



Philadelphia Housing Action Plan Overview

Philadelphia LISC
Briefing For:
Housing Advisory Board
September 5, 2018



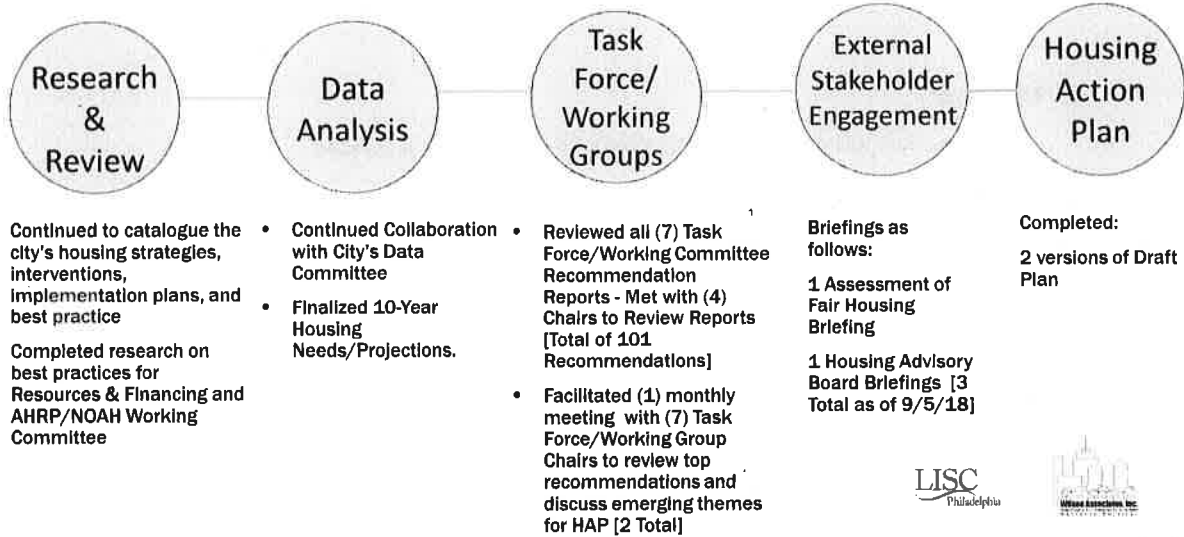
Presentation Overview

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



10-Year Targets

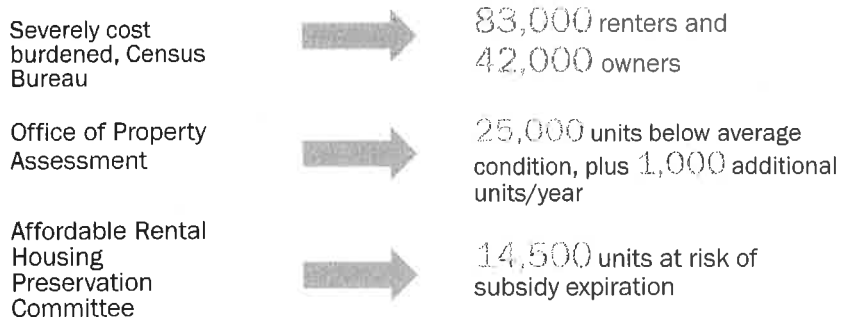
Housing Advisory Board, 9/5/2018
 Vincent Reina, Arthur Acolin & Claudia Elzey



1. METHOD

Task: set housing goals for the HAP

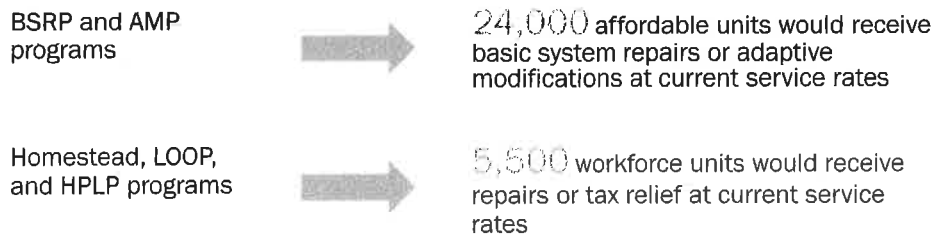
Step 2 - Determine preservation and replacement needs based on severe cost burden, substandard housing conditions, and affordable housing at risk of subsidy expiration



1. METHOD

Task: set housing goals for the HAP

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



2. TARGETS

Ownership Units

GROUP	AMI	INCOME	PRESERVED UNITS	'NEW' UNITS
Homeless				
Affordable	<30%	\$0-25k	20,000	
	30-50%	\$25-42k	2,000	
	50-80%	\$42-67k	2,000	6,000
Workforce	80-120%	\$67-100k	5,500	4,000
Market-Rate	>120%	\$100k+		7,500
TOTAL			29,500	17,500



2. TARGETS

Rental Units

GROUP	AMI	INCOME	PRESERVED UNITS	'NEW' UNITS
Homeless				2,500
Affordable	<30%	\$0-25k	18,000	1,400
	30-50%	\$25-42k	6,000	4,200
	50-80%	\$42-67k	10,000	1,400
Workforce	80-120%	\$67-100k		2,000
Market-Rate	>120%	\$100k+		7,500
TOTAL			34,000	19,000



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

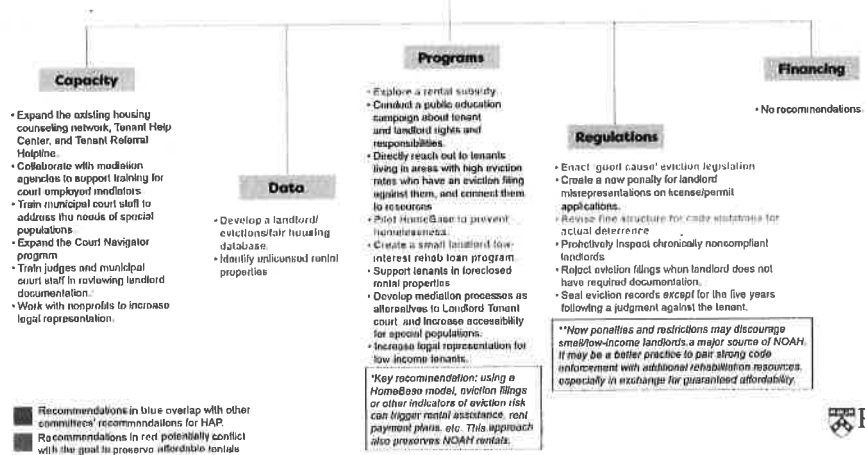
3: Ensure Strategies and Recommendations are Aligned To Meet City's 10 Year Housing Targets

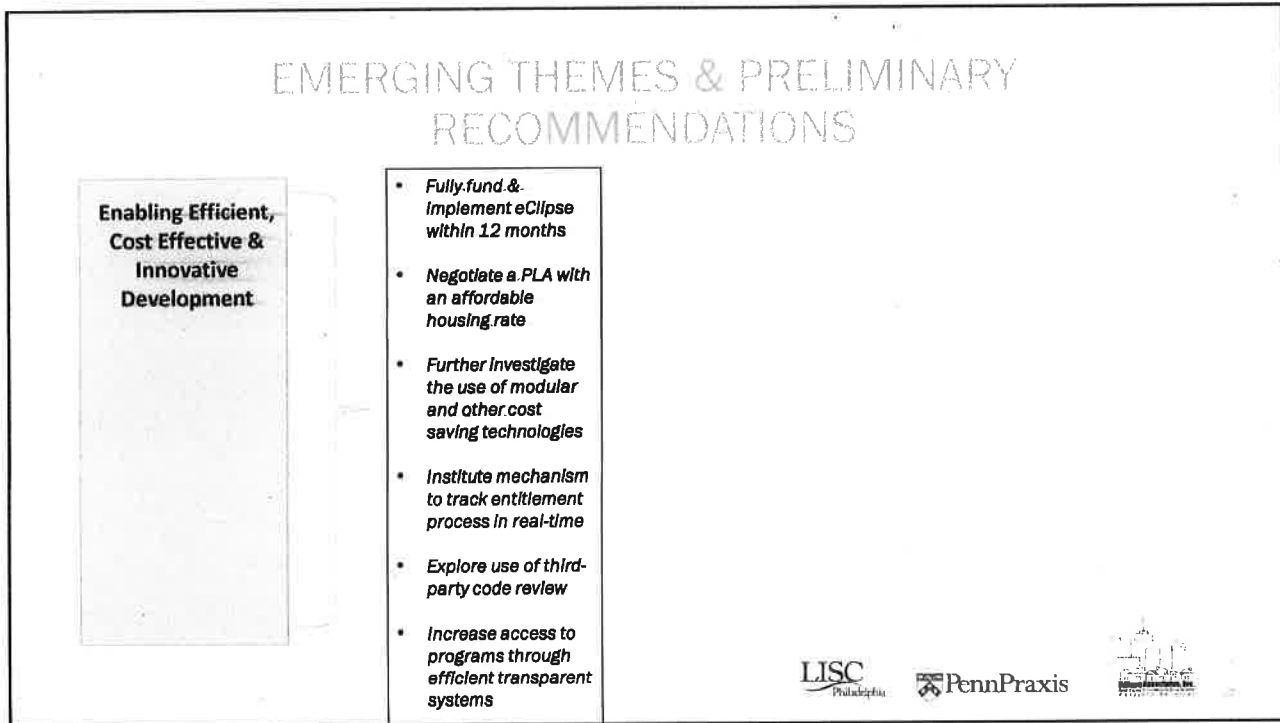
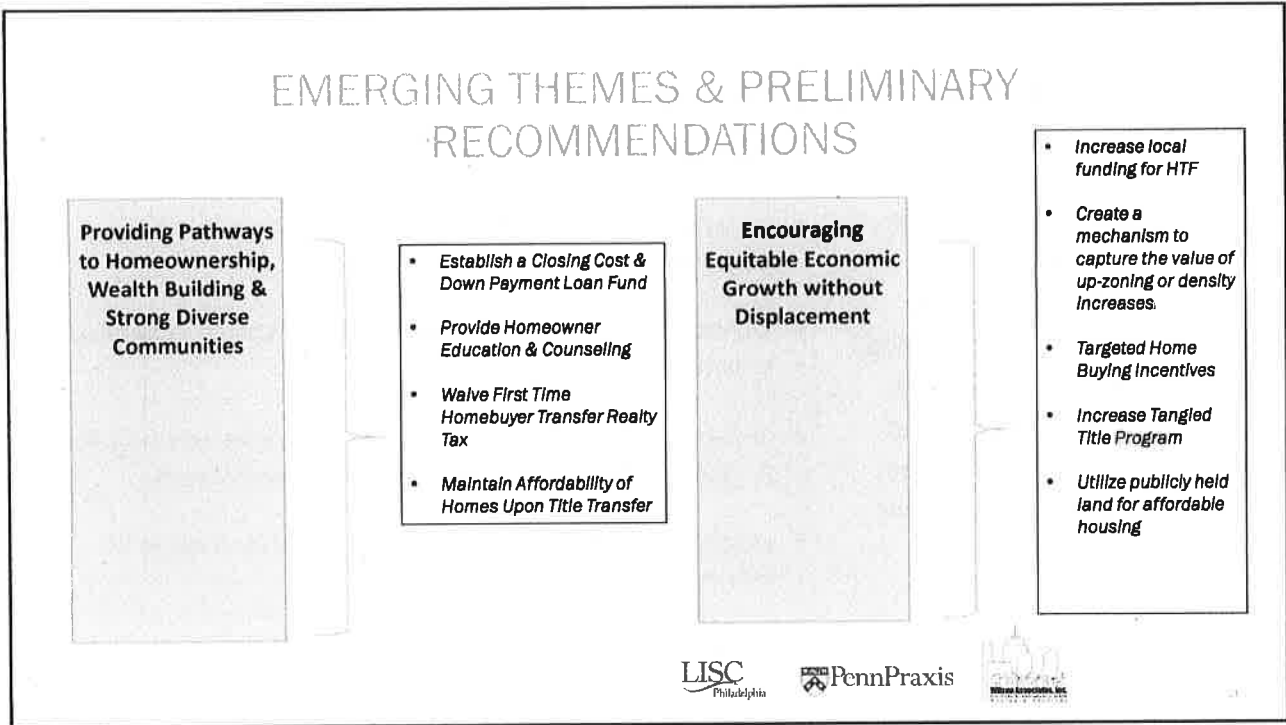


Task Force/Working Committee Engagement Process

Example: Eviction Task Force

10-Year Target
Preserve 30,000 units as habitable and affordable.





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



Q&A

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