

# Senator Street – Senate District 3

**County:**

Bucks/Philadelphia

**Proposal Name:**

Economic Mobility Counseling to Address Housing Insecurity

**Organization:**

Norris Square Community Alliance

**Funding Reserved:**

\$120,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Norris Square Community Alliance will use its innovative Economic Mobility Counseling program to tackle housing insecurity, combining Economic Mobility Family Assessments (EMFA), personalized economic mobility plans, one-on-one counseling, and workshops to help families below 80% and 50% MAI grow their human, social, and financial capital. Ultimately, this program will build lasting housing and financial security for Philadelphia and Bucks County residents who need it most.

**County:**

Bucks/Philadelphia

**Proposal Name:**

Navicore Solutions & Philadelphia Accelerator Fund Housing Program

**Organization:**

Navicore Solutions

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Navicore Solutions serves residents throughout Philadelphia and Bucks Counties, providing pre-purchase housing counseling, rental counseling/eviction prevention, foreclosure prevention and post purchase housing counseling. In the city of Philadelphia, the Philadelphia Accelerator Fund provides discrete predevelopment loan program, which provides early-stage financing for Black and Brown developers, with the goal of developing affordable and safe housing for LMI buyers.

**County:**

Delaware/Philadelphia

**Proposal Name:**

Will Power Program

**Organization:**

Affordable Housing Centers of Pennsylvania

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

To prevent the systemic issue of tangled titles and elder financial abuse, AHCOPA's Will Power Program educates households about the importance of estate planning. AHCOPA connects with homeowners that do not have the financial means to prepare their plans, creating a pathway for intergenerational wealth and to leave a positive legacy for their future generations.

# Senator Street – Senate District 3

**County:**

Delaware/Philadelphia

**Proposal Name:**

Comprehensive Housing Counseling

**Organization:**

Affordable Housing Centers of Pennsylvania

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

AHCOPA's mission is to increase and preserve homeownership opportunities for low and moderate-income households and communities of color. Through the housing counseling program, housing counselors work with clients to achieve their housing goal which is either helping them achieve first-time homeownership, avoid foreclosure or prevent eviction. Encompassed in the program, counselors work with clients to increase their credit and financial management skills to become more resilient.

**County:**

Delaware/Philadelphia

**Proposal Name:**

Welcome Home Initiative for the Formerly Unhoused

**Organization:**

HumanGood Pennsylvania

**Funding Reserved:**

\$75,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Many formerly unhoused seniors enter communities without essential basic needs items like food, clothing, toiletries and furniture. Charitable support will enable HumanGood to provide essential needs to these newly housed seniors through the Welcome Home Initiative. The Initiative seeks to help serve these most vulnerable seniors who lack any form of housing security by providing pathways to housing and supportive services at its affordable housing communities.

**County:**

PHILADELPHIA

**Proposal Name:**

Preventing Homelessness Among Home Visited Families: Philadelphia's Family Support Fund

**Organization:**

National Nurse-Led Care Consortium

**Funding Reserved:**

\$250,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Preventing Homelessness Among Home Visited Families: Philadelphia's Family Support Fund project will address housing disparities through targeted assistance to families enrolled in Philadelphia maternal child health's (MCH) home visiting programs and sustain access to rapidly available, low barrier direct housing assistance while strengthening family wellbeing through homelessness prevention.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Empowering Women

**Organization:**

Bethesda Miracle Worship Center

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Empowering Women program will provide housing opportunities to women who are homeless or at risk of homelessness by addressing areas that challenge their ability to become or remain self-sufficient.

**County:**

PHILADELPHIA

**Proposal Name:**

Homeless Prevention for Older Adults (50+)

**Organization:**

City of Philadelphia Office of Homeless Services

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Homeless Prevention for Older Adults (50+) project aims to prevent homelessness for older adults by offering housing and eviction prevention assistance services. The proposed service focuses on addressing the barriers that older Philadelphians are at risk of, especially those in marginalized communities, by offering housing rental assistance for those facing physical and financial challenges that includes home repair and maintenance.

**County:**

PHILADELPHIA

**Proposal Name:**

Expansion of Family Self-Sufficiency (FSS) Program for Residents of Federally Subsidized Housing in Philadelphia

**Organization:**

Compass Working Capital

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Compass Working Capital, in partnership with Philadelphia Housing Authority and private owners of affordable housing, will expand access to a financial coaching and savings program for residents of federally subsidized housing called Family Self-Sufficiency (FSS). The FSS program supports families to build savings and work toward their financial goals, such as homeownership, saving for education, or establishing and building credit.

# Senator Street – Senate District 3

**County:**

Philadelphia

**Proposal Name:**

Counselor Training and Certification

**Organization:**

Northwest Counseling Service, Inc.

**Funding Reserved:**

\$75,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The overall goal of the Counselor Training and Certification project is to increase the number of HUD certified counselors in the Commonwealth of Pennsylvania. Under this program, the intention is to train and assist in finding employment for eligible unemployed residents throughout the Commonwealth to become certified housing counselors.

**County:**

PHILADELPHIA

**Proposal Name:**

Tenant Relocation Assistance Project

**Organization:**

Unemployment Information Center

**Funding Reserved:**

\$175,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Tenant Relocation Assistance Project is designed to help tenants move to new rental housing and avoid eviction. Working with tenants in mediation who are unfortunately unable to remain in their current homes, the program will work with them to find new housing. By providing financial counseling, help finding and applying for housing, financial assistance with move-in deposits, and other related services, we will work to keep tenants housed so that they can move forward and thrive.

**County:**

PHILADELPHIA

**Proposal Name:**

Sojourner House: Sustaining Longer-Term Housing for Domestic Violence Survivors

**Organization:**

Women Against Abuse, Inc.

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Women Against Abuse will provide transitional housing operations and quality, trauma-informed case management and supportive services at Sojourner House, the region's first transitional housing program for domestic violence survivors and their children. Sojourner House provides up to 15 families with physical safety and case management support at a time, including programs for children, behavioral health services, and economic empowerment programming.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Ameya's Place and Carol's Place: Emergency Shelter and Supportive Services for Survivors of Domestic Violence

**Organization:**

Women Against Abuse, Inc.

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Women Against Abuse, Inc.'s project will provide support for emergency shelter operations and quality, trauma-informed case management and supportive services at WAA's two emergency safe havens, the only shelters specifically for survivors of domestic violence in Philadelphia. At Ameya's Place and Carol's Place, each client receives safe housing and comprehensive supportive services, all on-site and in a safe and confidential location. Together, the safe havens serve approximately 1,300 survivors and their children.

**County:**

PHILADELPHIA

**Proposal Name:**

Housing & Wrap-Around Services for Survivors of Domestic Violence

**Organization:**

Lutheran Social Mission Society DBA Lutheran Settlement House

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Over the course of 18-months, our program will distribute financial resources and provide wrap-around services to survivors of domestic violence (DV) and their families. Clients will have access to cash assistance; DV counseling; case management; financial counseling, including help repairing credit damaged through economic abuse, building savings, and improving financial literacy and landlord communication skills; and child therapy.

**County:**

PHILADELPHIA

**Proposal Name:**

HAP Homelessness Prevention Program

**Organization:**

Homeless Advocacy Project

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Homeless Advocacy Project's (HAP) Homelessness Prevention Program will assist individuals and families in Philadelphia experiencing or at risk of homelessness with a focus on marginalized communities. This work will remove barriers to employment and housing by helping clients secure stable household income, obtain valid and correct identification documents, and address other legal issues.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Non-Profit Preservation Initiative

**Organization:**

LISC

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

LISCs Non-Profit Preservation Initiative will implement housing stability and energy poverty alleviation with non-profit building owners seeking to preserve publicly assisted affordable rental properties. PHARE will support 125 households to remain stably housed through rental and utility arrears assistance. NPPI will provide for long term reduction in energy cost burdens through technical assistance to owners that serve the Black and Hispanic populations most impacted by these inequalities.

**County:**

PHILADELPHIA

**Proposal Name:**

Beyond the Keys: Post-purchase Housing Counseling

**Organization:**

Philadelphia Chinatown Development Corporation

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

PCDC's Beyond the Keys - Post-purchase Housing Counseling program aims to support new and existing homeowners with budgeting and other strategies to remain in their homes. Post-purchase counseling aims to help homeowners manage their responsibilities, improve financial stability, and address any challenges they may encounter to remain in their homes and prevent foreclosure. The target population includes low-income and limited-English proficient AAPI immigrants.

**County:**

PHILADELPHIA

**Proposal Name:**

Family Homelessness Prevention/Rapid Relocation 2025-26

**Organization:**

Family Promise of Philadelphia

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

To prevent evictions, especially first-time evictions, and/or assist displaced families in Philadelphia to relocate safely and rapidly, Family Promise of Philadelphia will provides financial aid (rent/utility assistance, security deposits) and non-financial services (case management, landlord/tenant mediation; financial literacy/budgeting, referral for career advancement, etc) serving 75 households under PHARE funding, and 125 households altogether with leveraged funds in 2025-26.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Upgrading the Capacity and Accessibility of Philadelphia's Eviction Prevention Programs to Accelerate Success

**Organization:**

Division of Housing and Community Development, City of Philadelphia

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Philadelphia Division of Housing and Community Development aims to upgrade the capacity and accessibility of the City's eviction prevention programs. DHCD will invest in improving self-service resources so that tenants and landlords can more easily access information and guidance about the programs. DHCD will also use PHARE funds to expand the programs' capacity to provide personalized support to participants.

**County:**

PHILADELPHIA

**Proposal Name:**

ROOTS Project

**Organization:**

Depaul USA

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The ROOTS Program provides rental subsidies and holistic case management services to 24 single adults to prevent and end their experience of homelessness. In partnership with PAR-Recycleworks, the program will provide housing to recently incarcerated men enrolled in their program to reduce recidivism. All services are trauma-informed, participant-centered and recovery-oriented.

**County:**

PHILADELPHIA

**Proposal Name:**

Meeting the Challenge: Enhancing Community Housing Solutions

**Organization:**

Philadelphia Mural Arts Advocates

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Meeting the Challenge will improve as many as eight buildings with murals, beautifying the surrounding neighborhoods, connecting people to housing resources (such as advocacy, education, counseling, eviction diversion) available through partnerships. It will create murals that communicate to the broader public about Philadelphia's housing challenges, the impacts of those challenges, efforts being made to address those challenges, and the importance of access to affordable, and secure housing.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Homelessness Prevention for Returning Citizens

**Organization:**

City of Philadelphia Office of Community Empowerment and Opportunity

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Homelessness Prevention for Returning Citizens program provides returning citizens with up to 2k for housing costs. Returning citizens face financial barriers during re-entry: lack of employment; court fines, child support; and housing. In a time of financial insecurity, many in re-entry turn toward unstable temporary alternatives, or become unhoused. This low barrier housing grant paired a financial counseling marries direct assistance with supportive services to enhance housing and financial stability.

**County:**

PHILADELPHIA

**Proposal Name:**

Ensuring Healthy Homes for Healthy Families through Medical-Legal Partnership

**Organization:**

HELP: MLP

**Funding Reserved:**

\$400,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Ensuring Healthy Homes for Healthy Families through Medical-Legal Partnership will improve housing stability and health outcomes for pregnant and parenting families with low incomes in Philadelphia through an innovative collaboration with maternal and child health home visiting programs. Families will receive regular screening for unmet housing-related needs and at least 400 families will receive integrated legal services and housing navigation support during the 18-month project period.

**County:**

PHILADELPHIA

**Proposal Name:**

SELF Preservation

**Organization:**

Self, Inc.

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The SELF PRESERVATION Eviction Diversion Program assists households facing imminent risk of homelessness by providing financial support, housing counseling, and educational resources. This innovative program uses incentives and goal-based rewards as assistance, incentive, and motivation. By combining immediate rent assistance with financial literacy and savings strategies, the program empowers vulnerable households toward long-term housing stability and financial responsibility.



# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Closing the Gap on Homeownership for Underserved Communities in Philadelphia

**Organization:**

Community First Fund

**Funding Reserved:**

\$250,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Community First Fund's residential mortgage program in Philadelphia offers access to homeownership for low-income households. Its focus is on immigrant families and others new to the United States as many are new to the US credit culture and have no credit score. The mortgage team offers extensive personalized coaching on credit and personal finances and utilizes non-traditional methods of assessing creditworthiness which allows the program to offer mortgages to borrowers who would be turned away by other institutions.

**County:**

PHILADELPHIA

**Proposal Name:**

Seeking Justice and Defending Homeownership Rights for Older Philadelphians

**Organization:**

SeniorLAW Center

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

SeniorLAW Center seeks to address some of the most common and pressing legal issues facing low-income, older homeowners in Philadelphia, targeting Black and brown communities. This program includes pursuing litigation to defend homeowners against mortgage and property tax foreclosure, holding predatory bad actors accountable for fraud or negligence including home-contractor issues, as well as focusing on preventing and resolving tangled titles in the areas of the city that are most acutely affected.

**County:**

PHILADELPHIA

**Proposal Name:**

Community-Based Housing Counseling Capacity-Building: Increasing Access to Housing Support for Low-Income Residents

**Organization:**

Philadelphia Association of Community Development Corporations

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Building on a successful pilot program launched in 2024, the Community-Based Housing Counseling Capacity-Building initiative will take a systematic approach to developing, supporting, and retaining qualified housing counselors who can effectively serve Philadelphia's diverse low- and moderate-income residents & communities through integrated components focusing on talent pipeline development, professional certification, counselor support, organizational capacity building, and career development.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

The Behavioral Wellness Center at Girard

**Organization:**

North Philadelphia Health System

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The BWCG is proposing to operate an addiction assessment unit (AAU). The program will provide stabilization, brief interventions and referral to those who present in crisis. The objectives will include providing risk assessments focused on suicide assessment, substance abuse assessment and assessments related to the social determinants of health. Brief interventions would be provided averaging 1 to ½ hours. Referrals for ongoing supportive services or treatment would be provided.

**County:**

PHILADELPHIA

**Proposal Name:**

PCLT-I

**Organization:**

Philadelphia Community Land Trust

**Funding Reserved:**

\$250,000 PHARE/Realty Transfer Tax

**Proposal Description:**

PCLT-I is a scattered-site development that will renovate nine (9) formerly vacant single-family row homes in North, West and Southwest Philadelphia (zip codes 19121, 19122, 19139, 19143 and 19104). These were formerly units of public housing being disposed of by the Philadelphia Housing Authority. After renovation, these properties will remain low-income housing targeting homeless households. 7 units are reserved for 50% AMI and under and 2 units for 30% AMI and under.

**County:**

PHILADELPHIA

**Proposal Name:**

Ardella's Pathways Home Project: Transitional and Diversionary Housing for Justice-Impacted Women

**Organization:**

Ardellas House

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Ardella's Pathways Home Project provides stable housing and reentry support to women from North Philadelphia's high-poverty neighborhoods, directly addressing both homelessness prevention and the systemic inequalities facing justice-involved women. This dual housing approach, diversionary housing for justice-impacted mothers & transitional housing for women leaving incarceration, targets at-risk women providing housing stability, reducing recidivism, and fostering long-term self-sufficiency.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

Post-Purchase Counseling for First Time Homebuyers

**Organization:**

Center in the Park

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Center in the Park (CIP) is expanding its post-purchase counseling services for first-time homebuyers in Northwest Philadelphia. PHARE funding will enable CIP to provide greater support to new homebuyers during the settlement process, increase engagement in post-purchase counseling sessions, and provide direct financial assistance to help clients cover unanticipated housing costs during their first year of homeownership.

**County:**

PHILADELPHIA

**Proposal Name:**

MHP Homeward Bound building renovations

**Organization:**

Mental Health Partnerships

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Mental Health Partnerships (MHP) is seeking to renovate all staff and participant bathrooms; replace the old, ineffective HVAC system; and to renovate the small kitchen into a commercial kitchen at the Homeward Bound program site. Homeward Bound Community Residential Rehabilitation Program (CRR) provides short-term residential support to adults with behavioral health challenges and co-occurring conditions.

**County:**

PHILADELPHIA

**Proposal Name:**

Philadelphia Housing Authority Youth Services Project

**Organization:**

PhillySEEDS

**Funding Reserved:**

\$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

PHA is developing a 36-unit permanent supportive housing residence for young adults aging out of foster care; who are homeless and/or housing insecure; and who may identify as lesbian, gay, bisexual, transgender, queer or questioning (LGBTQ+). Permanent affordable housing options for this population are limited in Philadelphia, and this project will more than double the number of units available to a population in dire need of stable, long-term housing opportunities.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

PVTC Housing Training Project

**Organization:**

Provision Vocational Training Center

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

This project will convert a vacant Nicetown property into affordable, energy-efficient housing while adhering to deep green building standards. It will enhance housing quality, reduce energy costs, and provide construction workforce training, addressing the community's need for sustainable, affordable homes. By revitalizing this property, we aim to promote long-term community stability and growth.

**County:**

PHILADELPHIA

**Proposal Name:**

Homeownership Stabilization through Repair Program

**Organization:**

Habitat for Humanity Philadelphia

**Funding Reserved:**

\$200,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Homeownership Stabilization through Repair Program will support 35 home health and stabilization repair projects for low-income homeowners across the city. Funding will allow for HFHP to provide varying needed scopes of work to more households- and to do so most efficiently and strategically with other leveraged funds. The requested funds cover repair services that support occupants' health, safety, and stability; preserve the useful and reasonable remaining life and integrity of a home; or respond to a critical emergent need.

**County:**

PHILADELPHIA

**Proposal Name:**

Martha A. Lang Cyber Village

**Organization:**

Martha A. Lang Cyber Village

**Funding Reserved:**

\$300,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Martha A. Lang Cyber Village Renovation Project will preserve 56 LIHTC, affordable housing units for seniors in Philadelphia's rapidly gentrifying Northern Liberties neighborhood. The project will upgrade elevators, MEP systems, finishes, and building envelope, ensuring residents can age in place safely. By maintaining rents at 50% of Area Median Income (AMI) or below, it prevents displacement, promotes health equity, and maintains neighborhood diversity.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

YouthBuild Philadelphia Construction Training and Housing Rehabilitation Program

**Organization:**

YouthBuild Philly Charter School

**Funding Reserved:**

\$250,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The YouthBuild Philadelphia Construction Training and Housing Rehabilitation Program will provide opportunities for young, underemployed out-of-school youth to become certified building trades professionals through industry-recognized curricula - including OSHA safety training and NCCER modules. Their training includes the full-gut rehabilitation of at least one affordable housing unit.

**County:**

PHILADELPHIA

**Proposal Name:**

ULP Housing Counseling and Diversion Programs

**Organization:**

Urban League of Philadelphia

**Funding Reserved:**

\$125,000 PHARE/Realty Transfer Tax

**Proposal Description:**

ULP Housing Counseling and Diversion Programs will work with over 500 BIPOC individuals and families from West and Northwest Philadelphia, delivering first-time homebuying education and counseling and offer 450 families grants of \$1,000 each toward the purchase of their first homes in the community.

**County:**

PHILADELPHIA

**Proposal Name:**

Be a Gem Crossing

**Organization:**

North10 Philadelphia

**Funding Reserved:**

\$150,000 PHARE/Realty Transfer Tax

**Proposal Description:**

North10 Philadelphia will provide comprehensive support services for tenants at Be a Gem Crossing, an affordable housing development in North Philadelphia. North10 will expand support services staff, expand its service offerings to include financial literacy and parenting classes, implement community programming at Be a Gem, increase building security at the site, and start a shuttle service between Be a Gem and the Lenfest Center, North10s community hub.

# Senator Street – Senate District 3

**County:**

PHILADELPHIA

**Proposal Name:**

North 11th Homeownership Phase 2 - Chinatown Community Land Trust

**Organization:**

Philadelphia Chinatown Development Corporation

**Funding Reserved:**

\$300,000 PHARE/Realty Transfer Tax

**Proposal Description:**

N 11th Street Homeownership Phase 2 Community Land Trust project will create 4 affordable homes for purchase in the West Poplar neighborhood, targeting BIPOC, limited-English proficient immigrants, and low-to-moderate income households at <50% AMI, <60% AMI, and <80% AMI. It will also implement a Community Land Trust as part of PCDC's long-term strategy to achieve affordability, equity, and empower residents in Chinatown and surrounding neighborhoods to have a voice in the future.