

May 11, 2021

Jennifer Ragen, PHA Director of Policy

Recommendations from Temple University MPP Research Paper
Philadelphia Housing Authority
2013 Ridge Avenue
Philadelphia, PA 19121

Director Ragen,

Many of the recommendations provided aim to give PHA the toolset to construct a more careful approach in improving the agency's financial stability without harming underprivileged communities. PHA properties are commonplace across city neighborhoods, and as such, they are inextricably tied to the ability of any resident to live and thrive.

Please find our recommendations below:

1. Amend Fair Housing Ordinance
2. Implement Tax Increment Financing and Special Service Tax District
3. Establish sale and development requirements specifically for PHA properties being sold
4. Consult with local communities on market-rate sales
5. Incorporate waiting lists in market-value assessments
6. Establish and retain a set percentage of vacant lots per neighborhood
7. Establish specific caps on annual PHA property sales
8. Notify City Council members about relevant district property dispositions
9. Expand existing non-profit partnerships and seek out opportunities for new partnerships
10. Expand Housing Choice Homeownership Program (HCHP)

Additionally, there are five additional considerations that were outside the scope of this team's research but should be addressed nonetheless:

- The PHA Police Department, separate from the Philadelphia Police Department (PPD)
- The impact of the COVID-19 pandemic
- Wholesale dispositions of scattered sites to nonprofits
- President Joseph Biden's 2021 Infrastructure bill
- Suggestions from expert panelists

The intricacies of how PHA meets its mission, along with the question of whether divestment can meet that mission at all, can only be answered by the agency itself. The research team hopes that PHA can take this body of work and the recommendations within into consideration as they continue to make strategic decisions that will undoubtedly shape the lives of Philadelphians under their care.

Sincerely,

Matt Beierschmitt, Lauren Klapper, Jason Linderman, Kyle McIntyre, Cassidy Tarullo, and Chelsea Williams