



Whole Homes Program

Applicant: PHDC in partnership with
Philadelphia Energy Authority





Scale of Problem in Philadelphia is Significant:

We need approximately \$7.4 billion to meet the basic needs of existing low-income households.

- 116,645 household at 0%-30% of AMI, report one or more major housing problem
- + 58,055 households at 30% -50% of AMI report one or more housing problems
- + 261,646 HH or 16.7% of low-income households report have a family member with a physical disability

DPD Consolidated Plan 2022-2026

Housing Action Plan set aggressive goals for production and preservation to serve 100,000 over ten years.

<https://www.phila.gov/departments/departments-of-planning-and-development/about/our-results/housing-action-plan-dashboard/>





PHDC

PHDC is Philadelphia's full-service community development non-profit corporation and works closely with the Department of Planning and Development (DPD) to implement housing investment programs.

PHDC budget for FY23 is \$74M for

Basic System Repair Program (BSRP) & Adaptive Modification Program (AMP)

- BSRP & AMP serve households at or below 60% of AMI (for a family of 4 – equates to \$63,250)
- Annually BSRP and AMP provide approx. 8,500 improvements to 3,500 homes
- PHDC's average BSRP/AMP investment is \$17,000 per home
- BSRP resolves electrical, plumbing, heating, structural, and roofing problems
- AMP provides modifications to allow residents with physical disabilities easier access in/within their homes
- PHDC layers AMP & BSRP to support
- PHDC is expanding partnerships to leverage federal funding to expand improvement- to address health and energy improvements in the home.

PHDC also provides approximately 1,500 emergency heater repairs or replacements each year through the Heater Hotline Program and the LIHEAP CRISIS Heating Program





PHDC: Home Improvement Program Contractors

- Annually, 59% are awarded to MBE/WBE Firms (certified & non-certified firms)
- 100% are awarded to small and mid-size firms
- Partnership with JEVS to hold annual hiring fair – 100+ contractors/developers to offer job opportunities in trades
- PHDC builds the capacity of firms - each year to grow number of jobs and employees

Currently NO waiting list for PHDC Home Repair Programs



Philadelphia Energy Authority



Built to Last Whole Home Repair Program Partners/Subcontractors

- Energy Coordinating Agency: Intake, case management, home assessment, scope design, repair service coordination, and project closeout, construction management (for PGCC) and Administer classroom training components of GRIT and Heat Pump Skills training programs
- Habitat for Humanity Philadelphia: home assessment, scope design, repair service coordination, and project closeout, and construction management for PGCC and Carpentry Fellowship
- UESF: intake and case management

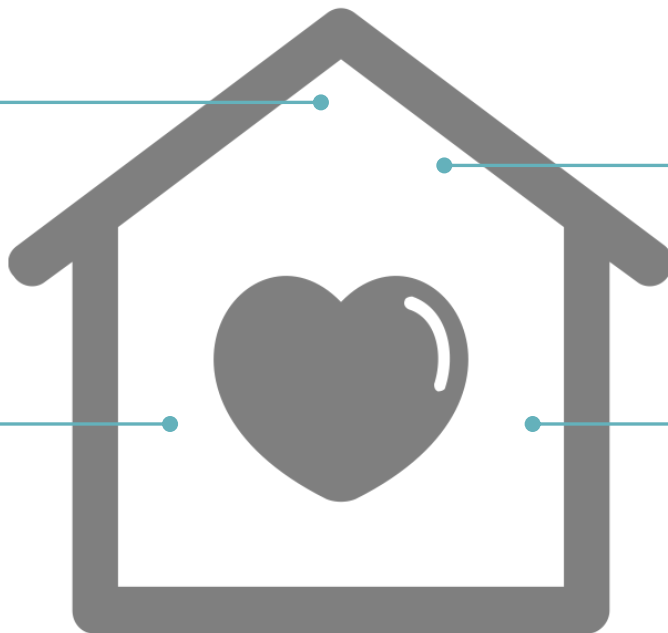
Built to Last Home Improvements

Basic Systems

- Roof
- Electric
- Plumbing (interior/exterior)
- HVAC + Hot Water
- Structural Issues

Energy Efficiency

- Weatherization
- Insulation (esp. attic)
- LED lighting
- Efficient windows/doors
- Low-flow water fixtures



Other Measures



- Solar (where feasible)
- Heat pump (heat + AC)
- Fuel switching

Health and Safety

- Trip and fall hazards
- Excess moisture
- Lead paint
- Mold
- Pests

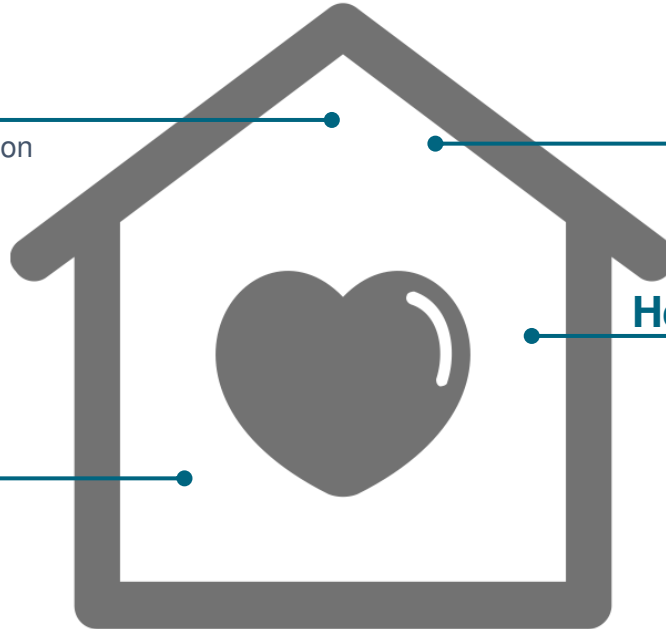
Built to Last Partners

Repair Programs

Phila. Housing Development Corporation
Energy Coordinating Agency
Philadelphia Corporation for Aging
Phila. Department of Public Health
Habitat for Humanity Philadelphia

Utility Programs

Philadelphia Water Department
Philadelphia Gas Works
PECO (*Act 129, LIURP, De Facto Heating Program*)
American Water Resources
H2O Fund



Legal Services

Community Legal Services
Philadelphia VIP

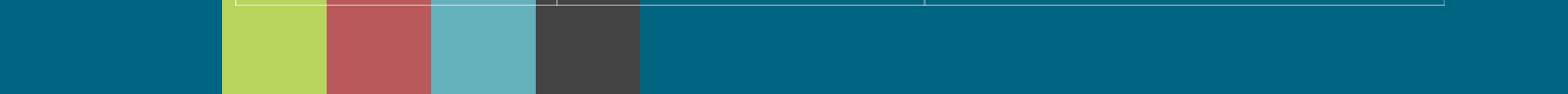
Health and Housing Counseling

Jewish Families and Children's Services
Philadelphia Association of CDCs
Utility Emergency Services Fund
Neighborhood Energy Centers
Clarifi



Whole Homes Application

Activity	Start date	Associated milestone(s)
Small Landlord	February 2023	06/2024: 100 loans closed
BSRP/AMP Home repairs	July 2023	12/23: 135 homes repaired 01/24: Funds fully expended
PEA Energy Performance Home Repairs	February 2023	12/2023: 30 homes repaired 12/2024: 180 homes repaired 06/2025: 270 homes repaired
PEA Workforce Training Programs	May 2023	# of people trained 75 # of people directly employed 60





PHDC funds

\$5 million

- Grant Administration
- BSRP and AMP Program Enhancement
- Case Management System:
 - Streamline application processes
 - Expand info sharing between organizations that are working to improve housing stock for low-income resident
 - Capture data on households serve and develop metrics on performance

Housing Helper Tool- will be expanded as a gateway resource for consolidating programs for residents to view programs <https://dpdhousingbenefits.phdcphila.org/#/>





Rental Improvement Fund \$5 million

WHR will fund a 15-year forgivable loan of up to \$50k.

Eligibility

- Landlord owns no more than 5 properties and 15 units
- Current rent is affordable to households under 60% AMI
- Unit(s) to be repaired must currently be occupied by a tenant
- Property must be able to meet building code after repairs are completed; a rental license must be obtained for the property immediately following the repair work if one hasn't already been granted

For the loan to be forgiven, annual rent increases can't exceed 3%.



PEA Built to Last

\$7.7 million

Built to Last coordinates, layers and supplements existing home repair programs to **preserve existing affordable housing, ensuring they are affordable, healthy and safe for the long term.**

PEA (BTL)

- Client enrollment and case management
- Home assessment and repair scoping
- Repair coordination / sequencing

PGCC (BTL)

- Direct funding of BTL home repairs
- Rooftop solar PV project subsidy

Workforce Dev.

- Green Retrofit Immersive Training
- Heat Pump Skills Training
- Carpentry Fellowship



Workforce Development \$1.3 Million

- Green Retrofit Immersive Training (GRIT) program
 - Managed by PEA with ECA
 - Training 2 cohorts averaging 20 students (18 weeks)
- Heat Pump Skills Training program
 - Managed by ECA
 - Serves up to 15 students per cohort (5 weeks)
- Carpentry Fellowship
 - Managed by Habitat for Humanity Philadelphia
 - Supports 3 trainees for 1 year -On-the-Job Training + Benefits



Program Promotion

Built to Last -
existing waitlist for FY23/24 is
110 income-qualified homes.

BSRP/AMP no current waitlist.

Materials will note when it is
funded by the PA Whole Home
Repair program.





Thank You

