Presentation Overview

This presentation will cover the following plan elements:

- Core Value & Plan Outline
- Overall Progress To Date
- 10-year Target Review
- Drafting the Housing Action Plan
- Schedule
- Q&A
Consultant Team Progress Last 30 Days

- Continued to catalogue the city's housing strategies, interventions, implementation plans, and best practices.
- Completed research on best practices for Resources & Financing and AHRP/NOAH Working Committee.

Data Analysis

- Continued collaboration with City's Data Committee.
- Finalized 10-Year Housing Needs/Projections.

Task Force/Working Groups

- Reviewed all (7) Task Force/Working Committee Recommendations.
- Met with (4) Chairs to Review Reports [Total of 101 Recommendations].
- Facilitated (4) monthly meetings with (7) Task Force/Working Group Chairs to review top recommendations and discuss emerging themes for HAP [2 Total].

External Stakeholder Engagement

Briefings as follows:
- 1 Assessment of Fair Housing Briefing
- 1 Housing Advisory Board Briefings [3 Total as of 9/5/18]

Housing Action Plan

Completed:
- 2 versions of Draft Plan

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10-Year Targets

Housing Advisory Board, 9/5/2018
Vincent Reina, Arthur Acolin & Claudia Elzey

PennPraxis
1. METHOD

Task: set housing goals for the HAP

Step 2 – Determine preservation and replacement needs based on severe cost burden, substandard housing conditions, and affordable housing at risk of subsidy expiration

- Severe cost burdened, Census Bureau: 83,000 renters and 42,000 owners
- Office of Property Assessment: 25,000 units below average condition, plus 1,000 additional units/year
- Affordable Rental Housing Preservation Committee: 14,500 units at risk of subsidy expiration

1. METHOD

Task: set housing goals for the HAP

Step 3 – Adjust preservation targets based on current levels of service + reasonable increases in service

- BSRP and AMP programs: 24,000 affordable units would receive basic system repairs or adaptive modifications at current service rates
- Homestead, LOOP, and HPLP programs: 5,500 workforce units would receive repairs or tax relief at current service rates
2. TARGETS

Ownership Units

<table>
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<tr>
<th>GROUP</th>
<th>AMI</th>
<th>INCOME</th>
<th>PRESERVED UNITS</th>
<th>&quot;NEW&quot; UNITS</th>
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<tbody>
<tr>
<td>Homeless</td>
<td>&lt;50%</td>
<td>$0-25k</td>
<td>20,000</td>
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<tr>
<td>Affordable</td>
<td>30-50%</td>
<td>$25-42k</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>50-80%</td>
<td>$42-67k</td>
<td>2,000</td>
<td>6,000</td>
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<tr>
<td>Workforce</td>
<td>80-120%</td>
<td>$67-100k</td>
<td>5,500</td>
<td>4,000</td>
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<tr>
<td>Market-Rate</td>
<td>&gt;120%</td>
<td>$100k+</td>
<td>7,500</td>
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<tr>
<td>TOTAL</td>
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<td>29,500</td>
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Rental Units

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<tr>
<th>GROUP</th>
<th>AMI</th>
<th>INCOME</th>
<th>PRESERVED UNITS</th>
<th>&quot;NEW&quot; UNITS</th>
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<tbody>
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<td>Homeless</td>
<td>&lt;30%</td>
<td>$0-25k</td>
<td>18,000</td>
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<tr>
<td>Affordable</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>34,000</td>
<td>19,000</td>
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Task Force/Working Committee Engagement Process

Task: Monthly Meetings with Task Force/Working Committee Chairs

1: Leverage Work of Seven Committees

2: Identify & Address Any Overlaps Between Recommendations

3: Ensure Strategies and Recommendations are Aligned To Meet City's 10 Year Housing Targets

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Example: Eviction Task Force

**10-Year Target**
Preserve 30,000 units in affordable and
affordable.

**Capacity**
- Expand the existing housing counseling network, Tenant Help Center, and Tenant-Owner Help Desk.
- Collaborate with landlords to support building for rent stabilization measures.
- Train individuals and staff to address the needs of special populations.
- Expand the Court Navigator program.
- Train judges and fictional court staff in empathy/sensitiveness.

**Programs**
- Develop a landlord education training program.
- Identify enhanced tenant protections.

**Data**
- Develop a landlord education monitoring database.
- Identify enhanced tenant protections.

**Regulations**
- Rent control/tenant eviction legislation.
- Create a new policy for standards.
- Affordable housing opportunities.
- Develop new structures for rental assistance.
- Prevents bankruptcy and nonpayment

**Financing**
- No recommendations.

*These positions and guidelines may change across the lifecycle of the housing needs and strategies for long-term sustainability.*
EMERGING THEMES & PRELIMINARY RECOMMENDATIONS

Providing Pathways to Homeownership, Wealth Building & Strong Diverse Communities
- Establish a Closing Cost & Down Payment Loan Fund
- Provide Homeowner Education & Counseling
- Waive First Time Homebuyer Transfer Realty Tax
- Maintain Affordability of Homes Upon Title Transfer

Encouraging Equitable Economic Growth without Displacement
- Increase local funding for HTF
- Create a mechanism to capture the value of up-zoning or density increases
- Targeted Home Buying Incentives
- Increase Tangled Title Program
- Utilize publicly held land for affordable housing

EMERGING THEMES & PRELIMINARY RECOMMENDATIONS

Enabling Efficient, Cost Effective & Innovative Development
- Fully-fund & Implement eClipse within 12 months
- Negotiate a PLA with an affordable housing rate
- Further investigate the use of modular and other cost saving technologies
- Institute mechanism to track entitlement process in real-time
- Explore use of third-party code review
- Increase access to programs through efficient transparent systems

LISC PennPraxis
Schedule

May 2018 – August 2018

• Initial Goals Established
• Best Practice Review and Research
• Task Force/Stakeholder Groups Develop Priority Recommendations
• Housing Plan Team Meetings with Task Force/Working Group Chairs
• Housing Advisory Board Review (June & August)

September 2018

• Housing Advisory Board Review
• Draft Plan Complete
• Stakeholder, HAB and City Council Briefings
• Goals Finalized

October 2018

• Housing Advisory Board Review
• Final Plan Complete
• Implementation

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Q&A