



**NEIGHBORHOOD  
PRESERVATION  
INITIATIVE**

**YEAR 2 SUMMARY**

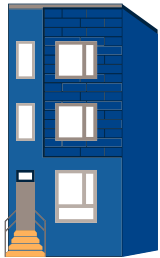


**MEETING THE CHALLENGE**



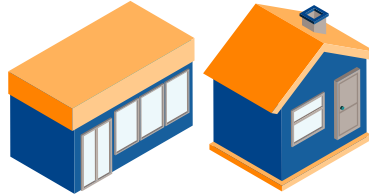
# PROGRAM IMPACT

The **Neighborhood Preservation Initiative** invests **\$400 Million** in programs that expand and protect affordable housing options, keep Philadelphia owners and renters in their homes, improve housing quality, and promote homeownership. Additionally, NPI will support the creation and expansion of programs for commercial corridors and will address infrastructure needs of neighborhoods.



**12,826**  
**HOUSEHOLDS**  
**BENEFITTING**

## FUNDS COMMITTED TO



**153 BUSINESSES &**  
**1,487 HOUSING UNITS**



**JOB CREATION**  
**4,300 JOBS**

## ECONOMIC IMPACT TO DATE - \$776 MILLION

### TOTAL SPENT

YEAR 1

**\$62 MILLION**

YEAR 2

**\$18.5 MILLION**

**TOTAL: \$80.4 MILLION**

### TOTAL COMMITTED

YEAR 1

**\$38 MILLION**

YEAR 2

**\$72 MILLION**

**TOTAL: \$190 MILLION**

## YEAR 2 NPI PROGRAM BUDGET

PROGRAM/ACTIVITY	YEAR TWO
Rental Assistance	<b>\$360,000</b>
Basic Systems Repair Program	<b>\$18,000,000</b>
Adaptive Modification	<b>\$3,400,000</b>
Tangled Title	<b>\$1,900,000</b>
Eviction Prevention	<b>\$2,850,000</b>
Affordable Housing Production	<b>\$20,000,000</b>
Turn the Key*	<b>\$2,500,000</b>
Affordable Housing Preservation	<b>\$33,240,000</b>
Permanent Homeless Housing	<b>\$3,800,000</b>
Neighborhood Infrastructure	<b>\$6,650,000</b>
Neighborhood Small Business Programs	<b>\$4,800,000</b>
Administrative Costs	<b>\$2,500,000</b>
<b>TOTAL</b>	<b>\$100,000,000</b>

\*Year 2 budget was approved in the fall of 2022. Contents in this report are cumulative of Year 1 & 2.

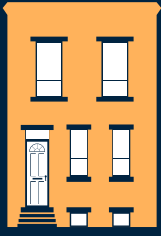


## COMMERCE

Commerce was awarded **\$4.8 Million** in Year 2 funding. Of that total amount, **\$3.8 Million** will support neighborhood economic development, small business growth in addition to improvements and ownership throughout the City of Philadelphia. Commerce will use the additional **\$1 Million** in Year 2 funding for the Business Security Camera Program. These additional funds will allow the Business Security Camera Program to increase from **50%** match to a **75%** match. The additional funding provided by NPI has allowed Commerce to introduce the Business Security Camera Grant for targeted high crime areas. Since January, both programs have supported **over 50 businesses** for camera installations.

## EVICION PREVENTION

Through NPI funding, over **5,000** individuals have received representation or advice through counsel. To date, **\$2.3 Million** has been used to scale Right to Counsel citywide. The Philadelphia Eviction Prevention Project, led by Community Legal Services, collaborates with partners like Clarifi, Senior Law Center, VIP, Legal Clinic for the Disabled, and TURN. These partnerships extend to Municipal Court, where PEPP staff and services are integrated for effective support, including tenant navigation and legal assistance. Coordination is maintained through regular check-in meetings between the Court and the City.



Nathan, a 73 year old veteran with mental health diagnoses lived in a federally subsidize apartment and received a notice of termination from his landlord for “nuisance activity”. Nathan filed a complaint with the Fair Housing Commission and worked with the Legal Clinic for the Disabled for assistance with his case. As a result of assistance and support, Nathan was able to negotiate a settlement with his landlord and remains in his apartment.

## HOUSING PRODUCTION

### Affordable Rental Housing

Each year the Division of Housing and Community Development (DHCD) solicits proposals to assist in financing the acquisition of rental housing developments to increase housing opportunities that will remain affordable for occupants with incomes at or below **60%** of Area Median Income (AMI) for 42 years. The availability of NPI funds made it possible for DHCD to commit funding to 10 projects in Year 1 totaling **\$10.4 Million**. Completion of these projects will result in the creation of **211** affordable rental units. In Year 2 NPI funding allowed DHCD, via a solicitation of proposals process, to commit an additional **\$15 Million** to 5 projects. Completion of which will result in the development of **235** affordable rental units.

## RENTAL IMPROVEMENT FUND

PHDC recently launched the Rental Improvement Fund (RIF) offering loan products to small landlords to make necessary safety, health, habitability, or energy efficiency repairs to their rental properties. These loans help small landlords retain their properties and offer rents affordable to households earning under **60%** AMI. As of June 30, 2023 the program has closed **20** loans serving **21** households.

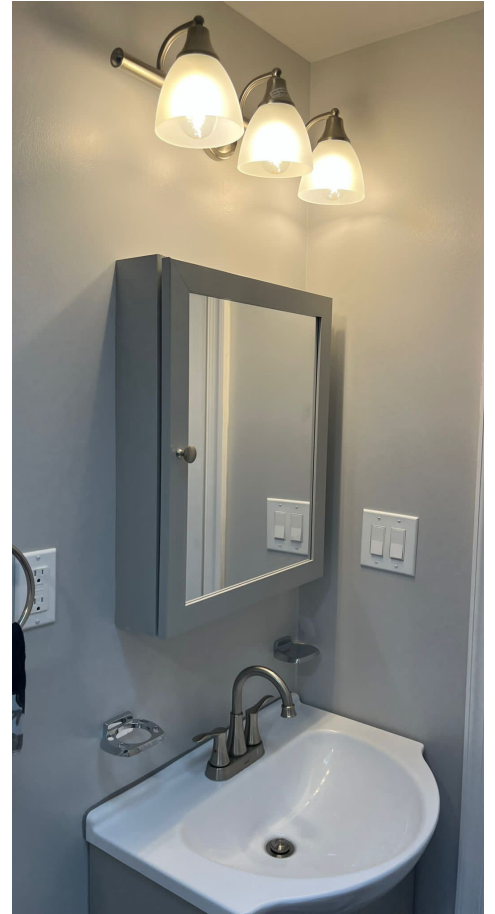
## PHLHOUSING+

PHDC is currently running a guaranteed income pilot supported by NPI and other public and philanthropic sources. The program is serving **300** households currently on the Philadelphia Housing Authority’s Housing Choice Voucher and public housing waitlist. The University of Pennsylvania serves as the program’s research partner, surveying and interviewing participants to understand their experiences.

## PERMANENT HOUSING

The Office of Homeless Services dedicated Year 2 NPI funds to support “City Share”, a shared housing program in partnership with the Philadelphia Housing Authority. A total of **\$3.8 Million** NPI funds supported the renovation of 15 vacant scattered sites providing a total of **71** bedrooms to homeless families in Year 2 of NPI; for a total of **24** units and over **110** bedrooms to date. Many units include 4-5 bedrooms for large families.





# HOUSING PRESERVATION

## Basic System Repairs and AMP

As of September 1, 2023, NPI funds have helped Philadelphia homeowners receive home repairs, totaling **\$18 Million** from the Basic Systems Repair Program (BSRP) and **\$3.4 Million** for the Adaptive Modification Program (AMP). BSRP worked with the Philadelphia Energy Authority under its Built to Last program to serve households that need repairs in excess of what BSRP could provide. Thru Built to Last, PHDC was able to service additional homes within the past year.

## Affordable Rental Housing Preservation

The Division of Housing and Community Development (DHCD) solicits proposals each year to assist in the financing of projects which preserve existing affordable rental housing units. In Year 1 **\$16.9 Million** of NPI funds were committed to 5 projects to support the preservation of **637** units. In Year 2 **\$18 Million** of NPI funds were committed to 8 projects to support the preservation of **628** units.

## Tangled Titles

A total of **\$3.1 Million** has been used to open **900** cases since the inception of the Tangled Title Program with NPI supported dollars. As of July 2023, legal agencies have opened an additional **533** estate planning cases to prevent future tangled titles through the creation of wills and additional legal documentation.





CLS assisted a client, Marian Maldonado, who lives in a home titled in the name of their parents. Marian is disabled and has no income, and they have lived in the family home for their entire life. With the agreement of Marian's sister, title to the home was transferred into Marian's name, ensuring that they can remain in the home, which is the only affordable housing option for them.

## PHILLY FIRST HOME

Philly First Home relaunched in May 2022. The NPI Year 1 funding allocation was sufficient to support the program through the end of CY 2023 but continued high demand for the program will require an additional funding allocation in the NPI Year 3 funding request. Philly First Home allows first-time, qualifying homebuyers purchase their first home in Philadelphia. It provides a homebuyer assistance grant of up to \$10,000 (or 6% of the home's purchase price, whichever is lower) to assist first-time homebuyers reduce the principal, cover down payment and loan closing costs.

As of June 30, 2023, **1,153** Philly First Home grants have been awarded.







## NEIGHBORHOOD INFRASTRUCTURE

### *Neighborhood Infrastructure Driveway Repair Program*

In 2023, PHDC launched the Neighborhood Infrastructure Driveway Repair in partnership with NPI to repair common shared driveways behind residential properties. These driveways have historically not been able to be repaired using traditional city funding. This fall, NPI will repair **40** driveways throughout the city in the first phase of the program.

### *Alley Tree Removal Program*

As of September 1, 2023, NPI is preparing to enter into the fifth phase of the program that has resulted in over **300** alley trees will be removed since its program launch in August of 2022.

