design features and requires new construction units to be visitable. Also known as universal design, these features make homes usable by most people despite their level of ability or disability and go beyond the minimum requirements and limitations of accessibility law. Examples include no-step entrances, wider room entrances and hallways.

OHCD has also supported efforts to provide people with disabilities more information about the availability of accessible housing. OHCD continued to support the Housing and Disability Technical Assistance Program (TAP) to provide the most up-to-date information on accessible housing, fair housing laws and regulations, financial and technical resources, model projects and other issues related to housing for people with disabilities. The TAP also maintains the web-based HomeFinder program, which enables people with disabilities to locate accessible, affordable units. Developers producing accessible units with funding provided by the City are required to post the

availability of those units on HomeFinder prior to marketing them to the general population.

Finally, OHCD provides counseling support to persons with disabilities through a housing counseling contract with Liberty Resources. In Year 36, Liberty provided 448 counseling services to 169 households that include a person with a disability.

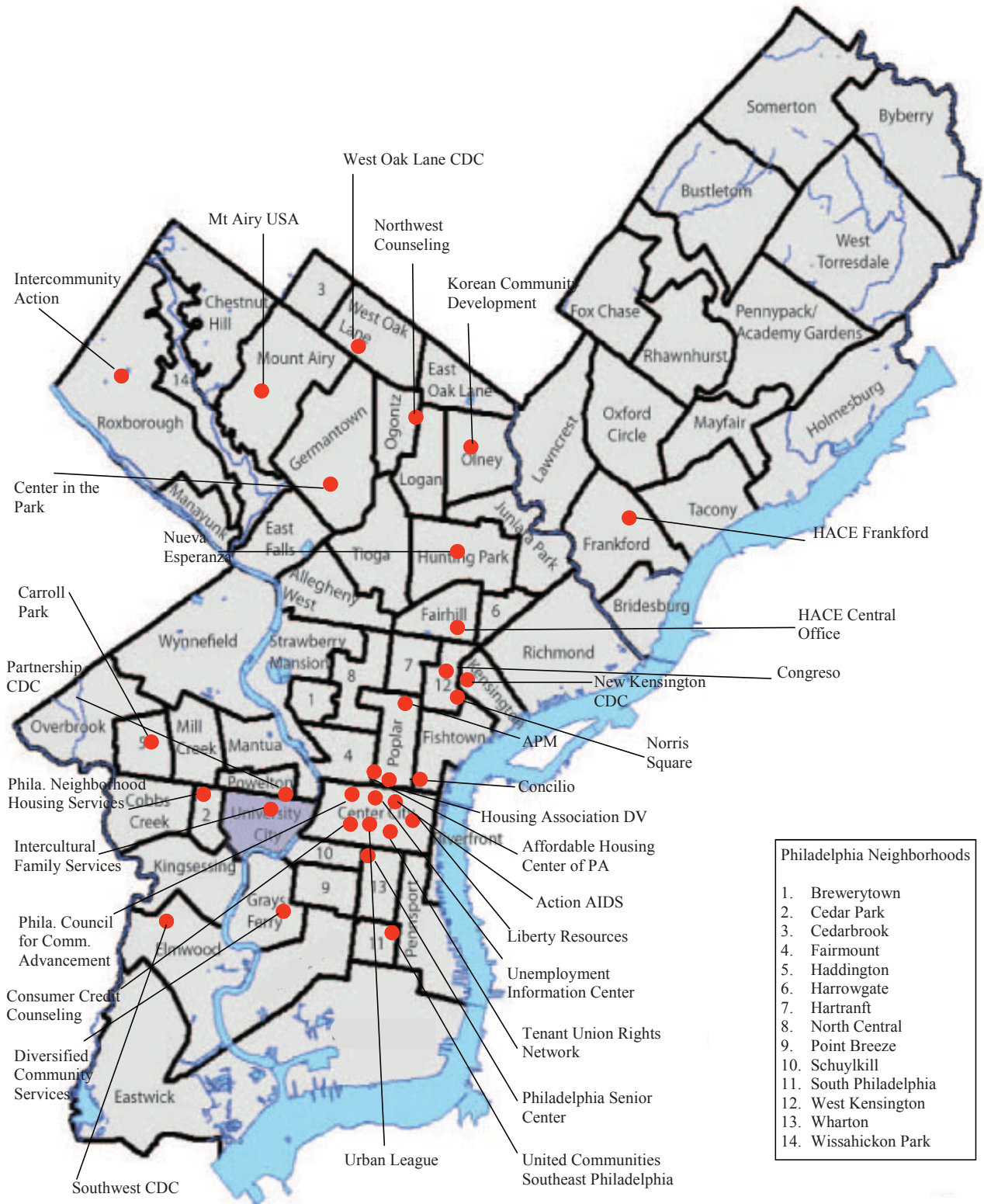
**Providing Education**

To educate city residents as to their housing rights – and to the responsibilities of homeownership – OHCD continued to support an extensive network of approximately 30 housing counseling agencies. Housing counseling activities include pre-purchase, housing education, home inspections, anti-predatory lending, mortgage delinquency, tenant counseling, post-rental counseling, and problem resolution. OHCD also supported outreach activities to connect homeowners facing foreclosure with a housing counselor.

The City provided 33,146 housing counseling sessions to 12,900 households during Year 36, with the distribution of those sessions outlined in the chart below. The map on the next page shows the location of the counseling agencies during Year 36.

<b>Area</b>	<b>Units of Service</b>
South	12,970
West	2,861
Kensington/Frankford/Northeast	8,215
North	2,770
Northwest	6,330
<b>Total</b>	<b>33,146</b>

# MAP TO SHOW LOCATIONS OF YEAR 36 OHCD HOUSING COUNSELING AGENCIES



## CITY OF PHILADELPHIA FAIR HOUSING DEMOGRAPHICS\*

### Income

1. 0%-30% MFI	26,833
2. 31%-50% MFI	11,242
3. 51%-80% MFI	3,805
<b>TOTAL</b>	<b>41,880</b>

### Race

American Indian or Alaska Native	30
Asian	652
Black or African American	30,497
Native Hawaiian or other Pacific Islander	10
White	7,132
American Indian or Alaska Native and White	11
Asian and White	0
Black or African American and White	337
American Indian or Alaska Native and Black or African American	387
Other Individuals Reporting more than one Race	2,824
<b>TOTAL</b>	<b>41,880</b>

### Ethnicity

Hispanic or Latino	4,232
Not Hispanic or Latino	37,648
<b>TOTAL</b>	<b>41,880</b>

\* Includes Adaptive Modifications Program units



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## ANTI-POVERTY STRATEGY

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**The Neighborhood Benefit Strategy** was inaugurated through Mayor's Executive Order 2-95 and requires developers receiving CDBG funding to set a goal of returning 50 percent or more of the economic benefit of the CDBG-funded venture to the immediate and surrounding neighborhood.

**The Empowerment Zone Strategy** implemented in designated neighborhoods generated new job opportunities, supported local enterprises and helped revitalize local neighborhood economies.

In addition to these core initiatives, job-training activities are undertaken by a number of local agencies including OHCD, PHA, OSH, the Department of Human Services and Philadelphia Workforce Development Corp. (PWDC). Representatives from these agencies and other service providers meet regularly to coordinate resources and promote economic self-sufficiency programs. OHCD funds job-training initiatives that cannot be funded by PWDC, such as Communities in Schools and ActionAIDS' Positive Action Program.

Several programs serving homeless persons include a self-sufficiency component. For example, Dignity Housing, Project Rainbow and People's Emergency Center provide life-skills training and other services designed to increase economic and social self-sufficiency.

PHA's Family Self-Sufficiency Program provides Housing Choice Voucher rental assistance to program participants who also receive remedial education, counseling, job-training referral and placement.

Education is another primary strategy that can aid in the reduction of poverty. Volunteers from the Mayor's Commission on Literacy help Philadelphians improve their reading skills, and link education with neighborhood-based organizations.

### Effects of Welfare Reform

Federal and state welfare reform will continue to have an effect on the city as more residents lose benefits by exceeding their lifetime limit or failing to meet work

requirements imposed by the state. Homelessness and the demand on city social services are likely to increase as this happens. For example, the rising number of Philadelphia residents without Medical Assistance/Medicaid has resulted in more visits to city health care centers by uninsured individuals.

Full enforcement of welfare reform and further policy changes produced by the federal and state governments may also have revenue impacts to the city. Philadelphia's Department of Human Services depends heavily on federal support through the Temporary Assistance for Needy Families (TANF) program. Currently, increased City spending on health centers and human services continues in an effort to address the needs of TANF households as their resources are depleted.

The City continues to maintain CDBG and HOME funding for critical housing and community development needs, and does not divert housing or community development funds to specific welfare reform activities. However, beneficiaries of these programs and funding sources do include families currently receiving or transitioning off TANF benefits.

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## LEAD-BASED PAINT HAZARD REDUCTION

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Starting in 2002, there has been an unprecedented public commitment to reduce the number of housing units with identified lead hazards. Compared to the same period in 2001, the compliance rate between March and November 2002 almost tripled and has remained high since that time. From 2002 to 2008, more than 6,700 Philadelphia properties had lead hazards remediated, including over 3,000 HUD-reposessed properties as a primary prevention effort. By December 2007, the backlog of more than 1,400 outstanding violations was eliminated; no cases were added to the backlog.

The Health Department has lowered its intervention level to two tests  $>10(\text{ug/dl})$ . Using figures derived from its experience in FY 2009, the Childhood Lead Poisoning Prevention Program (CLPPP) in the Health Department estimates that in FY 2010 more than 300 new cases of “environmental intervention blood lead” (EIBL) will be identified and 325 risk-assessment inspections will be conducted. Of these risk-assessment inspections, five will be in the homes of children with blood lead levels above  $45(\text{ug/dl})$  and the remainder in the homes of children with blood lead levels between 10 and  $44(\text{ug/dl})$ .

As a result of orders issued by the Health Department (and subsequent enforcement actions through Lead Court), property owners are expected to reduce the lead hazards of approximately 300 homes in which children with confirmed EIBL levels reside. Health Department crews or private abatement contractors retained by the Health Department will work in the homes of approximately 300 additional EIBL children (for most low-income owner-occupants, the service will be free).

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

### Primary Prevention

Since FY 2001, there have been substantial new expenditures to reduce lead hazards where lead-poisoned children were not identified, though until recently no new funds were earmarked for that purpose. The requirements of the HUD regulation on lead-based paint hazards in housing receiving federal assistance, known as the “Title X Final Rule,” became mandatory in September 2000. More focused primary prevention activities are provided through the “Lead-Safe Communities” and “Lead-Safe Babies” programs, supported by a continuing grant from the Centers for Disease Control and Prevention. These programs provide counseling and lead-hazard identification in the homes of at least 1,500 children per year. Families residing in homes with known lead hazards are referred for lead-hazard control services. In FY 2011, 211 of the homes of these families were inspected for lead hazards, and 77 had lead hazards remediated before the children were ever exposed to lead.

Under its contract with the local HUD office, in FY 2009 the Health Department inspected 190 vacant properties that were to be sold by HUD as a result of FHA mortgage default and 118 required remediation and were made lead-safe.

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

The Renovation and Remodeling Law passed in 2008 created new training requirements effective April 2009. Contractors will be required to attend training regarding the potential lead-paint hazards they may be creating through renovation and remodeling activities and how to minimize the creation of lead dust. Philadelphia’s Childhood Lead Poisoning Prevention Program is in the process of becoming an EPA-certified



training provider and will be providing this mandatory training.

A law was passed that defines toys, jewelry, and other items that are available to children as lead hazards if they contain lead. The previous law only considered items painted with lead paint to be dangerous. The City has also introduced legislation to require landlords to certify that their properties are lead-safe before rental.

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

## COMPLIANCE AND MONITORING

During Year 36, OHCD's Monitoring Unit carried out the monitoring of more than 30 delegate agencies and subrecipients, some with multiple contracts. Monitoring reports were issued between July 2010 and June 2011 on these agencies or contracts.

During Year 36, 23 reports were issued by the OHCD Monitoring Unit. Activities monitored included CDBG-funded housing counseling, job training, economic development, home/neighborhood improvements, neighborhood action centers, rental assistance, public services, HOPWA operating costs for a facility and CDBG/ARRA/ HOME-funded housing rehabilitation and new construction. The monitoring of OHCD-funded major delegate agencies and subrecipients is the on-going responsibility of the Monitoring Unit, consistent with the City's Uniform Program Management System (UPMS). In addition, OHCD's Contract Administration Unit carries out regular on-site monitoring of subrecipients and major delegate agencies and OHCD's Audit Unit performs financial management reviews prior to contracting with new agencies and reviews annual audits and related matters for agencies under contract to OHCD.

## MBE/WBE/DSBE OUTREACH

During Year 36 the City, through OHCD's Compliance Department, obtained up-front commitments of Affirmative Action Plans from developers and general contractors for housing projects under the Redevelopment Authority (RDA) and the Philadelphia Housing Development Corp. (PHDC).

Compliance with these plans are monitored during the term of the contracts and developers and general contractors are evaluated based on their past performance in meeting those planned goals. Under Chapter 17-1000 of the Philadelphia Code and the Mayor's Executive Order 2-05, participation goals of 15 percent, 10 percent and 2 percent respectively, have been established for minority (MBE), women (WBE) and disabled-owned (DSBE) businesses for construction contracts and similar percentage goals for professional services and supply contracts.

During Year 36, under the RDA contract, Ivy Residence II Senior Apartments exceeded their Affirmative Action Plan goals and Cecil B. Moore Phase III-3 their MBE Plan goals. PHDC's Weatherization (WAP) and Basic Systems Repair Programs (BSRP) also exceeded their MBE and met their WBE goals.

## GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Area	Type of Program				Total
	Rental	Homeownership	Repairs	Other	
South	168	84	1,714	2,836	4,802
West	6	79	2,975	2,768	5,828
Kensington/Frankford/Northeast	76	169	1,433	7,396	9,074
North	93	80	1,715	2,009	3,897
Northwest	57	97	2,618	1,768	4,540
<b>Total</b>	<b>400</b>	<b>509</b>	<b>10,455</b>	<b>16,777</b>	<b>28,141</b>

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## **PUBLIC HOUSING RESIDENT INITIATIVES**

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One of PHA's Strategic Operating Goals incorporates numerous programs and activities by PHA and its network of community partners to promote resident economic self-sufficiency, encourage the healthy development of children, support seniors and people with disabilities, and maximize resident potential for independent living. Programs under this goal area include affordable homeownership, youth and senior programs, employment training and job placement initiatives. Because the scope of need among PHA residents is so great, PHA cannot do this job alone. Therefore, central to PHA's approach is leveraging resources, collaborating with resident leadership, and partnering with qualified agencies and institutions to bring the best available program services to PHA residents.

### **Homeownership**

Low- and moderate-income households participated in the PHA-sponsored first-time homebuyers workshops over the past year. PHA has also established working partnerships with certified housing counseling agencies and many major regional banks for the sale of homes to residents.

PHA continued to implement a Resident Mortgage Assistance Program (RMAP), a comprehensive benefit package to assist residents in achieving homeownership by providing closing cost assistance, writing down the cost of the home and providing financial counseling.

### **Moving to Work Initiative**

Moving to Work Initiative covers a number of programs within PHA Resident Initiatives including the Neighborhood Networks program, the Pre-Apprenticeship Building Maintenance and Construction Trades Program (PACT), Education and Career Training and Adult Basic Education/GED Programs.

### **Section 3 Program**

PHA placed residents in jobs through the Section 3 Program. This program, which requires PHA contractors

to hire qualified PHA residents for new positions, produced Bureau of Apprenticeship and Training-certified apprenticeships in the past fiscal year. PHA contractors continue to fill their workforce needs with qualified PHA residents, who are often graduates of the Pre-Apprenticeship program. Construction projects included more than \$127 million of ARRA funded rehabilitation and new construction projects.

### **Certified Nursing Assistant Program**

Residents enrolled and graduated from the Certified Nursing Assistant (CNA) Program over the past year. CNA graduates have a 90 percent employment rate. Graduates are employable as State Certified CNAs.

### **Pharmacy Technician Program**

Residents enrolled and graduated from the Pharmacy Technician Program over the past year. Pharmacy Technician graduates have a 90 percent employment rate. All graduates are eligible to sit for the Pennsylvania State Certification and may secure employment as Pharmacy Technicians.

### **Medical Billing Program**

Residents enrolled and graduated from the Medical Billing Program this year. Medical Billing graduates had a 90 percent employment rate. Graduates may secure employment as Medical Billing Clerks.

### **The Pre-Apprenticeship Building Maintenance and Construction Trades Program**

The Pre-Apprenticeship Building Maintenance and Construction Trades Program (PACT) was designed to enhance the building trades employment opportunity for the residents of the housing authority. This 21-week program gives each person training in math, reading and some basic construction skills that helps graduates to obtain and maintain employable membership in the building trades unions. During the 21 weeks the attendees are in class instruction being prepared to take exams in the building trades. PHA continued to operate the Pre-Apprenticeship Training Program initiative in partnership with the building trades unions. These jobs are positions at union-scale wages with benefits, resulting from Bureau of Apprenticeship and Training-certified apprenticeships in the building

and construction trades. PHA secured employment opportunities with the subcontractors, which include rehabilitation of existing properties or construction of new homes under the ARRA stimulus program.

**Summer Food Service Program**

PHA served breakfast and lunch to low-income children at PHA sites as part of its Summer Food Service Program. The program is funded by the U. S Department of Agriculture through the PA Department of Education.

**Senior Program**

PHA developed assisted living capacity to enable seniors to age in the community rather than having to prematurely transfer to nursing homes. PHA is partnering with LIFE to provide services.

**Healthy Homes**

PHA is reducing the frequency and intensity of asthma attacks triggered by tenant-controllable home health hazards. PHA is partnering with Drexel University to implement the Healthy Homes Demonstration program.

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## CITIZEN PARTICIPATION PLAN

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

### Adoption and Implementation of the Citizen Participation Plan

This amended Citizen Participation Plan was printed and made available for public comment. Advertisements notifying the public of its availability were placed in three local newspapers (the Philadelphia Inquirer, Tribune and Al Dia). In addition, notices of the availability of the amended Citizen Participation Plan were sent to all community groups, individuals, community development corporations (CDCs) and others who are on OHCD's mailing list. Copies were made available at public libraries and from OHCD.

### ENCOURAGEMENT OF CITIZEN PARTICIPATION

OHCD encourages citizen participation in its housing and community development program in a variety of ways. It funds a network of neighborhood advisory committees (NACs) to serve residents of low- and moderate-income areas by coordinating City services, conducting block surveys, promoting CDBG-funded programs, preparing neighborhood plans, and commenting on proposed housing and community development projects. Similarly, the Commerce

Department funds neighborhood-based business associations located in key target areas for investment.

OHCD further promotes citizen involvement in its program by printing an external newsletter highlighting program accomplishments and community activities, which is widely distributed to civic associations, CDCs, and community residents. In addition, public hearings will be held as described below and a *Proposed Consolidated Plan* published in order to elicit public input and comment.

As required, OHCD will take appropriate actions to encourage the participation of all residents, including low- and moderate-income persons, particularly those living in blighted areas and in areas where CDBG funds are proposed to be used, and of residents of predominantly low- and moderate-income neighborhoods, minorities and non-English speaking persons, as well as persons with disabilities.

OHCD, in conjunction with the Philadelphia Housing Authority (PHA), will encourage the participation of residents of public and assisted-housing developments in the process of developing and implementing the *Consolidated Plan*, along with other low-income residents of targeted revitalization areas in which the developments are located. OHCD will make an effort to provide information to PHA about *Consolidated Plan* activities related to its developments and surrounding communities so that PHA can make this information available at the annual public hearing required under the Comprehensive Grant program.

### Access to Meetings

OHCD will provide at least two weeks' notice of public hearings and public meetings which are part of the consolidated planning process. At least one of any series of hearings or meetings will be held at a location which is accessible to physically disabled persons.

### Access to Information

OHCD is committed to providing citizens, community organizations, public agencies and other interested parties with the opportunity to review information and records relating to the *Consolidated Plan* and OHCD's

use of assistance under the programs. Individuals and groups may also comment upon any proposed submission concerning the amount of funds available including the estimated amount proposed to benefit very low-, low- and moderate-income residents. Access will be provided to information about any plan which results in displacement. Any such plan will include strategies to minimize displacement and to assist those displaced as a result of these activities, specifying the types and levels of assistance the city will make available even if the City expects no displacement to occur. Citizens and citizen groups will have access to public records for at least five years, as required by regulation.

### **Preliminary Consolidated Plan**

OHCD will publish annually a *Preliminary Consolidated Plan* for citizen review and comment. The contents of the *Preliminary Plan* will be briefly summarized and its availability advertised in the local newspapers indicated above, as required by regulation. Copies of the *Preliminary Plan* will be made available to citizens at public libraries and directly from OHCD.

OHCD will provide a period for public comment of not less than 30 days following the publication of the *Preliminary Plan*. During this period at least one public hearing will be held in order to obtain citizen input into the consolidated planning process. Two weeks' notice will be given before holding public hearings on the *Preliminary Plan*.

### **Proposed Consolidated Plan**

Following the 30-day period for public review and comment on the *Preliminary Plan*, OHCD will issue a *Proposed Consolidated Plan*. This document, which will incorporate citizen input obtained during the comment period on the *Preliminary Plan*, will be submitted to the Philadelphia City Council as part of the ordinance which authorizes the City to apply for CDBG, HOME and other funding. During City Council review, a public hearing on the ordinance and plan as submitted will be held prior to its adoption. The public hearing on the ordinance and plan will be scheduled by City Council,

which provides in its own rules that at least five days' notice be provided before holding a public hearing.

### **Public Hearings**

OHCD will hold at least two public hearings a year to obtain citizens' views and to respond to proposals and questions. At least one hearing will be held prior to publishing the *Preliminary Consolidated Plan* to address housing and community development needs and to review past program performance. At least one hearing to address the development of proposed activities will take place after publishing the *Preliminary Consolidated Plan* and prior to the submission of the *Proposed Consolidated Plan* to City Council. In addition, City Council will schedule a public hearing on the *Proposed Consolidated Plan* as part of its adoption of the ordinance which authorizes the City to apply for funding.

As described above, adequate advance notice will be given for each hearing, with sufficient information published about the subject matter of the hearing to permit informed comment. Hearings will be held at times and places convenient to actual and potential beneficiaries and which are accessible to persons with disabilities. Upon request, OHCD will provide translators for public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

### **Comments and Complaints**

OHCD will consider all citizen comments on the *Preliminary* and *Proposed Consolidated Plan*, any amendments and the annual performance report that are received in writing or orally at public hearings. A summary of these comments and a summary of any comments or views not accepted and the responses will be attached to the final *Consolidated Plan*, any amendments and annual performance report.

OHCD will notify citizens of the availability of the *Consolidated Plan* as adopted, any amendments, and its annual performance report, to afford a reasonable opportunity to review the documents. The materials will be available in a form accessible to persons with disabilities upon request.

Where practicable, OHCD will provide a written answer to complaints and grievances within 15 working days. If not practicable, OHCD and delegate agencies will respond, within 15 days, stating the reasons for the delay.

## TECHNICAL ASSISTANCE

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

## AMENDMENT POLICY

Under federal and local regulations, recipients of CDBG, HOME, ESG and HOPWA funds are required to develop criteria to guide them when the *Consolidated Plan* should be amended. The City realizes these requirements ensure that the public is informed of decisions that would affect them and give citizens adequate opportunities for participation. In complying with these regulations, it is the policy of the City of Philadelphia to amend its Consolidated Plan whenever there is a substantial change in an activity. This is done by publishing the proposed changes in a newspaper of general circulation to allow for citizen review and input.

To meet federal requirements, “activity” is generally defined as:

- a specific contract to provide housing, technical assistance, counseling, economic development or other eligible activities/services in a specific area or to specific beneficiaries, and
- a budget line if there is a citywide or non-area specific benefit.

## CONSOLIDATED PLAN AMENDMENT GUIDELINES

In compliance with federal requirements, Philadelphia will amend its *Consolidated Plan* when:

- the City decides not to carry out an activity<sup>1</sup> originally described in the *Consolidated Plan*;
- the City decides to carry out a new activity or an activity not specifically identified in the *Consolidated Plan*;
- there is a substantial change in the purpose of an activity, that is, a change in the type of activity or its ultimate objective. For example, an amendment would be required if a construction project originally designed to be residential is ultimately proposed to be commercial;
- there is a substantial change in the scope of an activity, for example, a funding change of 25 percent more or less than the original amount of the activity, unless the OHCD Director determines that the budget change is not substantial. Another example is a 25-percent change, more or less, in the number of units being produced;
- there is a substantial change in the location of an activity, the neighborhood of the activity is changed from the community originally proposed. For the purpose of conformity, the boundaries of the “OHCD Map of Neighborhoods” in the Appendix of the *Consolidated Plan* will be used to delineate neighborhoods;
- there is a substantial change in the proposed beneficiaries, for example:
  - a change in beneficiaries’ income level from very low and low to moderate;
  - a change in the area benefit; and
  - a change in the limited clientele, if that is the activity’s basis.

<sup>1</sup> For purposes of local regulations, “activity” is defined here as a program, such as Basic Systems Repair Program, or a budget category, such as Interim Construction Assistance, if there is no program identified under the budget category.



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

Whenever an amendment to the *Consolidated Plan* is proposed, the City will publish it in a newspaper of general circulation. A minimum of 30 days will be provided for public comment in writing or by phone. The newspaper notice will indicate that if no comments are received, the City will proceed with adoption of the amendment without further notification. The notice will also state that the public may receive a copy of the finalized amendment upon request.

If comments are received, they will be considered before adopting the amendment. If the City deems appropriate, it will modify the proposed amendment.

The City will submit a description of the adopted amendments to HUD. If comments are received, the City will publish notification of the finalized amendment in a newspaper of general circulation. This notification will provide the substance of the proposed change and will state that the public may receive a copy of the adopted amendment upon request.

Local regulations additionally require that the CDBG Plan (now part of the *Consolidated Plan*) must be amended when the City proposes any change or changes that alone or in combination with previous changes amount to 10 percent or more in their cumulative effect on the allocation of any year's CDBG program funds. This may occur when the City proposes to use the funds to undertake one or more new activities or proposes to alter the stated purpose, location or class of beneficiaries of previously authorized activities. In this situation, the City will mail notification of the proposed amendment to all community organizations, publish the proposed amendment in a newspaper of general circulation and provide the public with at least two weeks to review the proposed change. The newspaper notice will indicate that if City Council adopts the amendment in the form of a resolution as submitted, it will be

adopted without further notification. The notice will also state that the public may receive a copy of the final resolution (amendment) upon request.

After the two-week period expires, a public hearing will be scheduled to allow for citizen participation. If the amendment is approved by City Council as submitted, it will be adopted after the hearing. If the hearing results in a revision that is ultimately adopted by City Council, the City will publish notification of the revised amendment in a newspaper of general circulation. This notification will provide the substance of the proposed change and will state that the public may receive a copy of the finalized amendment upon request.

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

### **CANCELLATION OF A PROPOSED AMENDMENT**

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



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## SUMMARY OF PUBLIC COMMENTS

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OHCD received public comments at three separate stages in the development of the *Year 36 Consolidated Plan*. A Needs Hearing was held in December 2009 to give stakeholders and the public an opportunity to identify housing and community development needs and to recommend funding priorities. Subsequent to the release of the *Year 36 Preliminary Consolidated Plan*, OHCD held a public hearing to gain citizen input on the draft Plan. The Hearing for the *Year 36 Preliminary Consolidated Plan* met the public hearing requirements as outlined in HUD regulations. OHCD incorporated revisions into the *Year 36 Proposed Consolidated Plan*, which was distributed for public comment and presented to City Council for consideration and adoption. Issues raised by the public at each of these hearings are summarized below.

### NEEDS HEARING

At the needs hearing on December 7, 2009, representatives of 15 organizations, community development groups, and individual citizens provided testimony regarding housing and community development needs in the city. Testimony was also offered by seven organizations via mail, fax and e-mail.

Testimony highlighted the following issues: utility assistance; funding for the Philadelphia Housing Trust Fund; mortgage foreclosure prevention; strengthening neighborhood economic development including the CDC Tax Credit Program and the Main Street and Elm Street programs; improving the city's property acquisition and disposition system; funding for property acquisition; funding and services for the homeless, ex-offenders, the elderly and special-needs populations; homeless youths; managing vacant lands; housing counseling; tangled titles; the program design of the Basic Systems Repair Program; the Adaptive Modifications Program; neighborhood planning; and affordable housing in general.

### HEARING ON THE PRELIMINARY CONSOLIDATED PLAN

On April 6, 2010, OHCD held a public hearing to receive comments on the *Year 36 Preliminary Consolidated Plan*. Because HUD had not yet released formula entitlement amounts for the CDBG, HOME, HOPWA or ESG programs, these amounts in the *Preliminary Plan* budget were assumed based on the level of congressional appropriations. Seventeen attendees commented on the *Plan* and/or on specific programs funded by OHCD. Testimony was received from Utility Emergency Services Fund, Philadelphia Association of Community Development Corporations, the Non-Profit Finance Fund, Greater Philadelphia Urban Affairs Coalition, Homeownership Counseling Association of Delaware Valley, Community Land Trust, Women's Community Revitalization Project, the Women's Opportunity Resource Center, the Institute for African American Youth, NET CDC, People's Emergency Center, Public Citizens for Children and Youth, ACT Up Philadelphia, the Urban League of Philadelphia, Tenant Union Representative Network, Philadelphia Legal Assistance, and Community Legal Services. Other testimony was received by email or fax, including from The Business Center for Entrepreneurship & Social Enterprise, Juvenile Law Center, City of Philadelphia Department of Behavioral Health and Mental Retardation Services, Neighborhood Gardens Association, Philadelphia Youth for Change Charter School, People Acting to Help and Mr. Kenneth Cohn.

Speakers and those presenting written testimony highlighted specific housing and community and economic development needs. In addition to topics raised at the Needs Assessment hearing, these included sustainable development; funding for the Childcare Facilities Fund; predatory lending; concerns about specific housing developments serving those with special needs; microbusinesses; minority-, women- and youth-owned businesses; the needs of minority youth; Neighborhood Advisory Committees; land management; education and job training; the housing needs of persons with HIV/AIDS; the value of training

for housing counselors; and the need to adjust utility allowances in rental assistance programs.

Subsequent to the hearing on the *Preliminary Plan*, the City received official notice of the entitlement formula amounts for the CDBG, HOME, HOPWA and ESG programs from HUD. As a result, some budget adjustments were made and the *Year 36 Proposed Consolidated Plan* was released and transmitted to City Council for its consideration on May 19, 2010.

### **HEARINGS ON THE PROPOSED CONSOLIDATED PLAN**

On May 26 and June 9, 2010, public hearings were held before City Council's Finance Committee to receive comments on the *Year 36 Proposed Consolidated Plan* and to obtain approval of the Council bill authorizing the application for federal and state funds. Public comment at the hearing came from organizations seeking specific line item support or increased funding. In addition, City Council members raised issues related to the operation of the City's housing and development agencies and to the status of Neighborhood Transformation Initiative funding for acquisition. One amendment to the *Proposed Consolidated Plan* was adopted. The amendment increased funding for the Utility Emergency Services Fund and created a new, pilot program for Mixed-Use Development. The authorizing ordinance as amended was approved on June 9, 2010 by the Finance Committee and recommended for adoption by the full Council. On June 17, 2010, City Council approved the ordinance authorizing the City to submit the *Consolidated Plan* to HUD for its review and approval.

### **PUBLIC COMMENT ON THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER 2011)**

Copies of the *Consolidated Annual Performance Evaluation Report (CAPER 2011)* can be found at regional free public libraries and on the OHCD website at [www.phila.gov/ohcd/reports.htm](http://www.phila.gov/ohcd/reports.htm).

On Friday, September 9, 2011, an advertisement asking for public comment on the *CAPER 2011* was placed in the Philadelphia Daily News. No comments were received.

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## LEVERAGING RESOURCES

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OHDC 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). Additional private funds have been leveraged through use of the Pennsylvania Housing Finance Agency (PHFA) PennHOMES Program, which provides permanent financing for the development of rental projects.

During Year 36, in order to maximize private-sector investment in low-income subsidized housing, OHCD promoted private sector funding commitments with the following:

- Equity Investment in Low-Income Tax Credits Ventures;
- Private sector support for CDC operations and working capital;
- Mortgages for first-time homebuyers; and
- Bank financing for rental rehabilitation.

During Year 36, the City, using \$20.3 million of OHCD funds, leveraged \$101.4 million of additional investment from private sources. This investment provided for the development of 400 units of rental housing.

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## CONTINUUM OF CARE HOMELESSNESS

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In FY 11, Year 36, the City of Philadelphia was awarded \$28.3 million in grant funds for its Continuum of Care Homeless Assistance program through its Consolidated Application for the McKinney-Vento funding. Of this amount, \$25.2 million was awarded for renewal projects and \$3.1 million was awarded for new projects. The priority continues to be the development and provision of permanent supportive housing for homeless people with disabilities.

The City of Philadelphia's overall strategy for meeting priority homeless needs is guided by the Mayor's Advisory Committee for the Ten-Year Plan to End Homelessness, a group of government officials, homeless housing and service providers, faith-based leaders, homeless advocates, the business community, foundation representatives, neighborhood groups, and academia. The Continuum of Care planning, priority-setting, and project selection falls under the purview of the McKinney Strategic Planning Committee, the primary decision-making body for the Continuum. The Office of Supportive Housing is the Continuum of Care lead agency and is responsible for data collection and analysis through the Homeless Management Information System (HMIS).

In addition to the goals in "Creating Homes, Strengthening Communities, and Improving Systems: Philadelphia's Ten-Year Plan to End Homelessness" discussed below, Philadelphia works to strengthen the continuum of care by helping individuals and families move toward self-sufficiency through implementation of quality programs and interventions in the following areas:

1. Homeless prevention.
2. Outreach, intake and assessment.
3. Emergency shelter.
4. Transitional and permanent housing development.
5. Rental assistance.

6. Supportive services such as substance abuse treatment, mental health services, HIV/AIDS services, case management, life skills training, employment training and placement, transportation, child care, and education.

### BASIS FOR ASSIGNING RELATIVE PRIORITY NEEDS

Within the context of the *Consolidated Plan*, the basis of assigning relative priority need is the proposed use of federal CDBG, HOME or competitive McKinney resources to fund the identified activity/area of need.

### STRATEGY FOR MEETING PRIORITY HOMELESS NEEDS

Philadelphia's Continuum of Care strategy is developed through a citywide process involving government officials, homeless housing/services providers, formerly homeless persons, homeless advocates, religious leaders, the business community, neighborhood groups, academia and local foundations. The City invests more than \$125 million annually in the Continuum of Care strategy, which involves a number of City departments, including the Office of Supportive Housing (OSH), the Department of Human Services (DHS), the Office of Housing and Community Development (OHCD), the Philadelphia Police Department (PPD) and the Department of Behavioral Health and Intellectual disAbility Services (DBHIDS).

Philadelphia's Continuum of Care has continued to develop new housing options for homeless individuals and families, adding a total of 93 new McKinney-supported units to the Continuum of Care-funded inventory in the 2010 competition. The Philadelphia Housing Authority (PHA) has contributed to the Continuum of Care's ability to expand its affordable housing resources. In FY 11, PHA committed 300 units for homeless families under the Blueprint/Good Neighbors Make Good Neighborhoods Program, and 200 Housing Choice Vouchers for homeless single individuals. The city of Philadelphia selects and refers individuals, coordinates the application and home selection process with PHA, and provides case

management for up to one year after move-in to help tenants comply with lease terms and promote ongoing recovery and self-sufficiency.

In 2009, the City of Philadelphia received an allocation of \$21 million in funding under the American Recovery and Reinvestment Act (ARRA) for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Through this program, financial assistance and housing stabilization services are available to assist persons who are homeless and living in emergency housing and transitional housing facilities move into permanent housing in the community. In addition, financial and counseling assistance is provided by community-based organizations to prevent people from becoming homeless.

In January 2008, Mayor Nutter endorsed a “recalibrated” Ten-Year Plan that maintains goals established by the broader community in the 2005 plan, but also makes specific commitments to increase housing and services for homeless individuals and families. The original plan was endorsed by Mayor John Street and the Mayor’s Task Force on October 12, 2005.

The Ten-Year Plan contains the following goals:

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

The work of strategic planning for Philadelphia’s Continuum of Care was historically influenced by the document “Our Way Home: A Blueprint to End Homelessness in Philadelphia” (“The Blueprint”), legislative results of the Sidewalk Behavior Ordinance, the priority of ending chronic homelessness, and the efforts of the Family Service Providers Network and the Children’s Workgroup. The Children’s Workgroup is a body established in 2009 at the urging of private sector leaders to focus efforts on homeless children. The City seeks to facilitate a coordinated, integrated approach to addressing homelessness.

Whenever possible, City initiatives utilize public and private sector advisory committees to coordinate policy, planning and service provision. The results of these initiatives also influence the strategic planning for determining Philadelphia’s homeless priority and housing needs. The City proposes to continue the provision of funding to support the development of transitional and permanent housing for homeless and special-needs populations through competitive Request for Proposals.

To encourage the promotion or development of housing for homeless families or individuals with special needs, development funding awards to CDCs and other developers are contingent on development and set-aside of transitional and permanent special-needs housing. All rental projects must set aside at least 20 percent of the units developed for the special-needs population which includes the homeless, elderly, physically disabled, mentally ill, those with mental retardation and developmental disabilities, substance abusers and persons with HIV/AIDS.

#### **Objectives for Meeting Chronic Homeless Needs**

Philadelphia’s strategy for ending chronic homelessness is threefold:

1. increase the availability and accessibility of permanent housing options;
2. increase appropriate services access and utilization by those who are chronically homeless; and

3. research and implement, to the extent feasible, new options to address the needs of hard-to-reach populations.

The City has continued to make progress towards its goal of being the first city in America to end chronic homelessness. Specifically:

- With strong support from the Mayor, the city of Philadelphia allocated in FY09 \$450,000 in Housing Trust Fund dollars toward the creation of 125 new housing opportunities for chronically homeless individuals. Pathways to Housing, a New York based nonprofit, was brought to Philadelphia to implement these new supportive housing opportunities using the Housing First model. Pathways to Housing, Inc. is the pioneering organization behind the Housing First model, a nationally recognized, evidence-based harm reduction model of supportive housing. The approach targets hard-to-engage mentally ill homeless men and women who have long histories of living on the streets. In addition to the Housing Trust Fund dollars, Pathways to Housing was awarded \$2.9 million in Shelter Plus Care Program (SPC) funding in 2008 and \$1.4 million in Supportive Housing Program (SHP) funding in 2009. The first person housed in the program moved into his apartment in late October, 2008; by the end of FY11, the program had reached full capacity at 125. In 2010, Pathways was awarded \$1.1 million in SHP funding for an additional 50 units of housing. Assertive Community Treatment Team services are funded through the Department of Behavioral Health and Intellectual disAbilities and Medicaid reimbursement.
- With the addition of the Pathways to Housing Program, the Philadelphia Continuum of Care has the capacity to assist 365 chronically homeless individuals in Housing First supportive housing. Horizon House, in partnership with 1260 Housing Development Corporation, pioneered the housing first model in Philadelphia in 2002. The following programs continue:

- The New Keys Program assists 60 chronically street-homeless individuals;
- The Home First Program assists 70 chronically homeless individuals with long shelter histories and is funded under HUD, Health and Human Services (HHS) and the Veterans Administration (VA) through the Interagency Council on Homelessness Collaborative Initiative to Help End Chronic Homelessness; and
- The Welcome Home Program assists 60 chronically homeless individuals.

- With the support of the Mayor, the city has created a total of 121 new drug treatment slots designed for homeless individuals, collectively called "Journey of Hope." The slots remain full, and are an excellent referral source for the 200 PHA vouchers. In addition, the city has created 29 new Safe Haven beds as an entry point for chronic homeless individuals who are living on the street.

## SUMMARY OF ACTIONS TAKEN TO ADDRESS HOMELESSNESS

A major opportunity to address homelessness in Philadelphia occurred through the Homelessness Prevention and Rapid Re-housing Program (HPRP), funded through the American Recovery and Reinvestment Act. The City of Philadelphia received an allocation of \$21,486,240 over a three year period to assist persons at risk of becoming homeless or currently homeless as defined by the McKinney Vento Act. The Office of Supportive Housing administers the program through subcontracts with 11 nonprofit organizations. HPRP services began citywide on October 1, 2009. Information below for the Prevention and Rapid Re-housing Program components reflects data from year 1 and year 2 (to date).

### I. Prevent Low-Income Families and Individuals From Becoming Homeless

Philadelphia is focused on preventing homelessness when possible using Housing Trust Fund and Homelessness Prevention and Rapid Re-housing dollars.



1. In FY11, OSH utilized Housing Trust Fund dollars to prevent individuals and families on the verge of homelessness from mortgage foreclosure and entering shelter through the continued implementation of the Housing Retention Program.

2. OSH continued to support families through the Rental Assistance Program. In 2007, OSH implemented the Rental Assistance Program to offer rental assistance and case management services to 40 families moving out of transitional housing who needed additional time to attain self-sufficiency, with the goal of helping these families stabilize and remain in units without subsidies or obtain alternate, permanent housing. At the end of FY10, 28 households remained in the program, six households completed the program and successfully obtained their own housing, and six households were terminated from program for non-compliance or incarceration.

3. Through the Homelessness Prevention and Rapid Re-Housing Program (HPRP), 9,670 households were assessed for prevention services which consist primarily of financial assistance to address rental arrearages so a household can remain in their home. From October 1, 2009 to August, 2011, 2,844 households received financial assistance in the amount of \$4.8 million. Just one percent of households have requested shelter after receiving assistance.

## **II. Provide Outreach to Homeless Individuals**

Philadelphia coordinates street outreach to homeless individuals through the Outreach Coordination Center, located at Project H.O.M.E., and in collaboration with local nonprofit organizations. Other collaborating partners include Community Court. Focus on drug treatment and attempts to engage individuals toward recovery is supported by an outreach team that specializes in substance abuse, and assistance from Department of Behavioral Health Homeless and Addiction Services staff. An Engagement Center, envisioned by advocates and community organizations, has not moved to implementation due to siting and

funding limitations. Multiple city departments have reviewed the status of and ordinances relevant to outdoor feeding, and a faith-based organization initiated efforts to expand its indoor feeding capacity.

- In FY2010, outreach teams had contact with 5,083 unique individuals, compared with 4,886 unique individuals in FY2009. This represents an increase of 4.0 percent.

- In FY2010, there were 31,287 contacts with homeless people, compared with 29,862 contacts in FY2009. This is an increase of 4.8 percent.

- In FY2010, outreach teams placed 1,870 people. In FY2009, they placed 1,755 people. This is an increase of 6.6 percent.

- In FY2010, the three most common placements were OSH shelters (40.3 percent), overnight cafes (32.3 percent), and Safe Haven shelters (11.7 percent). In FY2009, the most common placements were overnight cafes (42.1 percent), OSH shelters (33.2 percent), and Safe Haven shelters (12.1 percent). Overnight cafes are an entry-level alternative for shelters for those who are service resistant, and coordination with behavioral health services and programs has resulted in engagement and entry into housing and treatment for some individuals.

- Philadelphia also experienced significant reductions in street homelessness in the fall 2009 point in time count (13 percent fewer men and women in Center City as compared to fall 2008), and the spring 2010 point in time count, where there was an 8 percent reduction from the spring 2009 count. This indicates the focused strategies are having a positive effect.

## **III. Address Emergency and Transitional Housing Needs of Homeless Persons**

1. Increased access to existing behavioral health treatment facilities and open new drug treatment facilities with longer stays that specifically target and better serve homeless individuals.

2. Despite the economic crisis, 20 percent of households leaving transitional and permanent supportive housing programs were earning employment income, meeting HUD's national goal.
3. Maintained the percentage of homeless assistance beds participating in the Homeless Management Information System (HMIS) at 86 percent.

#### **IV. Assist Homeless Persons in the Transition to Permanent Housing**

1. Increased the percentage of homeless families who move from transitional to permanent housing from 70 to 76 percent by creating new long-term rental subsidies targeted for homeless families, exceeding HUD's national goal of 65 percent.
2. Created an additional 500 permanent housing opportunities for homeless individuals and families through a renewed partnership with the Philadelphia Housing Authority.
3. Increased the percentage of homeless individuals and families who stay in permanent housing more than six months from 84 to 85 percent, exceeding HUD's national goal of 77 percent.
4. Through the Rapid Rehousing component of the Homelessness Prevention and Rapid Rehousing Program, OSH targeted households in emergency or transitional housing to assist them to identify housing in the community, provide assistance to help move in, and provide ongoing short/medium term rental assistance (up to 12 months). In this program, 3,116 households have been assessed to date, and 1,362 housed. Just 2 percent have returned to shelter after receiving assistance.

#### **SPECIAL NEEDS OF PERSONS WHO ARE NOT HOMELESS BUT REQUIRE SUPPORTIVE HOUSING (INCLUDING PERSONS WITH HIV/AIDS)**

During Year 36, the City provided housing counseling and assistance to nearly 13,000 individuals. The city, through the Department of Public Health, Office of Supportive Housing (OSH), other departments and the private sector provide a critical and wide range of services for persons with all levels of special needs. The primary activities that were provided for non-homeless special needs persons in Year 36 were housing counseling (12,900 households), housing information referral, adaptive modifications (153 units) and rental assistance (618 households with HIV/AIDS).



## SELF-ASSESSMENT REPORT

Each year OHCD undertakes a self-assessment as part of the *CAPER*. OHCD welcomes the opportunity to provide this self-assessment of the housing and community development programs carried out by the City of Philadelphia in FY 2011. The partnerships the City has formed with HUD, major delegate agencies and other developers have contributed to an outstanding year for the City in terms of production of affordable housing. As the following

charts illustrate, the City has done a good job in meeting its goals for housing production.

The following tables and narrative are based on the Performance Measures established in the “Action Plan” of the *Year 36 Consolidated Plan*. The Objectives, Outcomes and Indicators of Table 3A are found on pages 138-140 of the Anticipated Budgetary Resources section of the *Year 36 Consolidated Plan*. These measures identify proposed accomplishments in the areas of Rental Housing, Homeownership Housing, Homeless Needs Housing and Special-Needs Housing for Year 36.

### CREATING SUITABLE LIVING ENVIRONMENTS

OBJECTIVES	OUTCOMES	PROGRAMS	INDICATORS	PROPOSED	TOTALS
	Accessibility/ Availability	Homeless and Special-Needs Housing	Low- and Moderate-Income Households In Stable Housing	160	246
		Homeless and Special-Needs Housing - Short Term	Low- and Moderate-Income	1,950	2,809
		Vacant Land Strategy	Imaging Model	1	0
		Child Care Facilities	Improve Facilities	15	21
	Affordability	NACs - Community Capacity Building	Low- and Moderate-Income Residents Will Benefit	609,000	616,973
	Sustainability	Community Improvements	Low- and Moderate-Income Residents Will Benefit	120,000	65,822
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	120,000	98,140
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	16,000	26,825
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	22,000	31,875
		Community Improvements	Low- and Moderate-Income Residents Will Benefit	29,000	36,165
		LISC - CDC Support	Organizations Assisted	21	22
		PACDC - CDC Support	Organizations Assisted	15	17

The majority of programs created suitable living environments and met their proposed goals.

The Community Improvement greening projects managed by Neighborhood Gardens Association and New Kensington CDC were completed during the period. The indicator used (number of residents in census tracts) was initially developed based on area benefit criteria where an entire population in the census tract would

be included. The IDIS system only captured the low/moderate residents in those census tracts, resulting in the total residents served falling short of the goal. The imaging project for use in the vacant land planning project is underway.

**PROVIDING DECENT AFFORDABLE HOUSING**

<b>OBJECTIVES</b>	<b>OUTCOMES</b>	<b>PROGRAMS</b>	<b>INDICATORS</b>	<b>PROPOSED</b>	<b>TOTALS</b>
	Accessibility/ Availability	Affordable Homeownership	Housing Units Created	120	94
		Affordable Homeownership	Housing Units Created	50	92
		Affordable Rental Housing	Housing Units Created/ Preserved	425	400
		Mixed-Use Pilot Program	Housing Units Created/ Preserved	20	20
		Affordable Rental Housing	Housing Units Created/ Preserved	100	100
		Affordable Homeownership	Housing Units Created	20	26
		Community Design Collaborative	Organizations Assisted	20	22
	Affordability	Affordable Rental Housing	Households Provided Rental Assistance	20	8
		Affordable Rental Housing	Households Provided Rental Assistance	380	618
		Affordable Rental Housing - HOPWA	Households Provided Rental Assistance	950	983
		Environmental Clearance	Site remediation	5	0
	Sustainability:	Housing Counseling	Low- and Moderate-Income Households Will Benefit	12,000	12,900
		Housing Counseling for People Living with AIDS	Low- and Moderate-Income Households Will Benefit	1,300	1,411
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	1,000	2,064
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	250	201
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	1,800	4,796
		Housing Counseling	Low- and Moderate-Income Households Will Benefit	12,000	12,900
		Tangled Title Fund	Low- and Moderate-Income Households Will Benefit	10	38
		Anti-Predatory Loan Products	Low- and Moderate-Income Households Will Benefit	20	20
		EITCP	Low- and Moderate-Income Households Will Benefit	500	1,000
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	1,770	1,114
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	300	700
		Utility Grants	Housing Units Preserved	2,300	3,937
		ECA - Preservation, Rehab Assistance	Housing Units Preserved	2,000	4,937
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	150	100
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	60	61
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved	1,000	1,314
		Repairs/Preservation/Rehab Assistance	Housing Units Preserved and Made Accessible	100	153
		Section 108 Payments	Housing Units	2,962	2,962

The majority of programs provided Decent Affordable Housing and met their proposed goals.

During the reporting period 94 units of Neighborhood-Based Homeownership projects were completed. The balance of production (26 units) is underway. Four hundred units (94 percent) of Neighborhood-Based Rental were completed during the reporting period. OHCD and the Commerce Department made five awards following a request for proposals under the Mixed-Use Pilot Program. Work has not yet started on the five projects, which will support the development of vacant properties on or adjacent to commercial corridors. Homeownership Rehabilitation Program completed only 40 percent (8 units) of its goal due to

unfavorable market conditions. Community Legal Services provided housing and legal counseling to 201 households (80 percent of its projected goal) due to an increased number of hours required to serve each household.

The Basic Systems Repair Program (BSRP) recently changed its production measure from units of service to households. Historically households may have received more than one grant to repair/replace systems in a house. This report counts households regardless of the number of systems that may have been addressed. During the reporting period BSRP provided 2,484 repairs to 1,114 households. The PHIL program provided funding for 100 home improvement loans during the reporting period. The shortfall was due to unfavorable market conditions.

**CREATING ECONOMIC OPPORTUNITIES**

OBJECTIVES	OUTCOMES	PROGRAMS	INDICATORS	PROPOSED	TOTALS
	Accessibility/ Availability	Growth Loan Program	Jobs	850	458
		Technical Assistance to Micro Businesses	Businesses Assisted	100	312
		Creative Industry Program	Facilities Will Benefit	6	6
		Targeted Economic Development Program	Low- and Moderate-Income Persons	300	675
		Targeted Neighborhood Economic Development Program	Businesses Assisted	70	70
		Neighborhood Development Fund	Low- and Moderate-Income Residents Will Benefit	300,000	300,000
		Capacity Building for NBO's	Organizations Assisted	10	12
	Sustainability:	Storefront Improvement Program	Low- and Moderate-Income Residents Will Benefit	300,000	395,695
		Targeted Neighborhood Support Activities	Low- and Moderate-Income Residents Will Benefit	609,000	648,605
		Business Improvement Assistance Program	Low- and Moderate-Income Residents Will Benefit	300,000	300,000
		Neighborhood Development Grant Program	Low- and Moderate-Income Residents Will Benefit	300,000	409,626
		Employment & Training	Individuals Trained	60	61
		Employment & Training	Individuals Trained	1,200	981
		Employment & Training	Individuals Trained	150	150

The Growth Loan Program created 458 jobs and benefited 17,561 low- and moderate-income persons. Communities In Schools served 981 students in their

Culinary and Hospitality Program during the reporting period. This was 82 percent of their projected goal.

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## PUBLIC SERVICE

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During Year 36 the City budgeted \$25.5 million for Public Service projects including but not limited to counseling, energy assistance, site improvements, technical training and community gardens. The City expended \$23.5 million to meet Public Service obligations during the reporting period.

The following table highlights the accomplishments in the area of public service for fiscal year 2011.

### HOUSEHOLDS ASSISTED UNDER PUBLIC SERVICE

Households Assisted in FY 2010	Proposed in Year 36	
	Consolidated Plan	Actual
Includes Counseling, ECA, UESF, Site Improvements, Technical Training and Community Gardens	20,850	39,529

The City met its goal in the area of Public Service. Housing Counseling services (including pre- and post-purchase, mortgage delinquency, pre- and post-rental delinquency, problem resolution, etc.) were provided to 12,900 households.

Job Training Counseling services were provided to 1,109 high school students.

Energy and utility assistance programs provided assistance to more than 8,871 households with fuel and utility grants.

Public service projects included 16,649 community gardening and greening site improvements that were assisted and/or completed during the reporting period.

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## CITY OF PHILADELPHIA PUBLIC SERVICE DEMOGRAPHICS

**Income**

1. 0%-30% MFI	29,470
2. 31%-50% MFI	7,034
3. 51%-80% MFI	3,025
<b>TOTAL</b>	<b>39,529</b>

**Race**

American Indian or Alaska Native	72
Asian	449
Black or African American	23,798
Native Hawaiian or other Pacific Islander	8
White	9,082
American Indian or Alaska Native and White	11
Asian and White	334
Black or African American and White	307
American Indian or Alaska Native and Black or African American	0
Other Individuals Reporting more than one Race	5,468
<b>TOTAL</b>	<b>39,529</b>

**Ethnicity**

Hispanic or Latino	4,979
Not Hispanic or Latino	34,550
<b>TOTAL</b>	<b>39,529</b>

Does not include community gardening or site improvements

## FEDERAL HOME FUNDS

The HOME Investment Partnership Program (HOME), implemented by the federal government in federal fiscal year (FFY) 1992, makes funds available to the City for the development of affordable housing and the provision of rental assistance. The HOME Program is also an entitlement program. In Year 36, the City received \$16.4 million for the program year.

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

In Year 30, the City received funding for HUD's American Dream Downpayment Initiative (ADDI) for the first time. These funds, which are a federal set-aside from the HOME program, are available to entitlement communities to help low- and moderate-income persons buy homes. In Year 30, the City received two years' worth of ADDI funds from the past two federal budgets. In Year 31, the City received \$403,000 in ADDI funds. In Years 32 and 33, the City received \$201,000 in ADDI funds. ADDI funds were used to promote the affordability of specific City-supported homeownership developments, usually in neighborhoods with escalating market prices. In Year 34, the City received \$81,000 in ADDI funds. HUD no longer funds ADDI and no additional funds were available in Year 36

### ■ On-site inspections of affordable rental housing to determine compliance

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 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. During Year 36, the Redevelopment Authority inspected 1,523 units; all units (listed below) were in compliance.

Project	Units
Angela Court I	25
Angela Court II	14
Anna's House	6
Bernice Arms	20
Booth Manor	15
Booth Manor II	16
Brentwood I	15
Brentwood II	5
Brook School Apartments	29
Chatham Court Associates	51
Center West	21
Commons/Point Breeze	48
Community House	24
Coral Street Apartments	6
Diamond St. /Brownstone	11
Dignity II	13
Dignity III	4
Fourth St. Access	32
Francisville Village	9
Greenway Presbyterian Apartments	24
Haven Peniel Senior	19
Holmes School	14
Imani Homes II	5
Imani Homes V	4

Project	Units
Inglis Accessible 3	7
Ivy Residence II	17
Jackson Place	23
Kate's Place	55
Kings Ferry Square (Grays Ferry)	37
Kings Highway Phase II	34
Mantua Presbyterian-202	29
Mid City Apartments	91
Monument Mews	75
Mt. Tabor Senior Cyber Village	18
Neumann Senior Housing	18
Overington Transitional House	4
Pensdale Apartments	19
Pensdale II	10
Philip Murray House II	19
Powelton Heights	68
Ralston Mercy Douglass House	20
Reba Brown Senior Housing	22
Reed/Preston	52
Rose Garden N.P. Community Help	17
Rudolph-Mercy Douglass	8
Rowan Homes I	6
Rowan Homes II	9
Saint Anthony's	68
St.Elizabeth Recovery Residence	25
St. John Neumann Place	7
Sedgley Park Apts/ MPB Parish School	30
Sheila Brown Women's Center	10
Sheldrake	13
Sharswood II	21
Spencer's Place	10
Tasker Village Associates	6
Tioga Arms Apartments	11
Universal Court I	13
Universal Court II	5
Universal Point	9
Vernon House Apartments	24
Veteran Shared Housing	10

Project	Units
Villas Del Caribe	3
Visitation Transitional Housing	24
Walnut / Thompson	33
Yorktown Arms I	16
Yorktown Arms II	12
Anthony Wayne Senior Housing	15
Cloisters II	21
Fresh Start/Methodist Home for Children Resources/MHCR	3
Karen Donnally	1
Jameson Court	25
Kings Village	7
Regent Terrace	13
<b>TOTAL</b>	<b>1,523</b>

#### ■ Affirmative Marketing Actions Units

Constructed or rehabilitated units using federal HOME funds are sold or rented according to an approved marketing plan that must be approved by OHCD or the 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 OHCD programs and available housing throughout low- and moderate-income areas of the City. OHCD also sponsors PhillyHomeFinder.org, a website that ensures that persons with disabilities are aware of available, accessible housing units in developments that received OHCD support.

#### ■ Home Program Income

During FY 2011 (Year 36), the HOME program generated \$317,400 in program income through reimbursement of prior year expenditures. These funds were used as part of the overall resources for the HOME program for Year 36 as described in the *Consolidated Plan*.

**BUDGET FOR YEAR 36**

Neighborhood-Based Homeownership	\$3,555,000
American Dream Downpayment Initiative	0
Neighborhood-Based Rental	\$8,447,000
Homeless & Special-Needs Housing	\$2,799,000
Administration	\$1,644,000
<b>Total</b>	<b>\$16,445,000</b>

During Year 36 HOME funds supported a number of projects and programs designed to increase the availability of affordable homeownership and rental opportunities.

HOME funds supported homeownership developments, including 4200 Stiles Street, Sheridan Street Green Housing Development, Lawrence Court, Strawberry Mansion and others. HOME funds also supported homeownership through the Homestart, ADDI and HRP programs.

HOME funds also supported neighborhood-based rental developments, including Apartments at Cliveden, Francisville East, Nicetown Court and others. HOME funds also supported Housing Assistance and Rental Assistance.

HOME funds supported the development of homeless and special-needs housing, including My Place Germantown, Fattah Homes, Ivy Residence II and others.



OMB Approval No. 2506-0171  
(exp. 12/31/2012)

**U.S. Department of Housing and Urban Development**  
Office of Community Planning and Development

**HOME Match Report**

<b>Part I Participant Identification</b>		Match Contributions for <b>Federal Fiscal Year (yyyy)</b> 2010
1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction City of Philadelphia	3. Name of Contact (person completing this report) Paul Cesario
5. Street Address of the Participating Jurisdiction 1234 Market Street, 17th Floor	7. State PA	4. Contact's Phone Number (include area code) 215-686-9735
6. City Philadelphia	8. Zip Code 19107	

**Part II Fiscal Year Summary**

1. Excess match from prior Federal fiscal year	\$ 29,743,914
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 15,217,476
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$ 44,961,390
4. Match liability for current Federal fiscal year	\$ 4,496,139
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$ 40,465,251

**Part III Match Contribution for the Federal Fiscal Year**

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
10-01-NON	12/31/10	1,000,000						1,000,000
10-02-NON	12/31/10	728,147						728,147
10-03-NON	12/31/10	3,277,329						3,277,329
10-04-NON	12/31/10	1,151,000						1,151,000
10-05-NON	6/30/11	6,011,000						6,011,000
10-06-NON	6/30/11	1,650,000						1,650,000
10-07-NON	6/30/11	1,400,000						1,400,000

# Annual Performance Report HOME Program

**U.S. Department of Housing  
and Urban Development**  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting 7/1/2010	Ending 6/30/2011	

### Part I Participant Identification

1. Participant Number	2. Participant Name City of Philadelphia/Office of Housing and Community Development		
3. Name of Person completing this report Mary A. Green	4. Phone Number (Include Area Code) 215-683-3002		
5. Address 1234 Market Street	6. City Philadelphia	7. State PA	8. Zip Code 19107

### Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	5		1		4
2. Dollar Amount	57,621,907		2,084,175		55,537,732
<b>B. Sub-Contracts</b>					
1. Number	104		10		94
2. Dollar Amount	29,305,684		1,351,380		27,954,304
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	5	0	5		
2. Dollar Amount	57,621,907		57,621,907		
<b>D. Sub-Contracts</b>					
1. Number	104	14	90		
2. Dollar Amounts	29,305,684	2,248,262	27,057,422		

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)			f. White Non-Hispanic
			b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic
1. Parcels Acquired	0	0				
2. Businesses Displaced	0	0				
3. Nonprofit Organizations Displaced	0	0				
4. Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	a. Total		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					

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## FEDERAL HOPWA FUNDS

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The Housing Opportunities for Persons With AIDS (HOPWA) program was initiated in FFY '92 to provide housing for low- and moderate-income persons living with HIV/AIDS. Entitlement funding for the program is provided to the largest CDBG community on behalf of each metropolitan region or state based on the number of AIDS cases in the region compared to the rest of the nation. The City of Philadelphia was the grantee for the Philadelphia metropolitan region, which included Bucks, Chester, Delaware, Montgomery and Philadelphia counties in Pennsylvania and Burlington, Camden, Gloucester and Salem counties in New Jersey. Beginning in Year 24, HOPWA funds for New Jersey were directed to the State of New Jersey. For HOPWA purposes, the EMA has been limited to Philadelphia, Bucks, Chester, Delaware and Montgomery counties.

HOPWA funding is used to support rental assistance in the form of rent subsidies to those who can live independently, as well as for emergency grants to prevent homelessness, for acquisition, rehabilitation and construction for community residences, supportive services associated with housing, operating costs for hospices and boarding homes, housing counseling, information and referral services and development financing for the construction or rehabilitation of housing.

The HOPWA funding formula is based on cumulative AIDS cases reported and on the incidence rate for cases reported in the last year. Philadelphia's HOPWA funding for Year 36 was \$8.992 million, an increase of \$70,000 from Year 35.

### **Consultation and Coordination**

The original HOPWA regulations issued by HUD mandated that the City, as grantee, work closely with the Ryan White CARE Act Planning Council for the region in allocating funding and in designing HOPWA-funded housing programs for persons with AIDS.

While the revised regulations governing the application for the *Consolidated Plan* eliminated this formal

requirement, OHCD continued to coordinate with Ryan White CARE Act Planning Council by meeting monthly with the Housing Committee of the Philadelphia HIV Commission, the Ryan White Title I Planning Council for the entire region. In 1995 the Mayor designated the Philadelphia HIV Commission as the Ryan White Title I Planning Council for the region. A new Housing Committee of the commission was appointed jointly by the Health Commissioner and the Housing Director in 1997 and filled the role previously held by The Philadelphia AIDS Consortium's (TPAC) Housing Sub-Committee. In 2000, the City restructured the Ryan White Planning Council and eliminated the Housing Committee as a standing committee. OHCD now appoints an HIV/AIDS Housing Advisory Committee. Through this committee, local government representatives as well as advocates, persons with HIV/AIDS, and service and housing providers meet to advise OHCD on HIV/AIDS housing policy and programs.

### **Project Sponsor Selection**

In 1997, OHCD selected project sponsors through a Request for Proposals for housing counseling, emergency grants and rental assistance. In cooperation with AIDS Activity Coordinating Office (AACO) and TPAC, in Year 25 OHCD centralized the administration of HOPWA-funded and Ryan White-funded emergency grants. The Philadelphia Health Management Corp. was selected by RFP to contract with the City to administer these funds and the program was renamed the Direct Emergency Financial Assistance Program (DEFA). During Year 28, Philadelphia Community Health Alternatives (PCHA) was selected to provide additional rental assistance units. PCHA is now called the Mazonni Center. In Year 36, OHCD continued to contract with existing project sponsors for emergency grants, rental assistance, operating costs and supportive services and housing counseling activities carried out by suburban providers. Philadelphia agencies providing housing counseling activities for persons with HIV/AIDS were selected as part of a broader housing counseling RFP issued by OHCD in March 2007.

**Urgent Needs to be Met**

OHCD allocated HOPWA funds to program activities in the five counties of Southeastern Pennsylvania, including Philadelphia. This allocation plan supports the most urgent and immediate housing needs by concentrating on direct housing assistance, including rental assistance vouchers, short-term (emergency) payments to prevent homelessness and direct operating costs for community-based and other residences. Funding is continued for information/referrals (housing counseling) and for supportive services linked to housing services for persons with mental illness and substance-abuse issues. In Year 28, funding was increased for the DEFA program because of increased demand for assistance in paying utility bills. Since 1999, DEFA has been available to persons with HIV as well as to persons with full-blown AIDS.

**Private and Public Funding Sources**

For most of the housing activities to be funded, there is little other public or private funding available. The Ryan White CARE Act funds case management services that serve as the basic social service system for persons with HIV/AIDS. Ryan White funds in the Philadelphia region have not traditionally been used to provide housing or housing services and regulations severely limit the kind and nature of housing that can be provided. In Years 23 and 24, Philadelphia's CDBG program funded housing counselors at ActionAIDS and at Congreso de Latinos Unidos. Montgomery County's CDBG program has funded a half-time housing counselor through Family Service of Montgomery County and also provides HOME-funded rental vouchers. Gaudenzia House provides drug and alcohol treatment services for clients in its HOPWA-funded rental assistance program. The City's HOPWA-funded rental-assistance program complements its HOME-funded housing voucher program for persons with AIDS. The City of Philadelphia and Delaware County both utilize HUD's Shelter Plus Care program to provide housing vouchers and supportive services for homeless persons with HIV/AIDS and other special needs. HUD's McKinney Act homeless programs have provided development financing for several AIDS housing ventures in the region. Private foundation fundraising

and fundraising by The AIDS Fund support many of the organizations that carry out HOPWA-funded activities.

**Goals**

Using Year 36 HOPWA and other funds, the City expected to provide housing for 950 households through short-term payments to prevent homelessness, through tenant-based rental assistance or units provided in HOPWA-funded housing facilities.

**BUDGET FOR YEAR 36**

Short Term Payments	84,000
Rental Assistance	5,170,000
Operating Costs	474,000
Housing Counseling/Information & Referrals	1,657,000
Supportive Services	793,000
Administration (Project Sponsors)	564,000
Administration (OHCD)	250,000
<b>Total</b>	<b>8,922,000</b>

The majority of funds expended in Year 36 were spent on direct housing services, including rental assistance, emergency grants and operating costs for housing facilities. The remaining funds were spent on information and referral services, including housing counseling, supportive services including mental health, substance abuse treatment, and job training and the administrative costs of OHCD and project sponsors.

Using HOPWA and other funding in FY 2011, 983 households affected by AIDS or HIV received direct housing services, including rental assistance, emergency grants, or residence in a HOPWA-funded facility. This contrasts favorably with the Proposed Accomplishments identified in the *Year 36 Consolidated Plan* which states 950 households are to be served.

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## FEDERAL EMERGENCY SHELTER GRANT FUNDS

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A major funding source that supports the City's ability to provide emergency shelter and services to more than 15,000 individuals per year is the federal Emergency Shelter Grant (ESG) Program, which is allocated to the City as an entitlement through OHCD. HUD now requires that the City apply for ESG funds through the *Consolidated Plan*. In Year 36, OHCD assigned the administration of ESG funds to the Office of Supportive Housing (OSH) to assist in the funding of operational costs, essential service costs and administrative costs related to the provision of emergency shelter for individuals and families. The proposed use of ESG funds leverages and augments state and local funds used by the City to provide 2,684 year-round shelter beds.

During Year 36 OSH provided care for more than 600 single men each night at two locations, 99 single women at one location and 305 family members at one location. An additional 1,805 persons were provided with shelter care each night with the Supplemental Matching Funds from the City's General Fund.

The Shelter Centers requiring federal fund match are the following:

- SELF-Outley House
- SELF-Sheila Dennis
- Travelers Aid-Kirkbride
- RHD-Ridge

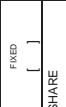
In Year 36, the City received \$2.296 million in ESG funding, \$7,000 less than in Year 35.





<b>FINANCIAL STATUS REPORT</b>		1. FEDERAL AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH REPORT IS SUBMITTED U.S. Department of Housing and Urban Development; PHILADELPHIA REGIONAL OFFICE		2. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER <b>S-10-MC-42-0001</b>		OMB Approved No. 5010-0040		PAGE OF 1 1	
3. RECIPIENT ORGANIZATION (Name and complete address, including ZIP code) CITY OF PHILADELPHIA OFFICE OF SUPPORTIVE HOUSING 1401 JFK Blvd, MSB Room 1040 PHILADELPHIA, PA 19102		4. EMPLOYER IDENTIFICATION NUMBER <b>23-6003047</b>		5. RECIPIENT ACCOUNT NUMBER OR IDENTIFYING NUMBER		6. FINAL REPORT Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X		7. BASIS CASH <input type="checkbox"/> ACCRUAL <input checked="" type="checkbox"/> X	
8. PROJECT GRANT PERIOD (See instructions) FROM (Month, day, year) <b>7/1/2010</b> TO (Month, day, year) <b>6/30/2012</b>		9. PERIOD COVERED BY THIS REPORT FROM (Month, day, year) <b>7/1/2010</b> TO (Month, day, year) <b>6/30/2011</b>							
STATES OF FUNDS									
13. CERTIFICATION I certify to the best of my knowledge and belief that this report is correct and complete and that all outlays and unliquidated obligations are for the purpose set forth in the award documents.									
14. TYPE OF RATE a. TYPE OF RATE (Place "X" in appropriate box) PROVISIONAL <input type="checkbox"/> FIXED <input type="checkbox"/> b. RATE c. BASE d. TOTAL AMOUNT e. FEDERAL SHARE									
15. REMARKS: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation.									
2009-101 EXHIBIT 1 FEDERAL REGISTER, VOL. 41, NO. 148-FRIDAY, JULY 30, 1976									

PROGRAMS/FUNCTIONS/ACTIVITIES	(a) Rehabilitation	(b) Homeless Prevention	(c) Essential Services	(d) NA	(e) Operations	(f) Administration	TOTAL (g)
** a. Net outlays previously reported	0	0	0	NA	1,618,707	34,048	\$0
** b. Total outlays this report period	0	0	0	NA	1,618,707	34,048	\$1,652,755
** c. Less: Program income credits	NA	NA	NA	NA	NA	NA	NA
** d. Net outlays this report period (Line b minus line c)	0	0	0	NA	1,618,707	34,048	\$1,652,755
** e. Net outlays to date (Line a plus line b)	0	0	0	NA	1,618,707	34,048	\$1,652,755
** f. Less: Non-Federal share of outlays	NA	NA	NA	NA	NA	NA	NA
** g. Total Federal share of outlays (Line e minus line f)	NA	NA	NA	NA	1,618,707	34,048	1,652,755
** h. Total unliquidated obligations	0	0	0	NA	0	0	\$0
** i. Less: Non-Federal share of unliquidated obligations shown on line h	NA	NA	NA	NA	NA	NA	NA
** j. Federal share of unliquidated obligations and Total Federal share of outlays and unliquidated obligations	NA	NA	NA	NA	NA	NA	NA
** l. Total cumulative amount of Federal funds authorized	0	0	0	NA	2,181,298	114,855	\$0
** m. Unobligated balance of Federal funds	0	0	0	NA	562,591	80,807	\$2,296,153
11. INDIRECT EXPENSE							
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 							DATE REPORT SUBMITTED
TYPED OR PRINTED NAME AND TITLE Michael Nutter, Mayor							TELEPHONE (Area code, number and extension)

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## COMMUNITY ECONOMIC DEVELOPMENT

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### BUSINESS ASSISTANCE

#### PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP. (PIDC)

PIDC will provide low-interest, second mortgage financing for business expansion in the City. Combined with private financing, this revolving loan pool contributes to the capital necessary to complete private business expansion that could not occur solely through private financial markets. At least 51 percent of the created and/or retained employment opportunities will be available for low- and moderate-income people. These projects will also retain and expand the retail base to provide retail goods and services to neighborhoods or assist in the prevention or elimination of slums or blight. In addition, PIDC projects will stimulate investment in economic development activity in the City, the generation of tax ratables throughout the City and investment by other lending institutions.

The Mortgage Loan Program provides low-interest second mortgage financing for business expansion in the City. Combined with private financing, this revolving loan pool contributes to the necessary capital to complete private business expansion that could not occur through private financial markets.

The Neighborhood Development Fund uses CDBG funds to undertake special activities by a local development corporation in accordance with federal regulations. PIDC-LDC shall provide assistance to private not-for-profit entities, including but not limited to grants, loans and technical assistance, and other activity necessary or appropriate to carry out economic development projects.

The Small Business Loan Fund provides loans to assist small businesses in obtaining financing for business expansion and start-up. In addition to the Small Business Loan Fund, other funds shall be secured from

private and public lending agencies to make the project feasible. After financing is approved, PIDC shall assist the firm in effecting the loan draw down to complete their project. Loans range from \$50,000-\$500,000.

The Gap Financing program provides low-interest second mortgages to businesses for capital improvements for projects that have secured other funding but that have a financing gap that prevents the project from moving forward without additional funding.

The North Philadelphia and the Enterprise Zone Development Loan Program is a special economic development program that provides low-interest funds to businesses located in any of the City's officially designated Enterprise zones: American Street and Hunting Park.

**ACCOMPLISHMENTS:**

**Assistance to For Profits for Job Creation**

Census Tract	Council District	Date Settled	Company	Loan Amount	Project Cost	Jobs to be Created	Available to Low/Mod	Cost per assisted job
57	2	07/22/2010	M & M Displays, Inc.	280,000	455,000	8	5	35,000
28	1	09/01/2010	Termini Brothers	387,000	837,233	15	8	25,800
69	3	9/14/2010	Bartash Printing	555,000	2,050,000	47	32	11,808
88	3	12/17/2009	Jean Madeline	160,000	516,000	12	10	13,333
74	3	01/31/2011	D. C. Humphreys	135,000	300,000	10	6	13,500
124	3	05/18/2011	Garces Restaurant Group	210,000	1,040,000	55	48	3,818
264	8	1/22/2010	Ogontz Avenue	400,000	3,680,000	20	11	20,000
147	5	03/16/2010	Beech Interplex	600,000	19,185,271	34	32	17,647
89	3	4/22/2010	River City Flats	700,000	800,000	30	20	23,333
<b>TOTALS</b>				<b>\$3,427,000</b>	<b>\$28,863,504</b>	<b>231</b>	<b>172</b>	

**Loans to businesses that provide goods and services to benefit low- and moderate-income neighborhoods**

Census Tract	Council District	Date Settled	Company	Loan Amount	Project Cost	Low/Mod Assisted Persons	Public Benefit Ratio per low/mod person
78	3	10/29/2010	Mariposa	\$475,000	2,248,000	17,561	27.05
<b>TOTALS</b>				<b>\$475,000</b>	<b>\$2,248,000</b>		

Census Tract	Council District	Date Settled	Company	Loan Amount	Project Cost	Jobs to be Created	Available to Low/Mod	Cost per assisted job
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**HUD 108 Loans:**

206	4	11/10/2009	Iron Stone Real Estate	3,380,000	12,819,648	163	122	28,681
87	3	03/31/2010	Campus Apartments	1,000,000	47,944,018	34	26	29,412
<b>TOTALS</b>				<b>\$4,380,000</b>	<b>\$60,763,666</b>	<b>197</b>	<b>148</b>	

**CDBG R Loans:**

144	5	11/10/2009	River City Flats	700,000	800,000	30	20	23,333
147	5	03/31/2010	Beech Interplex	1,000,000	see above	see above		
206	4	11/10/2009	Iron Stone Real Estate	1,295,000	see above	see above		
<b>TOTALS</b>				<b>\$2,700,000</b>	<b>\$800,000</b>	<b>30</b>	<b>20</b>	
<b>GRAND TOTAL ALL LOANS</b>				<b>\$10,982,000</b>	<b>\$92,675,170</b>	<b>458</b>	<b>340</b>	

## **SMALL BUSINESS COMMERCIAL IMPROVEMENT PROGRAM**

There were 52 grants for the period totaling \$349,783.

### **Business Improvement District Assistance**

Pennsylvania Horticultural Society (PHS) sub-contracted with 7 community groups to undertake an economic development program that will assist in the revitalization of commercial corridors within Philadelphia. Specifically, this program will assist in the cleaning of sidewalks in nine targeted neighborhood commercial corridors by removing trash and debris from the designated areas and cleaning the sidewalks, and out to 18 inches in the streets; this area will cover the curb and storm inlets. The crews are equipped with brooms, shovels and rolling buckets in order to properly complete their tasks. Garbage will be bagged and removed through a cooperative agreement with the Streets Department. Corridor cleaning will take place no less than twice a week.

### **Neighborhood Development Grant Program**

Nicetown Community Development Corporation is undertaking a development project, Nicetown Court. This project will yield 37 units of affordable rental housing combined with 3,900 square feet of commercial space targeted to provide goods and services to the low- and moderate-income community.

The Allegheny West Foundation was awarded a grant to undertake a development project at 2850-52 N. 22nd St. for the Allegheny West Board Room Caterer and Foodservice Project. This project will provide much-needed goods and services to this low- and moderate-income community.

Community Legal Services was awarded a grant to undertake a development project at 1401-1412 W. Erie Ave. The grant money will be used to support construction of a four-story building (including basement) totaling approximately 23,000 square feet of largely office and conference room space used to serve clients. This facility will provide needed space to service its community.

Nueva Esperanza was awarded a grant to undertake development associated with a project at Fifth Street and Hunting Park Avenue. This program will provide services to this low- and moderate-income neighborhood.

Mt. Airy USA was awarded a grant to support the development of the Mt. Airy Transit Village at Washington Lane and Chew Avenue. This funding will be used for design, architecture and engineering. The project will bring needed services to this low- and moderate-income neighborhood.

Beech Interplex was awarded a grant to undertake the development of Beech International Complex at Beech Plaza, a 200-bed student housing and retail complex to be located at 1520-38 Cecil B. Moore Ave. This four story, 75,000 square foot building will be constructed on vacant land, owned by Beech, across the street from Temple University's Entertainment and Community Education Center.

People for People Inc. (PFP) was awarded a grant to undertake a development project at an unoccupied two-story building at 718 N. Broad St. to create retail space for a café and business training center. The PFP Café, as it will be named, will serve a two-fold purpose in the community: first, the café will provide goods (hot beverages and baked goods) to the neighborhood and second, the café will serve as training and learning center for 60 unemployed, underemployed, and/or dislocated welfare-to-work clients who are interested in starting their own business.

The Enterprise Center Community Development Corporation was awarded a grant to undertake a development project, The Center for Culinary Enterprises, at 310 S. 48th St., which will be the nation's most comprehensive food business incubator – a powerful engine for creating jobs and new community-based food businesses, engaging youth, helping to overcome critical food access obstacles and serving as a hub of accessible food industry resources. The project will facilitate the creation of culinary

jobs and provide needed services to this low- and moderate-income neighborhood.

### **Predevelopment Grants**

The Allegheny West Foundation is undertaking pre-development activities for the TM Pierce Annex building at 2850-52 N. 22nd St. Activities include the completion of a business and operations plan, architectural designs, a market study and cost certification.

Philadelphia Chinatown Development Corporation was awarded a grant to undertake pre-development activities associated with the development of The Eastern Tower, a mixed-use development located at 10th and Vine Streets. Activities will include a market study, soil investigation, procurement of engineering services and a Phase I Environmental Site Assessment.

### **Planning Grants**

Nicetown Community Development Corporation is undertaking a planning study for the Nicetown Commercial Corridor. This plan will be a comprehensive look at the business corridor, current projects underway, future development opportunities and ways to ensure residential, business and citywide support.

Welcoming Center for New Pennsylvanians is undertaking strategic planning to help create a comprehensive economic development strategy for 52nd Street between Arch and Locust Streets and the surrounding communities by seeking input from its businesses, vendors, residents, constituents and stakeholders. The funding is being used to develop a neighborhood commercial revitalization strategy to ensure the preservation, revitalization, enhancement and growth of this area. The overall goal is to create a comprehensive economic development strategy addressing corridor revitalization and blight elimination for the targeted area.

Korean Community Development Services Center was awarded a grant to undertake a planning study for the future of the North 5th Street Commercial District from Somerville Avenue to Roosevelt Boulevard and one block east and west of this section. The development of the commercial revitalization strategy

and implementation plan will include public outreach, identification of target areas for improvement, strategies for commercial development, public realm improvement and transportation.

### **Small Business Technical Assistance**

The Business Center (TBC) provided technical assistance to businesses located in Central Germantown. This assistance is expected to enable businesses to expand and provide additional employment opportunities to residents of this low- and moderate-income neighborhood. TBC provided technical assistance to 32 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate-income persons.

African American Chamber of Commerce (AACC) provided technical assistance services to micro-enterprises in Philadelphia. This technical assistance primarily benefited low- and moderate-income persons. AACC provided technical assistance to 31 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate-income persons and provided technical assistance to four owners of micro-enterprises and persons developing micro-enterprises, which provide goods and services to low- to low-moderate income residential neighborhoods.

The Enterprise Center (TEC) is providing specific technical assistance to businesses on targeted neighborhood commercial corridors in Philadelphia. The technical assistance will lead to enhanced employment opportunities, the majority of which will be available to low- and moderate-income residents of the targeted neighborhood. TEC assisted 25 owners of micro-enterprises and persons developing micro-enterprises, which provide goods and services to low- to low-moderate income residential neighborhoods.

The Women's Business Development Center (WBDC) provided technical assistance services to micro-enterprises in Philadelphia. This technical assistance will primarily benefit low- and moderate-income persons. WBDC provided technical assistance, advice and business support to 30 owners of micro-enterprises

and persons developing micro-enterprises, which provide goods or services to low- to low-moderate income residential neighborhoods.

Philadelphia Development Partnership (PDP) provided three loans and provided technical assistance to 17 owners of micro-enterprises and persons developing micro-enterprises, which provide goods and services to low- to low-moderate income residential neighborhoods. PDP provided technical assistance to 34 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons..

The Women's Opportunities Resource Center (WORC) provided assistance to 33 owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons, and made five loans to owners of micro-enterprises and persons developing micro-enterprises who are low- to low-moderate income persons. WORC made one loan to a micro-enterprise.

The Welcoming Center for New Pennsylvanians provided technical assistance, advice, and business support services to 89 owners of micro-enterprises and persons developing micro-enterprises who are low- and low-moderate income persons and provided complete technical assistance, advice and business support to 40 owners of micro-enterprises and persons developing micro-enterprises, which provide goods or services to low- to low-moderate income residential neighborhoods.

The Empowerment Group (EG) was awarded a grant to provide assistance to micro-enterprises. This assistance will include technical assistance, advice and business support services to owners of micro-enterprises and persons developing micro-enterprises who are low- and low-moderate income persons. EG will provide technical assistance, advice and business support services to owners of micro-enterprises and persons developing micro-enterprises, which will result in the creation and/or retention of jobs for low- and moderate-income persons.

## **TARGETED CORRIDOR REVITALIZATION MANAGEMENT PROGRAM**

Neighborhood-based organizations will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents, increase the availability of goods and services and promote cooperation between businesses, residents and government agencies on issues that effect the quality of life and business climate. Activities were undertaken in the multiple areas.

### ***Central Germantown Commercial Area***

In order to improve the quality of life, employment opportunities and entrepreneurial opportunities for very low-, low- and moderate-income individuals and neighborhoods, Central Germantown Council (CGC), a community-based development organization (CBDO), shall undertake an economic development program that will assist in the revitalization of the Central Germantown Commercial District. In order to assist the city in the implementation of its economic strategy, CGC will work in the Central Germantown Commercial District. This commercial district serves the Germantown area, which is a low- to moderate-income neighborhood. At least 51 percent of this area is inhabited by very low-, low- and moderate-income persons. CGC will provide direct assistance to for-profit businesses and nonprofit organizations, which act as key service providers and employers in this area. The principal goal of this program is to enable businesses to remain and expand while providing needed goods, services and employment opportunities for low- and moderate-income residents.

### **Programs to Assist Businesses**

- During the period the technical assistance and business assistance was given to 13 businesses.

### **West Philadelphia**

The People's Emergency Center (PEC), a community-based development organization, will undertake economic development activities to include, but not be limited to: strengthening neighborhood commercial corridors through planning and research; making commercial corridors more welcoming and viable through revitalization and elimination of blight; increasing availability of jobs, retail goods and services through business development and retention; and strengthening businesses through marketing, technical assistance and financing. PEC will work with local businesses, the local business association, and with other local neighborhood organizations, when appropriate, to aid in the stabilization and revitalization of the targeted low- and moderate-income neighborhood. The primary target area will incorporate Lancaster Avenue from 38th Street to 44th Street and the surrounding business area.

#### **Programs to Assist Businesses**

- During the period technical assistance and business assistance was provided to 11 businesses.
- PEC assisted in the development of the Lancaster Avenue 21st Century Association as an official organization. This assistance included assistance in the preparation of by-laws, the monthly board and general member meetings and outreach for the organization.

### **Frankford**

The Frankford Community Development Corporation (FCDC), a community-based development organization, will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents of the targeted neighborhood. FCDC will work with local businesses, the local business associations, and with the local neighborhood organizations, when appropriate, to aid in the stabilization and revitalization of the targeted low- and moderate-income neighborhood. FCDC will deliver the services and carry out the activities that include strengthening neighborhood

commercial corridors through planning and research; making commercial corridors more welcoming and viable through revitalization and elimination of blight; increasing availability of jobs, retail goods and services through business development and retention; and strengthening businesses through marketing, technical assistance and financing.

FCDC will work in concert with existing community and retail business associations and retail businesses located in the target area.

#### **Programs to Assist Businesses**

- During the period FCDC provided technical assistance to 33 businesses.
- Assistance was given to strengthen the Frankford Business and Professional Association.
- FCDC assisted in creating the Economic Development Steering Committee with Frankford Special Services District, Frankford Business and Professional Association, Frankford Civic Association, Northwood Civic Association, Office of Councilwoman Maria Quinones-Sanchez, Office of Representative Tony Payton, and one At-Large Member.

### **North Fifth Street and Lehigh Avenue**

To assist the city in the implementation of its economic strategy, the Hispanic Association of Contractors and Enterprises (HACE), a community-based development organization, will work in the Fifth and Lehigh commercial area, a designated low- and moderate-income neighborhood. HACE shall provide direct assistance to for-profit businesses and nonprofit organizations, which act as key service providers and employers in this area. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

HACE provided support and assistance to Fifth Street Merchants. Other assistance was also provided. HACE continues to work with the El Centro del Oro Business Association.



HACE completed the \$4 million streetscape project on the corridor.

HACE conducted a snap shot survey of properties in their target area and maintained and distributed a hot list.

#### **Programs to Assist Businesses**

- Seven of the businesses located in the commercial district were provided direct services.

#### ***North 22nd Street and Lehigh Avenue***

Allegheny West Foundation (AWF) will undertake economic development activities designed to enhance employment opportunities. The target area is located along the 2600 to 3000 blocks of North 22nd Street. AWF will carry out activities to promote cooperation between businesses, residents and government agencies on issues that affect the quality of life and business climate. AWF shall provide direct assistance to for-profit businesses and nonprofit organizations, which act as key service providers and employers in this area. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

There were several activities to assist Business Associations. AWF worked with the North 22nd Street Merchants Association and governmental agencies to design and implement a uniform streetscape for the area and maintained the cleanliness of the streets. AWF continued to expand community outreach programs in the target area around the 22nd Street commercial district. Programs include community meetings for youth and adults to plan for expanded services for the area. AWF continued to refine the year-round youth program to provide community service.

AWF worked on community development programs and development projects. AWF conducted a census of properties in their target area and maintained and sent out updated listing of commercial spaces for lease or rent or purchase. AWF is marketing vacant sites to

educational institutions in an effort to reduce the high incidence of vacant parcels.

#### **Programs to Assist Businesses**

- Technical assistance was provided to 13 businesses.
- AWF continued to coordinate efforts to revitalize the area.

#### ***Woodland Avenue***

Southwest Community Development Corporation (SWCDC), a community-based development organization, will undertake economic development activities designed to enhance employment opportunities. The primary commercial area is the 6000 through 6300 blocks of Woodland Avenue, a designated low- and moderate-income neighborhood. SWCDC will provide direct assistance to for-profit businesses and nonprofit organizations, which act as key service providers and employers in this area. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

SWCDC provided support and assistance to several neighborhood groups during the period. SWCDC hosted business meetings to disseminate information on available assistance and corridor improvement, and continues to advocate for a functional Business Association. SWCDC worked with real estate agents to monitor vacant properties in their target area. Vacant properties are evaluated for potential development then referred to developers and business owners. To promote safety and security along the corridor, SWCDC worked with the 12th Police District and its Captain and became part of the Woodland Avenue Liquor and Nuisance Task Force.

#### **Programs to Assist Businesses**

- There were several activities to assist the Woodland Avenue Revitalization Project board.
- Technical assistance and business assistance was provided to 24 businesses.

***Fishtown/Kensington***

New Kensington Community Development Corporation (NKCDC), a community-based development organization, will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents of this targeted neighborhood. The primary commercial area is the 1200 through 3100 blocks of Frankford Avenue. However, the treatment area will include Frankford Avenue from Delaware Avenue to Allegheny Avenue and the unit block through the 300 block of East Girard Avenue. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

NKCDC provided support and assistance to several neighborhood groups during the contract year. NKCDC held meetings for neighborhood leaders to complete design guidelines for development projects along Frankford Avenue. NKCDC completed the development of the Frankford Avenue Arts corridor website. Implementation of arts corridor streetscape improvement began with the lighting project.

NKCDC maintained and sent out updated listing of commercial spaces for lease, rent or purchase. NKCDC met with several property owners along Frankford Avenue encouraging mixed-use development. NKCDC is working on developing the Frankford Avenue Arts Center.

**Programs to Assist Businesses**

- NKCDC provided technical assistance to 144 businesses.

***North Broad Street and Old York Road***

Logan CDC will undertake activities designed to enhance economic opportunities and to create a sustainable neighborhood as a clean, safe, attractive and welcoming place that will benefit low- and moderate-income residents of the targeted neighborhood. Logan CDC's geographic boundaries are Broad Street on the west; Fifth Street and Cheltenham Avenue on

the north; Tacony Creek on the east; and Roosevelt Boulevard and Wingohocking Street on the south.

**Programs to Assist Businesses**

- Logan CDC worked closely with the business community to create a business association.
- Logan CDC partnered with Design Collaborative to assist businesses in applying for "Storefront Improvement" dollars.
- Four businesses will apply for SIP funds.
- Logan visited approximately 100 businesses quarterly.
- Logan CDC supported one business in seeking financing to expand its current business.

***Fifth Street and Olney Avenue Commercial Area***

Korean Community Development Services Center (KCDSC) will assist the City of Philadelphia in the implementation of its Targeted Corridor Management Program, which is intended to help revitalize commercial corridors through the City. KCDSC will undertake economic development activities designed to enhance economic opportunities and create a sustainable neighborhood as a clean, safe, attractive and welcoming place that will benefit low- and moderate-income residents of the targeted neighborhood. These activities include neighborhood revitalization, programs designed to assist businesses and community economic development.

**Programs to Assist Businesses**

- KCDSC provided technical assistance and business assistance to 32 businesses.
- KCDSC assisted in growing the business association that was revamped last year.
- KCDSC continued to participate in the Storefront Improvement Program.

### ***Kensington and Allegheny Avenues Commercial Corridor***

Impact Community Services Development Corporation (ICDC) will undertake activities to improve the quality of life, employment opportunities and retail opportunities for low- and moderate-income individuals in the area of Kensington and Allegheny Avenues. The primary target area will incorporate the 3000 to 3300 blocks of Kensington Avenue and 700, 800 and 1800 blocks of East Allegheny Avenue that run on either side of the intersection.

#### **Programs to Assist Businesses**

- ICDC provided business assistance to six businesses
- ICDC is currently working with its Economic Development Unit to implement some of the outcomes it identified from doing corridor survey.
- ICDC seeks additional funding resources to support businesses that wish to expand and/or enhance the current business.

### ***Hunting Park Avenue near Roosevelt Boulevard***

Nueva Esperanza Inc. shall undertake activities to improve the quality of life, employment opportunities and retail opportunities for low- and moderate-income individuals in the Hunting Park Commercial Corridor, incorporating the 4200 to 4700 blocks of North Fifth Street.

#### **Programs to Assist Businesses**

- Nueva provided business assistance related to façade improvements to 8 businesses.
- Nueva used the Design Collaborative to support obtaining façade improvements.
- Nueva will begin planning work for its corridor in the near future. It will bring the corridor together as they work on common goals to revitalize this area.

### ***Kensington and Allegheny Avenues***

Impact Community Services Development Corporation (ICDC) will undertake activities to improve the quality of life, employment opportunities and retail opportunities for very low-, low- and moderate-income individuals and its very low-, low- and moderate-income neighborhoods. The target area is the Kensington Avenue Commercial Corridor from 3000 to 3300 blocks of Kensington Avenue and 700, 800 and 1800 blocks of East Allegheny Avenue that run on either side of the intersection from York Street on the south end to Lehigh Avenue on the north end.

#### **Programs to Assist Businesses**

- ICDC worked to build its business association membership. The current membership is at 39 with a goal of 80.
- ICDC provided four businesses façade grants by way of City grants. There are an additional seven businesses interested and ICDC continues to work with them.
- ICDC created a loan fund to supplement businesses that seek to expand and or enhance their businesses. ICDC supported six businesses seeking financing.

## **TARGETED NEIGHBORHOOD ECONOMIC DEVELOPMENT PROGRAM**

### ***West Parkside***

Parkside Association will undertake economic development activities designed to enhance employment opportunities, the majority of which will be available to low- and moderate-income residents of the West Parkside neighborhood. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents.

#### **Programs to Assist Businesses**

- Business Service Center assisted three new, start-up businesses.
- Four businesses joined the Business Association of West Parkside (BAWP); two members renewed BAWP membership.

**Job Resource Center**

- 139 job applicants were recruited.
- 6 applicants were placed in full-time job positions.
- 21 applicants were placed in part-time job positions.
- 8 applicants were placed in job training and/or educational enhancement programs.

**Eastern North Philadelphia**

The Lighthouse will recruit and refer businesses to the city's delegate agencies for financial assistance, provide business support programs and improve the ability of businesses to locate and expand in Eastern North Philadelphia. The principal goal of this program is to enable these businesses to remain and to expand while providing needed goods, services and employment opportunities for Philadelphia's low- and moderate-income residents. The Lighthouse will also provide employment placement and training programs.

**Programs to Assist Businesses**

- During the period the various assistance, workshops and referrals were provided to 17 businesses.

**Job Resource Center**

- 73 job applicants were screened.
- 14 applicants were placed in jobs.
- 56 applicants were screened for job training opportunities.

**Woodland Avenue**

Southwest Community Development Corporation (SWCDC) was awarded a grant to provide job development services to the community. These services include connecting businesses to potential employees, résumé development and editing, one-on-one job counseling, job leads, an interview clothing bank, workshops for job seekers, mentorship and two computers open for job seekers to apply for jobs online. SWCDC anticipates serving 350 clients within one year with an average of ten percent (10 percent) employment placement. These estimates are projected from the current services offered on a part-time to a full-time basis.

**Southwest**

The African Cultural Alliance of North America Inc. (ACANA) received a grant to undertake job development services in the Southwest section of Philadelphia. ACANA will create a database that will support the implementation of ACANA's Strategic Workforce Inclusiveness Focused Training (SWIFT) Program. The SWIFT Program has two focuses:

1. Helping employers understand cultural differences that could impede a work opportunity and or experience.
2. Offering a pool of qualified workers who have received soft skill orientation with referral opportunities to seek out work. ACANA will hire consultants to gather data and create a database of business resources that will be compiled to be used in the advancement of this program.

**CAPACITY BUILDING PROGRAM**

The Local Initiatives Support Corp. (LISC) provided contracted Not-for-Profit Corporations training in developing and administering Comprehensive Corridor Initiatives. This resulted in 12 Not-for-Profit Corporations developing better ways to administer their corridor strategies as well as increasing their capacity related to providing assistance to its corridor businesses and their area residents.

**ECONOMIC STIMULUS PROGRAM - SECTION 108 LOAN PROGRAM**

Two loans settled during the period. Total loan amount was \$4,380,000.

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**FINANCIAL SUMMARY**


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**CITY OF PHILADELPHIA****JUNE 30, 2010**

Assistance Provided By Income Group	Renters		Owners		Total (M)
	Elderly 1 & 2 Member HHS (A)	All Other Households (D)	1st Time Homebuyers with children (G)	Total Homeowners (I)	
1. 0%-30% MFI	1,726	697	63	24,841	27,327
2. 31%-50% MFI		213	185	10,806	11,204
3. 51%-80% MFI		32	167	3,850	4,049
<b>4. Total Low-Income</b>	<b>1,726</b>	<b>942</b>	<b>415</b>	<b>39,497</b>	<b>42,580</b>

Race	
American Indian and Alaska Native	30
Asian	636
Black or African American and White	30,496
Native Hawaiian and Other Pacific Inlander	10
White	6,975
American Indian and Alaska Native and White	11
Asian and White	0
Black or African American and White	337
American Indian or Alaska Native Black or African American	387
Other Individuals Reporting More Than One Race	3,698
<b>TOTAL</b>	<b>42,580</b>
Ethnicity	
Hispanic or Latino	5,105
Not Hispanic or Latino	37,475
<b>TOTAL</b>	<b>42,580</b>

6510.2 REV-2  
Exhibit 3a

<b>FINANCIAL SUMMARY</b>		<b>U.S. Department of Housing and Urban Development</b>	
<b>Grantee Performance Report</b>		<b>Office of Community Planning and Development</b>	
<b>Community Development Block Grant Program</b>		OMB Approval No. 2506-0077 (Exp.3/31/94)	
Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077), Washington, D.C. 20503. Do not send this completed form to either of these addresses.			
1. Name of Grantee <u>City of Philadelphia</u>	2. Grant Number <u>B-10-MC-42-0012</u>	3. Reporting period From <u>7/1/2010</u> To <u>6/30/2011</u>	
<b>Part I: Summary of CDBG Resources</b>			
1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)		\$80,432,807	
2. Entitlement Grant from form HUD-7082		\$55,325,903	
3. Surplus Urban Renewal Funds		\$0	
4. Section 108 Guaranteed Loan Funds (Principal Amount)		\$0	
5. Program Income received by:		Grantee (Column A)	Subrecipient (Column B)
a. Revolving Funds			
b. Other (Identify below. If more space is needed use an attachment)			
Program Year 2010 Program Income		\$10,436,242	\$5,042,224
c. Total Program Income (Sum of columns a and b)			\$15,478,466
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)			
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6)		\$151,237,176	
<b>Part II: Summary of CDBG Expenditures</b>			
8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A		\$68,768,871	
9. Total expended for Planning & Administration, form HUD-4949.2		\$11,466,095	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)		\$57,302,776	
11. CDBG funds used for section 108 principal & interest payments		\$314,238	
12. Total expenditures (line 8 plus line 11)		\$69,083,109	
13. Unexpended balance (line 7 minus line 12)		\$82,154,067	
<b>Part III: Low/Mod Benefit This Reporting Period</b>			
14. Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A		\$23,987,359	
15. Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A		\$33,309,598	
16. Total (line 14 plus line 15)		\$57,296,957	
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		99.99%	
This form may be reproduced on local office copiers previous editions are obsolete. Retain this record for 3 years		Page ( 1 ) of ( 2 )	form HUD-4949.3(06/24/93) ref Handbook 6510.2

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications (Complete only if certification period includes prior years)</b>	
Program years (PY) covered in certification	PY
18. Cumulative net expenditures subject to program benefit calculation	N/A
19. Cumulative expenditures benefiting low/mod persons	N/A
<b>Part V: For Public Service (PS) Activities Only: Public Service Cap Calculation</b>	
21. Total PS expenditures from column h, form HUD-4949.2A	\$10,844,444
22. Total PS unliquidated obligations from column r, form HUD-4949.2A	\$1,974,800
23. Sum of line 21 and line 22	\$12,819,244
24. Total PS unliquidated obligations reported at the end of the previous reporting period	\$2,464,031
25. Net obligations for public services (line 23 minus line 24)	\$10,355,213
26. Amount of Program Income received in the preceding program year	\$18,207,822
27. Entitlement Grant Amount (from line 2)	\$55,325,903
28. Sum of line 26 and line 27	\$73,533,725
29. Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.08%
<b>Part VI: Planning and Program Administration Cap Calculation</b>	
30. Amount subject to planning & administrative cap (grant amount from line 2 plus line 5c)	\$70,804,369
31. Amount expended for Planning & Administration (from line 9 above)	\$11,466,095
32. Percent funds expended (line 31 divided by line 30)	16.19%
<p>Page ( 2 ) of ( 2 )</p> <p style="text-align: right;">form HUD-4949.3 (06/24/93) ref Handbook 6510.2</p>	



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## CERTIFICATIONS

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During Year 36 the City made no changes in its program objectives and implemented projects and programs included in the *Year 36 Consolidated Plan*.

The City of Philadelphia pursued all resources identified in the *Year 36 Consolidated Plan* including CDBG, HOME, ESG, HOPWA, State DCED and its own Housing Trust Fund to carry out the programs and projects planned.

The City of Philadelphia supported the efforts made by departments, delegate agencies, nonprofit and for profit entities in their applications for funding to state and federal entities and provided certifications of consistency with the *Consolidated Plan* as appropriate. These certifications included Section 202 and Section 811 projects, McKinney Continuum of Care Projects and PHA Initiatives.

The City of Philadelphia has taken no action or willful inaction to hinder the implementation of the *Year 36 Consolidated Plan*.

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