



**Department of Planning and Development
Division of Housing and Community Development**

**Request for Proposals (RFP)
Non-LIHTC Affordable Rental and Preservation Housing Projects**

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**Division of Housing and Community Development
REQUEST FOR PROPOSALS – September 2025**

**HOME-ARP and Non-LIHTC Affordable Rental Production and
Preservation Housing Projects**

The Division of Housing and Community Development (DHCD) is soliciting proposals to finance the production or preservation of affordable housing using funding from HOME (federal), HOME-ARP (federal), HTF (city), H.O.M.E. Bond (city), and other sources as designated by DHCD and Philadelphia Housing Development Corporation (PHDC). This Request for Proposals (RFP) is designed to provide financing for the development, rehabilitation, and preservation of projects that will NOT seek Four Percent or Nine Percent Low Income Housing Tax Credits (LIHTC) from the Pennsylvania Housing Finance Agency (PHFA). Proposals for HOME-ARP eligible projects and non-LIHTC projects can be submitted in response to this RFP. More information on HOME-ARP eligibility can be found here (<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>).

DHCD reserves the right to fund projects using any funding source it determines is eligible to fund the project. See [Appendix A](#) for more information on funding source requirements.

Proposals received in response to this RFP will be reviewed by an interagency group, which may include representatives from the following agencies/offices: DHCD, PHDC, the Commerce Department, the Office of Homeless Services, and the Philadelphia City Planning Commission. Proposals submitted to the RFP should be generally consistent with the Rental Selection Criteria within the City's [Proposed Annual Action Plan Federal Fiscal Year 2025-2026](#) (Appendix pp. 183-191 starting on page 193 of the PDF), which is available at <https://www.phila.gov/documents/five-year-consolidated-plan-annual-action-plans-and-reports/>

Development Preferences

In 2016, the City and PHA completed an Assessment of Fair Housing (AFH). This AFH includes detailed data analysis and comprehensive resident input used to identify a range of barriers to fair housing and access to opportunity. The City, PHA, and a diverse set of stakeholders worked together to create goals and strategies to overcome these barriers. Goals/Priorities begin on page 317 of the AFH - <https://www.phila.gov/media/20190502115754/afh-2016-for-web.pdf>.

In 2023, the City released a HOME-ARP Allocation Plan. The plan was developed through collaboration with the Office of Homeless Services (OHS), the Division of Housing and Community Development (DHCD), and the public. The full plan can be viewed here - <https://www.phila.gov/media/20230920142852/HOME-ARP-Allocation-Plan-Final-202309.pdf>

The City has established preferences for certain types of development projects to advance the AFH strategies and the HOME-ARP Plan. These preferences cover populations served as well as project or location attributes. Applicants are encouraged to submit projects that fall into multiple preferences.

Populations Served

- **Qualifying Populations (QPs) under HOME-ARP-** The QPs to be served with HOME-ARP funding are:
 - 1) People experiencing homelessness, defined in 24 CFR 91.5 Homeless (1), (2), or (3);
 - 2) People at risk of homelessness, defined in 24 CFR 91.5;
 - 3) People who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking (referred to as domestic violence/sexual assault/trafficking), and
 - 4) Other populations who do not qualify under any of the other three populations but meet one of the following criteria: 1. Other families requiring services or housing assistance to prevent homelessness, or 2. Those at greatest risk of housing instability.

In accordance with the HUD-approved HOME-ARP Plan for Philadelphia, all referrals for HOME-ARP units will be made by the Office of Homeless Services Supportive Housing Clearinghouse.

- **Homeless and Special Needs Projects** – Developments that provide permanent supportive housing for those individuals and families that meet HUD’s definition of homeless (see Appendix B – Definitions). Depending on HUD funding constraints, preference may be given to those projects seeking to serve a specific subpopulation – generally, this refers to households that meet the HUD definition of chronically homeless. Developers are encouraged to provide or arrange for supportive services for all participants necessary to maintain their housing and live independently.
- **Very Low-Income Occupancy** – Developments providing units serving populations less than 30% of AMI.

To meet the definition of “At risk of Homelessness” under HOME-ARP, an individual or family must have an annual income below 30% of AMI.

- **Senior Occupancy 62+ with Services** – Developments must provide a range of services and access to amenities to promote independent living for seniors.
- **Large Families** – Developments providing units with three or more bedrooms for large families.
- **Returning Citizens** – Developments that set-aside units for individuals who were previously incarcerated.
- **Veterans** - Developments that set-aside units for individuals who served in the active military, naval, or air service, and were discharged or released under conditions other than dishonorable, and their families.

Project or Location Attributes

- **Permanent Affordability** – Developments that commit to a minimum of 99 years of affordability.
- **Affordable Preservation** – Developments that propose to extend the long-term affordability and habitability of a development and/or to prevent the likelihood of conversion to market-rate housing.
- **Permanent Supportive Housing** – Permanent Supportive Housing for Persons with Disabilities is long-term, community-based housing and has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent Supportive Housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. In this type of housing, no more than 16 persons may be housed in one structure, or an explanation is required as to how local market conditions necessitate a program of the proposed size, and how “neighborhood integration” can be achieved for the program participants.
- **Non-Congregate Shelter (NCS)** – A non-congregate shelter provides private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement.
- **High Opportunity Areas (HOA)** – Currently defined as strong markets with access to a broad range of amenities, but have limited or no availability of affordable housing. Also includes areas experiencing a shift from a weak to a strong housing market with a loss of affordable housing units. The HOA Map and Census Block Groups can be found in Appendix C.
- **The City’s Place-Based Strategy Areas** – The following areas provide funding/leveraging opportunities: Sharswood Blumberg Choice, Yorktown-Harrison Choice, and Bartram Village Choice (See Place-Based Map in Appendix D)

General Program Requirements

Proposal Type

Applicants should select whether or not the proposal is for a full project that is HOME-ARP eligible, HOME-ARP eligible units mixed into a non-LIHTC project, or a non-LIHTC project that is not eligible for HOME-ARP on the Project Summary Form. More information on HOME-ARP eligibility can be found here (<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>).

Eligible Applicants

Applicants must be for-profit or nonprofit affordable housing developers or partnerships with an experienced affordable housing development team. There are certain funding sources that can only be used for projects that are developed by non-profit organizations.

Eligible Activities

The goal of the RFP is to identify multi-family development projects that will create high-quality, affordable rental and special needs housing opportunities for homeless populations, populations that are at-risk of homelessness, other QPs under HOME-ARP, and low- or moderate-income households.

Under this RFP, financing to fund hard costs will be available for eligible multi-family affordable housing projects. Both preservation projects (preserving existing affordable units) and production projects (creating new affordable units) are eligible. Applicants must identify the development type that best describes their project. While applicants may select more than one development category, this is uncommon.

- **Preservation (occupied):** Preservation projects involving the rehabilitation of existing affordable units.

Note: Preservation projects will only be eligible for HOME-ARP if the end use provides HOME-ARP rental units for QPs. Therefore, the existing population of a HOME-ARP-funded preservation project must meet one or more of the QP definitions.

- **New Construction:** Production projects involving the construction of new affordable units.
- **Rehab (unoccupied or vacant):** Production projects involving the rehabilitation of an existing property into new affordable units.

Please note that any development with an existing or future commitment of a Four Percent or Nine Percent tax credit award from PHFA is NOT eligible for financing under this RFP.

Design Consideration

The City is committed to developing and preserving high-quality affordable housing. Developers are

encouraged to incorporate affordable luxury features in their projects. Strategies may include:

Site, Building and Unit Design:

- High-quality fixtures and finishes
- Access to light and views, including operable windows for all sleeping areas
- Non-congregate rooms/units for individuals and families
- Public art and/or design elements that encourage child learning and/or intergenerational engagement

Location and Building Amenities:

- Proximity to public transit, parks, schools, and neighborhood-serving retail
- High-quality common areas including lobbies, courtyards, laundry rooms, fitness rooms, shared kitchens (if applicable), and community rooms

Sustainability/Energy Efficiency:

- Energy audits and modeling (EnergyWorks)
- Construction & Demolition Waste Recycling
- Certification or consistency under LEED, EnergyStar, Enterprise Green Communities, or other third-party rating system

Accessibility, Special Needs, and Visitability

All affordable rental housing projects must meet the following set-aside requirements:

- Physical disability - 10% of all units
- Hearing and Vision Disability - 4% of all units
- Homeless and special needs - 10% of all units

Projects exceeding these requirements will be given priority.

All referrals for homeless and special needs units must be made through the Office of Homeless Services Supportive Housing Clearinghouse. All units funded through HOME-ARP are considered to be homeless and special needs units. For projects not funded through HOME-ARP, at a minimum, 10% of units must be set aside for homeless or special needs individuals.

The City of Philadelphia ("City") supports the concept of "visitability" in accessible housing design and strongly encourages all developers to incorporate visitability design features. All new construction, rental, and special needs projects must include visitability design features. At a minimum, this includes (i) one no-step entrance located at either the front, side, back, or via the garage; (ii) doorways (including, without limitation, powder rooms and bathrooms) that are at least 32 inches wide; and (iii) hallways and other room entrances that are at least 36 inches wide.

Readiness to Proceed

Priority will be given to projects that are ready to go and, if awarded under this RFP, can be under construction by the end of 2026. Projects that do not have site control or a clear path to site control will

not be funded. The purpose of this RFP is not to develop a pipeline of projects that will need financing in the future. If the project does not have zoning approval, please describe where the project is in the zoning approval process and the timeline to complete the process.

Maximum Funding Request

Non-LIHTC development projects (projects that are not eligible for HOME-ARP) may apply for no more than **\$3 million** in total subsidies administered by DHCD. Priority will be given to projects leveraging approved commitments from other funding sources. Non-LIHTC proposals with requests greater than this limit will not be considered.

Projects that are eligible for HOME-ARP are not subject to the \$3 million limit. However, priority will be given to projects leveraging approved commitments from other funding sources.

Financial Feasibility/Leveraging

Priority will be given to projects that highly leverage the City's financing. Projects that leverage higher amounts will be ranked higher. Projects with substantial financing gaps with unrealistic plans to receive commitments in a reasonable timeframe will be ranked significantly lower.

Proposal Format

Proposal Submission Requirements

A complete proposal submission consists of the following completed components:

1. **Project Summary Form** submitted online. See the [Proposal Submission](#) section for additional details.
2. **Project Excel Workbook** (Exhibit A), submitted online via the Project Summary Form upload feature, which includes the following required tabs:
 - a. Project Summary Form
 - b. Capital Stack
 - c. Development Budget
 - d. Operating Proforma
 - e. Developer Project List
 - f. Development Timeline
3. **Proposal Narrative and Supporting Documents** submitted online via the Project Summary Form upload feature.
 - a. The proposal narrative and any supporting documents should be submitted as a single PDF.

Proposal Narrative

Proposal narratives **should be limited to twenty (20) pages of double-spaced text**, excluding the required forms and exhibits. Qualified applications must include the following sections, which should be clearly identified and submitted in the following order:

1. Project Summary

Provide a short summary of the project. This should be the same Project Summary provided on the Project Summary form (Exhibit A). Include the project name, developer, project location, number of units, number of accessible, special needs, and visitable units, total project costs, amount of subsidy requested, and additional information such as amenities and additional features. Applicants are encouraged to use the following template to develop the project summary:

The *[Project Name]* is being developed by *[Developer Name]*. The property is located at *[full address]* in the *[neighborhood]* neighborhood. The total development cost is *[\$XX,XXX,XXX]*, of which *[\$X,XXX,XXX]* is requested from DHCD.

The *[Project Name]* involves the *[new construction/preservation and rehabilitation]* of a *[number of stories]* story *[elevator/walk-up]* building located approximately *[square footage]* square feet. The Project will result in the *[production/preservation]* of *[total number of units]* rental units consisting of *[unit mix by size]*.

The Project will serve *[target population]*. Amenities include *[on-site management, laundry,*

community room, elevator, parking, bike storage, etc.]. The site is [walkable/proximate to public transportation, parks, schools, services, etc.].

The Project will include:

- [number] units accessible to persons with mobility impairments.
- [number] units accessible to persons with audio/visual impairments.
- [number / All] units will be visitable.
- [number] units set aside for referral through the City of Philadelphia's Supportive Housing Clearinghouse.

All units will be available to tenants with a household income at or below [*income restriction, e.g., 60% of Area Median Income*]. The Project [will / will not] receive an operating or rental subsidy. [*If yes, specify type: e.g., RAD vouchers from the Philadelphia Housing Authority*].

2. Project Description

Describe the physical aspects of the project and the scope of development activity being proposed. This should be the same Project Description provided on the Project Summary form (Exhibit A). Please see example project descriptions located in *Exhibit B – Project Description Guidelines*. Be sure to include information on the following items at a minimum:

- Development type (new construction, rehabilitation, preservation)
- Capital needs and how the planned rehabilitation will address those needs (preservation projects).
- Description of how the project incorporates any or all of the affordable luxury elements listed in the Design Consideration section.
- Site, Building, and Unit Design
 - Please provide renderings, site plans, and floor plans as supporting documents if available.
- Location and Building Amenities
- Street address, zip code, and council district of each property in the project
- Accessibility and visitability features
- Sustainability/Energy Efficiency elements

Describe the population that will be served by this development, and any services that will be provided to meet the needs of the population(s) served:

- HOME-ARP proposals should describe how the HOME-ARP units will be occupied by households that qualify as QPs under HOME-ARP. ([HOME-ARP Overview - HUD Exchange](#)).

NOTE: All referrals for HOME-ARP units must be made through the City's Office of Homeless Services Supportive Housing Clearinghouse and must be in accordance with the HUD-approved [HOME-ARP Plan for Philadelphia](#).

- If the project proposes to serve households with incomes less than 30% AMI, the applicant must explain any operating subsidies, rental reserves, rental assistance, etc., to be provided to make the project financially feasible.

- Describe the services to be offered to the residents and the funding sources for the services.

For Mixed-Use projects, describe plans for the commercial portion of the project and the market analysis undertaken to inform the commercial use.

3. Neighborhood Context and Location

Is the project consistent with any existing neighborhood plan? Does the project support past private or public investment in the community? Is the project part of a phased approach to housing and community development? Is the project a suitable strategic reuse of the site within the neighborhood? Please describe.

4. Community and Resident Engagement

For production projects (new construction and rehabilitation of vacant property), project sponsors must seek local community input within the past year for their plans and share their proposals with community-based organizations before responding to this RFP. Project sponsors must have conducted one community meeting with the community group(s) that represent the neighborhood where the project will be located. Please provide the date and a sign-in sheet from the meeting and summarize any comments received from the community. If a virtual meeting was held, please provide a copy of the notice and invitation to the meeting, a list of attendees, and all comments.

A community meeting is encouraged, but not required, for preservation projects. For preservation projects (rehabilitation of existing affordable units), applicants should describe any resident engagement around the rehabilitation project. Applicants should also provide a detailed relocation plan, including how relocation expenses will be funded (DHCD/PHDC funds cannot be used for relocation expenses).

5. Project Financials

Applicants must provide a but-for analysis demonstrating why the project cannot proceed without the requested DHCD funding. The analysis should clearly identify the financial gap and explain how the requested funds are necessary to make the development feasible.

Complete the Project Excel Workbook (Exhibit A), including the tabs listed below:

- The Capital Stack, which identifies the status of funding sources.
- The Development Budget, which identifies the total development cost and the sources and uses of funds.
- The Operating Pro-Forma, to provide operating costs and cash flow over 15 years.

Provide supporting evidence of all funding commitments received, and a list of pending applications with dates of submission and expected awards.

For housing developments where the replacement costs exceed the [PHDC Cost Containment Policy](#), the developer must utilize a competitive bidding process to procure and select a general contractor.

For purposes of calculating project costs, the cost of environmental remediation, remediation of subsurface conditions, demolition of structures, and meeting requirements of the Philadelphia Historical Commission may be excluded from the total calculation. The developer must provide documentation to PHDC for associated costs for review and approval by PHDC staff. Note: developments meeting the Passive House Requirements for energy efficiency can exceed the Cost Containment Policy by 10 percent.

6. Site Control

Provide a detailed description of the project's site control. Be sure to describe:

- Current ownership of each property.
- Current zoning, use, and occupancy status of each property.
- The applicable site control evidence, which may be a deed, letter from a City Agency or quasi-city agency (Public Property, Land Bank), or an agreement of sale.

Projects that already have site control will receive priority. If a project does not yet have site control, the applicant must describe the path to securing it, including an estimated timeline and an analysis of risks and proposed mitigations.

7. Development Team

Provide a short description of each member of the development team listed on the Project Summary Form and answer the question, "How does this project further the long-term mission or business plan for the members of the development team?"

Provide the number of affordable rental projects that the developer or sponsor have:

- 1) Completed;
- 2) Are currently under construction;
- 3) Are requesting under this RFP (each project must submit a separate RFP to be submitted for funding).

For the projects that have been completed within the last 5 years, provide additional details on the Developer Project List (Exhibit A).

8. Development Timeline

Provide a narrative for the development timeline provided on the Project Excel Workbook (Exhibit A). Be sure to identify risks and mitigants to project development, including pre-development activities, financing, entitlements (i.e., zoning & building permits), and construction

Responding to the RFP

Briefing Session

A pre-submission briefing session (non-mandatory) will be held on October 27, 2025, at 3:00 pm to answer any questions regarding this RFP. Interested parties are urged to attend the briefing session. Please register for the Briefing Session by emailing DHCDRFPInquiry@phila.gov.

The Briefing Session will be held on Monday, October 27, 2025, at 3:00 pm at the following location:

**1234 Market St.
17th Floor Boardroom
Philadelphia, PA 19107**

You will be required to show ID at the Security Desk to access the building.

RFP Questions

Questions related to the RFP must be submitted via email to DHCDRFPInquiry@phila.gov by October 29, 2025. Answers to all questions received will be posted on the DHCD and PHDC websites by November 3, 2025.

Proposals received after the deadline will not be accepted and will not be reviewed. The City assumes no liability for costs incurred in proposal preparation. The City reserves the right to accept or reject proposals or to seek additional information from any applicant. The City is under no obligation to award all available funds through this RFP and reserves the right to reallocate funds between funding categories.

Proposal Submission

Proposals must be in the format as described in the [Proposal Format](#) section and must be received no later than midnight, on Monday, November 24, 2025.

Applications must be submitted online by clicking the “**Online Submission**” button located under the RFP for Affordable Rental Production and Preservation Housing Projects on the Funding Opportunities webpage of PHDC’s website:

<https://phdcphila.org/communityinvestment/development-project-finance/funding-opportunities/>

RFP Review Process

Threshold Criteria

The City has identified the minimum Threshold Criteria required for this RFP. Proposals that do NOT meet the required Threshold Criteria below will be deemed ineligible and will NOT be reviewed:

- Projects must not house two or more unrelated individuals/households in a unit
- Required proposal materials are included in the submission and are complete. They include:
 - Project Summary Form
 - Project Excel Workbook (all tabs)
 - Proposal Narrative (including any exhibits or supporting documents)
- Projects must have evidence of funding commitments
- Preservation projects must include a third-party construction cost estimate
- Projects must include a development timeline
- Projects must provide evidence of site control or a clear path to timely site control
- Projects must provide evidence of community engagement (required for all production projects)
- Proposals must not request funding that exceeds the Maximum Funding Request (does not apply to HOME-ARP eligible projects)

Proposal Evaluation

Proposals meeting the minimum Threshold Criteria will be evaluated on the following criteria:

1. Neighborhood Context and Location

- Appropriateness of the proposed development for the neighborhood.
- Discussion of housing market and location to amenities/opportunities.
- Location in one of the City's Preference Areas (High Opportunity Areas or Place-Based Strategy Areas – see maps in Appendix C and D).
- For new construction projects, evidence of conducting at least one community meeting within the past year, including those held virtually.
- Consistency with existing neighborhood and/or Planning Commission District plans, if any.
- Positive impact on other public or private investments in the neighborhood.

2. Project Design

- Description of how the project incorporates any or all of the affordable luxury elements listed in the Design Consideration section.
- Site plan, building design, and amenities.
- Green or sustainable design elements such as LEED for Neighborhood Development.

3. Development Team Capacity and Track Record

- Strength and track record of the development team and management team.
- Capacity to undertake new or additional projects.
- Ability to secure construction financing and equity financing.

- Identification of noncompliance issues.

4. Population Served

- Preference for populations served (Homeless/Special Needs, Senior, Large Families, Returning Citizens)
- Affordability (priority will be given to proposals serving households at or below 30 percent of AMI)
- Supportive services to be provided
- Ability to attract qualified tenants

5. Readiness to Proceed

- Status of site control and zoning
 - Please be advised that projects that have site control and zoning in place will be considered more favorably
- Status of other funding commitments
 - Other funding commitments should include documentation from funding sources
 - Evidence of operating subsidy commitments
- But-for analysis
 - Projects that present a clear but-for analysis demonstrating that DHCD funding is the critical source needed to close the financing gap and enable the project to proceed will be viewed more favorably

6. Development Budget

- Sources - Include all sources of financing and amounts.
 - For example, total City Subsidy, PHARE or other State funds, Federal Home Loan Bank Funds, and Reinvested Developer Fee
- Uses - Development Costs should include detailed construction costs, soft costs, financing fees, and reserves.
 - Also include price per unit, price per square foot development, and subsidy costs
 - The developer fee is limited to 10% of replacement cost, syndication fees, etc.

Appendix A – Funding Source Requirements

DHDC reserves the right to fund projects using any funding source it determines is eligible to fund the project. Funding sources may not be final until the loan closes. Developers must adhere to the requirements for the funding source assigned, as dictated by the loan documents.

HOME ARP Requirements

- [HOME-ARP Overview - HUD Exchange](#)
- [HOME-ARP Rental Fact Sheet](#)
- [HOME-ARP Program Fact Sheet: Non-Congregate Shelter](#)
- Philadelphia's HUD Approved HOME-ARP Allocation Plan:
<https://www.phila.gov/media/20230920142852/HOME-ARP-Allocation-Plan-Final-202309.pdf>

General Requirements for all Funding Sources (subject to change)

- Projects are subject to [PHDC's Cost Containment Policy](#), which may require projects to go through a competitive bid process before selecting a General Contractor.
- Financing is typically structured as a 0% interest loan with a 42-year term and an affordability period of up to 42 years or until the loan is repaid in full. Funding sources may dictate different loan terms.
- Funds are disbursed for hard costs only, as evidenced by an AIA form showing work completed. 10% retainage will be withheld from payments for work completed and will not be released until construction is complete and all requirements have been met, as determined by PHDC and the City of Philadelphia.
- Additional requirements can be found in the [Rental Selection Criteria](#) within the City's [Annual Action Plan Federal Fiscal Year 2025-2026 \(City Fiscal Year 2026\)](#) (see Appendix pp. 183-191 starting on page 193 of the PDF), which is available at www.phila.gov/dhcd.

Appendix B – Special Needs Definitions

Homeless person

Persons assisted with permanent supportive housing must be homeless and come from:

- i. Places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- ii. An emergency shelter and/or Safe Haven; or
- iii. Transitional housing for homeless persons, and who originally came from the streets or emergency shelter.

If a person is in one of the three categories above, but most recently spent 90 days or less in a jail or institution, he/she qualifies as coming from one of these three categories.

Disabled Persons

Either the head of household or a person (who could be a child) in the household must be disabled based on the following definition:

- iv. A disability as defined in Section 223 of the Social Security Act;
- v. Having a physical, mental, or emotional impairment that (a) is expected to be of long-continuing and indefinite duration, (b) substantially impedes an individual's ability to live independently, and (c) is of such a nature that such ability could be improved by more suitable housing conditions;
- vi. A developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act;
- vii. The disease of acquired immunodeficiency syndrome (AIDS) or any condition arising from the etiological agent for AIDS; or
- viii. A diagnosable substance abuse disorder.

A disability may be physical or mental, including developmental, or an emotional impairment, including impairment solely due to alcohol or drug abuse. Persons living with HIV/AIDS are considered disabled for the purposes of this program.

Chronically Homeless Individuals/Families – HUD Definition

Chronically homeless means:

- i. A "homeless individual with a disability," as defined in the Act, who:
 - a. Lives in a place not meant for human habitation, a safe haven, or an emergency shelter; and
 - b. Has been homeless (as described above) continuously for at least 12 months or on at least four separate occasions in the last three years, where the combined occasions must total at least 12 months. (Occasions separated by a break of at least seven nights and stays in an institution of fewer than 90 days do not constitute a break.)
- ii. An individual who has been residing in an institutional care facility for fewer than 90 days and met all of the criteria in paragraph (i) of this definition, before entering that facility; or

- iii. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraphs (i) or (ii) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Permanent Supportive Housing

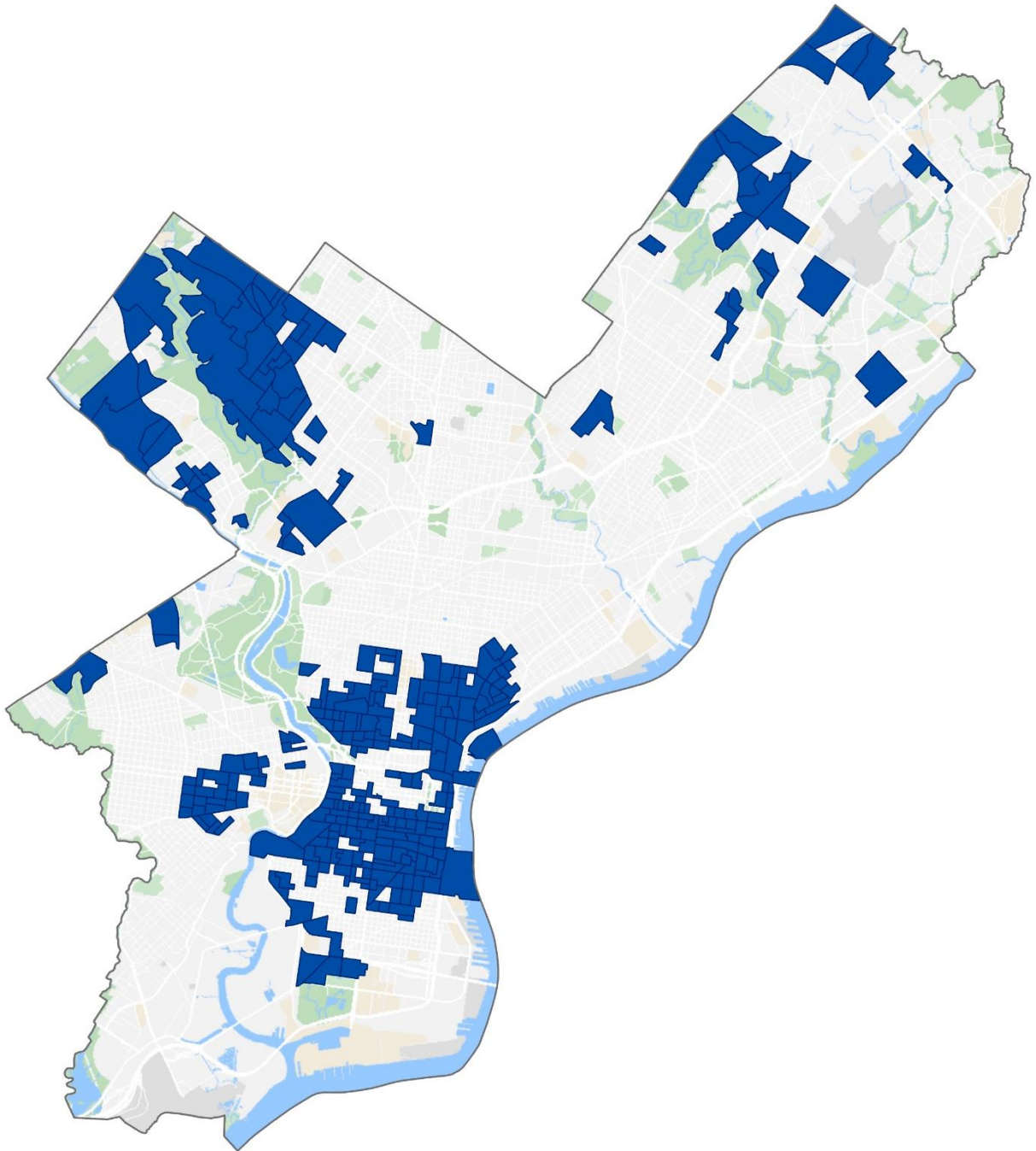
Permanent Supportive Housing for Persons with Disabilities is long-term, community-based housing and has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent Supportive Housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. In this type of housing, no more than 16 persons may be housed in one structure, or an explanation is required as to how local market conditions necessitate a program of the proposed size, and how “neighborhood integration” can be achieved for the program participants.

Supportive Housing Clearinghouse

The Office of Homeless Services’ (OHS) Supportive Housing Clearinghouse serves as the centralized housing referral entity for Philadelphia’s homeless system. The Clearinghouse manages the process of referring eligible households to available transitional housing (TH), rapid re-housing (RRH), and supportive housing (SH) programs, as well as other housing resources committed to households who are or have experienced homelessness. Referrals are made based on funder-required eligibility criteria and Coordinated Entry prioritization factors. Eligible households are experiencing street homelessness, currently residing in shelter, or safe havens; or are in homeless-dedicated housing programs (TH, RRH, PSH) and in need of a transfer to a more appropriate housing opportunity. Staff trained as Housing Assessors submit information on the household, their needs, and their level of vulnerability, into the Homeless Management Information System. The HMIS uses that information to determine what housing opportunities they are eligible for. When a vacancy is available, it is offered to the highest priority household within those who are eligible for the housing opportunity.

Appendix C - HOAs

Interactive Map - [Link](#)



Block Group ID

421010001014	421010022003	421010132003	421010213004
421010001015	421010023001	421010132004	421010214001
421010001021	421010023002	421010133001	421010214002
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421010004011	421010025004	421010135002	421010235001
421010004013	421010027011	421010135003	421010236001
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421010008012	421010029001	421010137022	421010242002
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421010008032	421010029003	421010138002	421010254004
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421010009022	421010032001	421010141001	421010257002
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421010010021	421010033004	421010142021	421010278003
421010010022	421010036002	421010142023	421010334003
421010010024	421010036003	421010143002	421010337012
421010011011	421010036004	421010144001	421010337013
421010011012	421010038005	421010144002	421010342001
421010011013	421010039014	421010144003	421010344001
421010011014	421010040011	421010144004	421010344003
421010011021	421010040014	421010145001	421010345011
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421010011023	421010041015	421010146001	421010346001

421010012011	421010078001	421010147001	421010349001
421010012012	421010078002	421010147002	421010355002
421010012013	421010078003	421010149006	421010356011
421010012014	421010078004	421010152001	421010356013
421010012031	421010079001	421010153001	421010356014
421010012032	421010079002	421010153002	421010356021
421010012041	421010079003	421010153003	421010356022
421010012042	421010079004	421010156001	421010358001
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421010013021	421010085003	421010157003	421010365022
421010013022	421010086011	421010158001	421010366001
421010013023	421010086012	421010158002	421010366002
421010013024	421010086021	421010158003	421010367001
421010014001	421010086023	421010158004	421010367002
421010014002	421010087011	421010158005	421010367003
421010014003	421010087012	421010158006	421010373001
421010015001	421010087013	421010160012	421010373002
421010015002	421010087023	421010160022	421010373004
421010016001	421010088022	421010160023	421010375001
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421010017001	421010091003	421010160025	421010384001
421010017002	421010092001	421010161001	421010384002
421010018001	421010092002	421010161002	421010385001
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421010019001	421010109003	421010206001	421010387001
421010019003	421010119004	421010207012	421010388001
421010020001	421010120001	421010207022	421010388002
421010020002	421010125021	421010209002	421010388003
421010021001	421010125024	421010210002	421010388004
421010021002	421010131001	421010210004	421010390011
421010022002	421010131002	421010213003	

Appendix D – Place-Based Strategy Areas

Interactive Map - [Link](#)

