



## CITY OF PHILADELPHIA

September 11, 2020

Re: City and PHA actions designed to address the goals of the JDT Camp and Camp Teddy

Summarized below are City and PHA actions designed to address the goals of the two Housing Now Protest camps, JDT and Camp Teddy. While there were other demands by the protesters,<sup>1</sup> through the negotiations the demands below appeared to be those that were both related to the people who are unsheltered in the City and the most pressing and urgent for organizers, leaders and residents of the two camps. We have condensed and paraphrased what the City believes the goals of the protest are as expressed through nearly three months of discussions, meetings, emails and other communications. We also condensed and summarized the actions that PHA and the City will engage in to respond to the concerns raised by the protestors.

**Protest Goal: Make vacant houses available for unhoused people.**

**PHA Action: PHA is making up to 300 vacant properties available for acquisition by nonprofits, including community land trusts, through an innovative new Community Choice Registration Program (CCRP).**

- In summary, CCRP allows Neighborhood Based Non-Profit Corporations, including Community Land Trusts, to redevelop former public housing scattered site properties for affordable rental and homeownership housing.
- Originally planned for September 1, 2020, PHA will publish in the near future the first list of 62 property addresses that will be available through the CCRP. PHA has paused the publication of the list since the encampment leaders said they would put squatters in those units. PHA plans to regularly publish additional property addresses until as many as 300 vacant properties have been available through the CCRP.
- The transfer requires a deed restriction approved by HUD. It is anticipated that this transfer/deed restriction process should not take long because the CCRP is for affordable housing.

**City Action: Philadelphians can apply to build or rehab a property for owner-occupied affordable housing using City-owned inventory.**

- Philadelphia Housing Development Corporation (PHDC), on behalf of the Land Bank, Redevelopment Authority and the City, manages the publicly owned land inventory. This inventory includes vacant lots and a minimal amount of structures.
- Individuals can apply immediately provided that they meet all requirements of the program and application process.

<sup>1</sup> For example, some of the protestors appeared to request that the City of Philadelphia disband or disarm the police.

- Proof of project financing and capacity to complete the construction work is required in the application process. Interested residents can visit [phdcphila.org/land/buy-land/propose-affordable-housing-project/](http://phdcphila.org/land/buy-land/propose-affordable-housing-project/) to learn more, and proposals can be submitted to PHDC.

**Protest Goal: Establish a Community Land Trust to ensure permanent housing affordability to people who are unhoused and with the lowest incomes.**

**City Action: The City is willing to work with members of the Philadelphia Housing Action – and others - on establishing a Community Land Trust or Trusts in Philadelphia.**

- In addition, the acquisition of publicly owned properties for acquisition and development as affordable housing by nonprofits including Community Land Trusts is described above for both PHA and the City, respectively.

**Protest Goal: Reform PHA Police and hold them accountable.**

**PHA Action: PHA agrees to participate in the City’s police reform initiative.**

- Police reform initiatives include improving police departments’ accountability, deployment, and review responses to recent events.

**Protest Goal: Establish a moratorium on sale of PHA properties.**

**PHA Action: PHA agrees to institute a property sale moratorium on new fair market value property sales via auction, brokers or direct sales until completion of an independent study, not to exceed 9 months.**

- During the moratorium, PHA offers to work collaboratively with organizers to develop a mutually agreed upon scope and complete the study.
- The Property Sale Moratorium would not include properties that are:
  - Pending sale, included in development agreements, or subject to other commitments already in progress which, if delayed or cancelled could result in litigation;
  - To be used for deed restricted affordable housing purposes (serving households with incomes of 80 percent of AMI or below);
  - Required to meet grant or other funding requirements; and/or
  - Requested under the Community Choice Registration Program.

**Protest Goal: Address community concerns about PHA scattered site units.**

**PHA Action: PHA intends to designate a Scattered Site Ombudsman to serve as primary point of contact for inquiries or complaints regarding vacant PHA owned units and to administer the CCRP.**

**Protest Goal: Allow Occupy PHA squatters to remain in PHA units they are occupying.**

**PHA Action: Once PHA is made aware of the list of addresses of those units, they will work with the City and the families to find permanent housing solutions.**

**City Action: The Office of Homeless Services has agreed to provide services to those individuals, including security deposits and rental assistance for up to one year, if needed.**

**Protest Goal: Give residents of the encampments permanent housing.**

**City Action: The City agrees to make available between 900-1400 long-term housing opportunities for people experiencing homelessness largely but not exclusively with the CARES ESG funding.**

- This includes, but is not limited to:
  - Street to Home Rapid Rehousing Pilot;
  - Tiny Houses Village;
  - Shared Housing;
  - Single Room Occupancy;
  - Shallow Rent; and/or
  - Project-Based and Family Rapid Rehousing.
- “RFP”s (Requests for Proposals) dedicating approximately \$10M in federal CARES ESG funds are available through 12/31/20 at [philadelphiaofficeofhomelesservices.org/about-us/contracting-opportunities/](https://philadelphiaofficeofhomelesservices.org/about-us/contracting-opportunities/).

**Protest Goal: Open more COVID prevention (hotel) space.**

**City Action: The City has opened 2 COVID prevention sites offering a total of 260 beds.**

- They are federally funded and in accordance with federal guidelines, which the City cannot change, these beds are to be made available only to those who are at highest risk for serious illness should they contract COVID-19. This prioritizes people over the age of 65 and those with chronic underlying health conditions identified by the CDC.
- 40 people from the camps have been admitted to date.

**Protest Goal: Make homeless services safe, accessible and participant friendly.**

**City Action: OHS is committed to ensuring that shelters are COVID safe. From 3/12/20-8/21/20, 6500+ participants were sheltered with only 120 known positive cases.**

**Homeless services are an extensive network of nonprofit providers. The City welcomes and listens to participant feedback.**

- OHS works closely with the Philadelphia Department of Public Health for guidance on current protocols for COVID safety: Screening entrants, providing bed barriers, de-densifying beds, grab and go meals, social distancing, frequent hand-washing and mandatory masks.
- OHS offers a Participant Call Line at 215-686-4700 available 24 hours a day for any homeless system complaints or concerns. Every call is investigated and tracked and can be made anonymously.
- OHS invites camp organizers, leaders and participants to run for seats on the Roadmap to Homes Board when they become available later this year.

**Protest Goals: Provide a sanctioned encampment.**

**City Action: The City will consider establishing a temporary sanctioned encampment at another site.**

- Any “temporary sanctioned encampment” must have the support of nearby neighbors and the district councilmember for that use. Camp organizers would be responsible for providing a clear plan for community engagement, security, governance, public safety and other relevant management issues to establish a new sanctioned camp.

**Additional City Actions:**

**The City is committed to continued collaboration with Philadelphia Housing Action** on vacant property, homeless and treatment system reforms and the expansion of available permanent housing.

**The City has offered connections to a range of homeless services that provide a pathway to long-term housing. To date, 142 people have accepted services.** Additionally 25 people have enrolled in the new “Street to Home Rapid Rehousing Pilot.” The City has continued to engage in outreach to the protest camps and will continue outreach efforts making services available to those who choose.