



Pennsylvania's 5-Year Affordable Housing Strategy – Town Hall Meeting

Leveraging Private Partnerships in Philadelphia to Generate Service-Enriched Affordable Housing

Creating Wealth

- PHA has a successful track record of developing mixed-finance projects that result in environments of optimism in formerly distressed areas, and wealth created for sponsors, residents and businesses



- Today's focus is on mission-driven sponsors that provide home and community based services to seniors – promoting **aging in place**

Aging in Place

- “Home & Community Based Services”



Aging in Place

- ~~Home & Community Based Services~~
- Home & Community Based **Affordable** Housing & Services



PHA & New Courtland

- Partnership brings together LIFE programming and affordable housing
- New Courtland serves low-income seniors, 55 and up
- Healthcare offerings include:
 - Primary Care
 - Specialist Care
 - Physical, Occupational, and Speech Therapy
 - Pharmacy and Prescriptions
 - Home Modifications (if needed)
 - Health Insurance
- Supportive services include:
 - Transportation
 - Meals
 - Adult Day Care
 - Home Health Care



Housing Partnerships

- Commitment of housing authority subsidy allows the sponsor (New Courtland) to leverage debt for construction
- Debt service is paid out of cash flow backed by the housing authority's contributions



Housing Partnerships

- Contributions can include:
 1. Rental Assistance Demonstration (**RAD**) Program – Project Based Vouchers
 2. Traditional Project Based Vouchers (**PBV**)
 3. Annual Contributions Contract (**ACC**) Subsidy
- New Courtland has utilized all 3 types of subsidy to generate new, affordable, service-enriched housing for seniors in Philadelphia



Rental Assistance Demonstration (“RAD”)

- RAD is a federal program that can provide PHA with much-needed money for upkeep and improvement of PHA’s public housing units -- at a time when the federal government is cutting funding for public housing (93% of PHA’s funding is through HUD) and PHA’s current capital and maintenance needs are in excess of 1 billion dollars
- RAD creates a dedicated funding source for supportive services by site and would give PHA the ability to get immediate access to non-public funds to invest in PHA’s long-term capital and maintenance needs
- PHA would continue to own the property and can continue to control ownership of the site

Use of RAD

- PHA plans to utilize its MTW Block Grant and MTW programmatic flexibility to support the conversion of over 3,400 public housing units to 20-year project based assistance contracts under RAD, to preserve its existing public housing developments, reposition its scattered site portfolio and expand housing opportunities.
- This includes transferring subsidies through the RAD “Transfer of Assistance” provision from approximately 986 long-term vacant and uninhabitable scattered sites to new projects developed throughout the City by PHA and other non-profit development partners, subject to Board approval and public comment.

RAD - St. Bartholomew's

- New construction in Northeast Philadelphia
- 42-unit building
- PHA using **RAD** transfer of assistance from vacant Scattered Site properties to fund 42 Project Based Vouchers



ACC & PBV - New Courtland Apartments at Allegheny

- Phase I included a 60 unit building
 - 56 units supported by ACC subsidy
 - Up to \$550/month
 - **No** capital for construction included



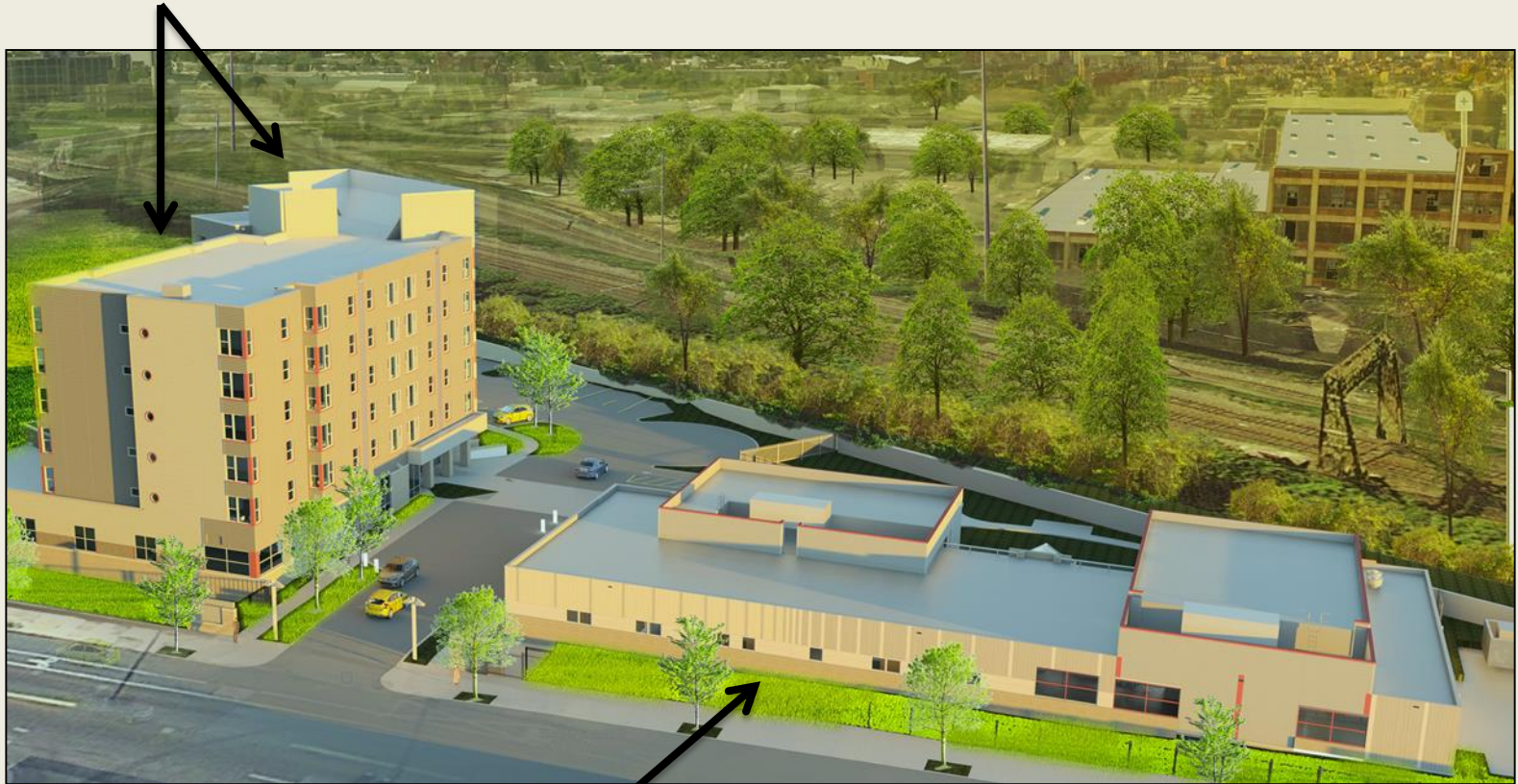
ACC & PBV - New Courtland Apartments at Allegheny

- Phase II is a 45-unit building
 - 40 units supported by Project-Based Vouchers
 - Traditional PBV, expected occupancy March 2017



New Courtland LIFE Allegheny Center

Phases I & II



LIFE Center

PBV - New Courtland at Cliveden

- New construction in the Germantown section of Philadelphia
- 62-unit building
- PHA committed 32 Project Based Vouchers



Future Plans - Liddonfield

- PHA acquired Liddonfield, former military barracks, in December 1953
- Additional senior housing was developed in 1968
- Total of 464 units
- Buildings completely demolished in 2010

Future Plans - Liddonfield

- PHA released an RFP in 2015 to have private developers build on the site
- In 2016, agreement reached with New Courtland
- Upon completion – 300 new units and a new **LIFE Center**
- Up next - Liddonfield Phase I, supported by 75 Project Based Vouchers

THANK YOU!

- For more information:

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