



# CITY OF PHILADELPHIA HOME-ARP DRAFT ALLOCATION PLAN EXECUTIVE SUMMARY 3/31/22

## Introduction

The Biden Harris Administration has provided homeless assistance systems with one-time funds to support an equitable recovery from the COVID pandemic through a new program created by the American Rescue Plan (ARP) called HOME-ARP. [Click here for more information.](#)

Philadelphia will be receiving \$42,007,561 to provide long-term housing and services for those experiencing homelessness.

The City of Philadelphia is required to develop a local allocation plan tailored to meet the unique needs of the community within the parameters set by the legislation.

The Office of Homeless Services (OHS), which administers the City's homeless Continuum of Care together with the City's Division of Housing and Community Development (DHCD), has drafted this plan using extensive community input, consultation with a range of organizations, need and gaps data from both the homeless assistance system and the local housing market to identify priority activities, priority qualifying populations and the planned allocation of HOME-ARP resources.

**This DRAFT HOME-ARP ALLOCATION PLAN is available for public comment starting April 8, 2022. All comments will be recorded and submitted to HUD as part of the plan. In addition, OHS is holding a community meeting on Wednesday, April 20 at 2:00 p.m. via [ZOOM](#) to brief the community on the contents of this draft plan and how to submit comments. This meeting will be recorded, disseminated, and made available on the OHS and DHCD websites. Public comment will close on April 29, 2022.**

## Consultation Process

OHS went far beyond the required community input process by getting input from over 1000 people before developing the draft plan: 1) consultation with more than forty agencies and service providers via survey, focus group, phone interviews and online meetings; and 2) a survey in English and Spanish with 863 responses, 25% of which were from people with lived experience; 3) community meetings, trainings, and input sessions through the Roadmap to Homes Board and community.

Through this consultation and input process, the community ranked the HOME-ARP qualifying populations in the following order:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) ("McKinney-Vento").
2. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
3. Part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability.
4. At risk of homelessness, as defined in section 401 of McKinney-Vento.
5. Veterans and families that include a veteran family member that meet the criteria in one of the above



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Given that Philadelphia achieved a virtual end to veteran homelessness in 2015 which has largely been sustained, it is not surprising that this population was ranked as a lower priority. Similarly, given the level of effort and funding currently devoted to eviction prevention, it is not surprising that at risk of homelessness was also a lower priority than literal homelessness.

The community consultation and input process also prioritized the HOME-ARP allowable activities in the following order:

1. Acquisition and development of affordable housing
2. Time-limited tenant-based rental assistance
3. Provision of supportive services for HOME-ARP funded activities; and
4. Acquisition and development of non-congregate shelter units

## Needs Assessment and Gaps Analysis

In addition to consultation with the community described above, OHS looked at needs and gaps within the existing homeless assistance system and housing market. The following chart shows the current inventory and gaps within the homeless assistance system.

Year	Project type(s)	Current Inventory						Homeless Population						Gaps Analysis					
		Family		Adult Only		Youth		Family		Adult Only		Youth		Family		Adult Only		Youth	
		Family Beds	Family Units	Adult Only Beds	Adult Only Units	Youth Only Beds	Youth Only Units	HH w/ Children (# of persons)	HH w/ Children	HH w/out Children (# of persons)	HH w/out Children	HH w/out Children (# of persons)	HH w/ Children	# of beds	# of units	# of beds	# of units	# of beds	# of units
2021	Permanent Supportive Housing	2,175	634	3,166	3,166	45													
2021	Rapid Rehousing	945	301	434	434	99													
2021	Other Permanent Housing	0	0	6	6	0													
2021	Emergency Shelter	1,234	455	2,150		60	1,004	320	1,708	1,701	84	51							
2021	Safe Haven	0	0	247		10	0	0	209	199	14	0							
2021	Transitional Housing	626	211	435	435	154	427	154	251	248	34	74							
2021	Unsheltered						0	0	700	693	31	0							
2021	Chronic Homeless												63	19	870	870	0		
2021	Non-Chronic Homeless												1,368	455	1,998	1,971	163		
	<b>Total</b>						<b>1,431</b>	<b>474</b>	<b>2,868</b>	<b>2,841</b>	<b>163</b>								

Sources: 1. Point in time Count (PIT); 2. CoC Housing Inventory Count (HIC); 3. Consultation

The current estimated need as of March 2, 2022 within Philadelphia’s homeless services system is 475 long-term deeply affordable units for families and 2,841 long-term deeply affordable units for adult only households. Ideally, 25% of these units will be ADA compliant with a minimum of 10% accessible to those with physical disabilities.

## Prioritized Qualifying Populations

Based on the consultation, needs assessment and gaps analysis the City of Philadelphia draft HOME-ARP plan proposes to serve the following qualifying populations in order of priority based on need:

- 1) Homeless as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)).



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Categories	Current Number of Families (as of 3/2/22)	Current Number of Single Adults (as of 3/2/22)
Homeless	875	5,929

2) Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Categories	Current Number of Families (as of 3/2/22)	Current Number of Single Adults (as of 3/2/22)
Fleeing, or attempting to flee, domestic violence	461	218

The City of Philadelphia will distribute HOME ARP funds in accordance with its priority needs.

Within the prioritized qualified populations, the following sub-populations will be served:

- People experiencing chronic homelessness
- Older adults (65+)
- Medically fragile people
- Survivors fleeing domestic violence, dating violence, sexual assault, human trafficking, or stalking
- Families with children
- Returning citizens
- Youth and Young Adults (age 18-24)
- People with severe mental illness
- People with physical disabilities
- People with substance use disorder
- Historically Marginalized Groups (Refugee, Latin(a)(o)(x), BiPOC)
- Veterans

### **Proposed Allocation of HOME-ARP Funding:**

Philadelphia will be receiving \$42,007,561 to provide long-term housing and services for those experiencing homelessness. The following chart shows the planned allocation of those resources based on the needs and gaps analysis, community consultation and is consistent with the Roadmap to Homes, the City’s Strategic Plan to make homelessness rare, brief, and nonrecurring.



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<b>Acquisition and Development of Affordable Rental Housing</b>	55%	\$23,107,561.00
<b>Tenant Based Rental Assistance (TBRA)</b>	12%	\$5,040,000.00
<b>Funding Amount Percent of the Grant Statutory Limit Supportive Services</b>	12%	\$5,040,000.00
<b>Acquisition and Development of Non-Congregate Shelters</b>	5%	\$2,100,000.00
Non-Profit Operating	3%	\$1,260,000.00
Non-Profit Capacity Building	3%	\$1,260,000.00
Administration and Planning	10%	\$4,200,000.00
<b>Total HOME ARP Allocation</b>	<b>100%</b>	<b>\$42,007,561.00</b>

## HOME-ARP Projected Estimates of Affordable Housing

The City of Philadelphia estimates 545 number of units to be created for the qualifying populations.

- 345 long-term housing units developed
- 200 tenant based rental assistance subsidies

In addition, the proposed funds allocated to supportive services will assist the prioritized qualifying populations in support of the activities outlined above with the primary focus being on long-term housing stabilization.

Proposed services could include:

- the establishment and operation of a childcare services program for families experiencing homelessness.
- the establishment and operation of an employment assistance program, including providing job training.
- the provision of outpatient health services, food, and case management.
- the provision of assistance in obtaining permanent housing, employment counseling, and nutritional counseling.
- the provision of outreach services, advocacy, life skills training, and housing search and counseling services.
- the provision of mental health services, trauma counseling, and victim services.
- the provision of assistance in obtaining other Federal, State, and local assistance available for residents of supportive housing (including mental health benefits, employment counseling, and medical assistance, but not including major medical equipment).
- the provision of legal services for purposes including requesting reconsiderations and appeals of veterans and public benefit claim denials and resolving outstanding warrants that interfere with an individual's ability to obtain and retain housing.
- the provision of—
  - transportation services that facilitate an individual's ability to obtain and maintain employment; and
  - health care; and
- other supportive services necessary to obtain and maintain housing.



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## **Philadelphia’s Priorities, Principles and Values**

The City of Philadelphia will implement the HOME-ARP funds through the priorities, principles and values of the [Roadmap to Homes Strategic Plan](#).

Five priorities are:

- Expand Homeless Housing Resources.
- Coordinate Across and Integrate Systems.
- Implement Transparent and Inclusive Quality Improvement Process.
- Communicate More Effectively.
- Connect People to Employment and Workforce Development.

The Principles are:

- Housing First – housing people quickly, without conditions or participation requirements
- Housing Focused – services focused on moving to and maintaining permanent housing
- Prioritization – assistance prioritized based on vulnerability and severity of service needs
- Person-Centered – a dignified, safe, trauma-informed approach allowing participant choice

Based on the 2021 revisions to the CoC values, the CoC Board made the commitment to centering racial equity in programmatic and policy actions. The values of the system are:

1. Equitable - ensure that our system policies, processes, and programs are impartial, fair, and equal for all. If any policies, processes, and programs are found to be inequitable, we will ensure to identify, reduce, and eliminate the barriers to achieve the best possible outcomes and fulfill our mission.
2. Accessible - ensure that all people have equal access to the resources they need to prevent or resolve their homelessness, no matter their age, ancestry, national origin, ethnicity, disability, marital status, domestic violence status, family composition, gender identity, sexual orientation, or source of income.
3. Trauma-informed
4. Data-driven
5. Flexible
6. Efficient
7. Transparent

Finally, synthesizing the priority activities and populations, OHS developed a hypothetical list of potential projects to help the community envision a potential mix of investments, who they might help and how many units might be created. Those charts follow as examples of what might be done. Please note that the real funding decisions will be made through submissions to an RFP process assessed through blind review.



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## Examples of the Range of Activities Our Community Could Undertake

Short Term Projects (0 - 24 Months)				
Category Type	Household Type	# of Units	# of Beds	Projected Cost
Capital Investment (Renovations & Acquisition)	Studio & 2 Bdrm Configurations - Single/Couples (Youth and Elderly)	12	12	\$333,000.00
	Transitional Housing for conversion to Supportive Affordable Housing			
	Singles with MH and Large Families	4	16	\$400,000.00
	Small HH with Children/ Parenting Youth	6	15	\$1,040,882.00
Supportive Services	HH with School Aged Children			\$321,244.00
	HH w/ Children HH w/o Children			\$2,000,000.00
<b>Subtotal of Short Term Projects</b>		<b>22</b>	<b>43</b>	<b>\$4,095,126.00</b>
Medium Term Projects (24 - 48 Months)				
Category Type	Household Type	# of Units	# of Beds	Projected Cost
Acquire Vacant/Blighted property and Convert to Affordable Housing	Small Families/ Parenting Youth	6	15	\$471,000.00
	Small Families/ Parenting Youth	10	30	\$1,800,000.00
Capital Investment (Renovations & Acquisition)	Scenario 3. Total 63, 1 Bedroom Units. 43, 1 Bedroom Units; 20, ADA 1 Bedroom Units.	63	63	\$3,000,000.00
	10 - 12 Studios (400-500 sq. ft.) for Youth aging out of Foster Care	12	12	\$2,500,000.00
	3/4/5 Bdrm (Couples/Youth Aging out of Foster Care)	21	70	\$3,642,475.00
	1/2 Bdrm Units (Marginalized populations - Singles/Small Families/5 ADA Units)	50	150	\$2,800,000.00
Transitional Housing for conversion to Permanent Supportive Housing	2 & 3 Bdrm Configurations Small Families	30	TBD	\$5,000,000.00
Supportive Services	HH w/ Children HH w/o Children			\$1,095,638.00
<b>Subtotal of Medium Term Projects</b>		<b>192</b>	<b>340</b>	<b>\$20,309,113.00</b>
Long Term Projects (48 - 72 Months)				
Category Type	Household Type	# of Units	# of Beds	Projected Cost
Acquire Vacant/Blighted property and Convert to Affordable Housing	Small Families/ Parenting Youth	6	15	\$471,000.00
	Capital Investment (Renovations & Acquisition)			
	Studio & 2 Bdrm Configurations - Single/Couples (Youth and Elderly)	12	12	\$333,000.00
	3/4/5 Bdrm (Couples/Youth Aging out of Foster Care)	19	68	\$3,688,643.00
	1/2 Bdrm Units (Marginalized populations - Singles/Small Families/5 ADA Units)	50	160	\$2,800,000.00
Transitional Housing for conversion to Permanent Supportive Housing	2 & 3 Bdrm Configurations - Single/Couples (Aging Singles and Youth)	50	150	\$2,000,000.00
Supportive Services	HH with School Aged Children			\$244,000.00
	HH w/ Children HH w/o Children			\$1,339,118.00
<b>Subtotal of Long Term Projects</b>		<b>137</b>	<b>405</b>	<b>\$10,875,761.00</b>
<b>Total of Units/Beds</b>			<b>351</b>	<b>788</b>





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**Public Comment**

Do you have thoughts or ideas related to the range of activities our community could undertake? Please add your comment [here](#).

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