

ACORN PeopleFirst Platform: Housing, Heat, & Home Repair!

Close the Gap in Affordable Housing

Since 1998, more than 6000 luxury housing units were produced in Philadelphia with an average price of \$350,000 – more than three times the city’s median housing prices. Another 10,000 new market rate homes, apartments, or condos are planned or under construction in Center City alone, & the buyers of these luxury houses will pay virtually no property taxes for ten years. At the other end of the spectrum, Philadelphia needs nearly 60,000 units of affordable housing for households earning less than \$20,000 a year & the number of public housing units in Philadelphia has been reduced by 44% in the past 10 years.

Philadelphia’s Next Mayor Should:

- Create 3000 new units of affordable rental housing.
- Create 5000 new units of affordable units for low income homeownership.
- Support Inclusionary Zoning legislation to requiring builders of market rate and luxury housing to include a fair percentage of affordable units in their developments in exchange for certain incentives, bonuses, and/or zoning approvals.

Protect Seniors & Low Income Families from Winter Shut-Offs

Over 29,000 Philadelphia households experienced a winter termination in 2006. Right now, PGW estimates that there are at least 9000 households without heat. LIHEAP is inadequate, and 27 Philadelphians died last winter from use of portable heaters or other causes related to no heat.

Philadelphia’s Next Mayor Should:

- Increase enrollment in PGW’s CRP program to reduce the monthly payments for low income customers by funding effective outreach programs.
- Increase participation in PGW budget program for households above the CRP income eligibility by funding enrollment incentives.
- Increase city and state resources for weatherization programs to reduce heating bills.
- Expand responsibilities of Neighborhood Energy Centers.

Preserve our Neighborhoods with Home Repair Resources

More than one out of every 8 Philadelphians cannot afford to make needed repairs to their homes and Philadelphia’s main home repair program reaches less than one out of every ten who qualify for this help. The deterioration of owner occupied homes in Philadelphia leads directly to housing abandonment, lower property values, costly demolition, homelessness, and increased foreclosures.

Philadelphia’s Next Mayor Should:

- Create a new, prompter, city funded grant program to quickly make repairs before minor problems become major problems, with grants of \$5300.
- Coordinate this new repair program with existing weatherization programs.
- Conduct intake through OHCD housing counseling agencies.
- Improve existing Basic System Repair Program to ensure those on waiting list are served.

ACORN’s PeopleFirst Platform is supported by a diverse & growing body of organizations: AFSCME DC 47, Democracia, Eastern Pennsylvania Organizing Project, Pennsylvania AARP, Pennsylvania PIRG, Philadelphia Chapter of NAACP, Philadelphia Corporation for Aging, SEIU 32BJ, and United Communities.