OFFICE OF THE CITY CONTROLLER
CITY OF PHILADELPHIA

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PRESS RELEASE

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City Only Spent $38 Million of the $278 Million for Phase One of the H.O.M.E. Initiative

Expenditures recorded for free home repairs, accessibility modifications, and resources to resolve landlord and tenant disputes

PHILADELPHIA – As part of Philadelphia's Housing Opportunities Made Easy (H.O.M.E.) initiative to build, preserve and restore 30,000 housing units, the City spent approximately $38 million of its $278 million halfway through the first phase, with nine months remaining in the budgeted year.

To date, the expenditures total slightly more than 13 percent of what City Council approved for the first 16 months of the initiative (March 2026 through June 30, 2027).

Four of the total 29 programs that are part of the initiative have recorded expenditures so far. The four programs existed prior to H.O.M.E. and were reclassified under this initiative.

Two of the programs account for the bulk of the total spending. The Basic Systems Repair program provides free repairs to electrical, plumbing, heating, carpentry, and roofing emergencies in owner-occupied homes. The Adaptive Modification program provides free accessibility modifications for people with physical disabilities.

Most repair and modification projects are between $7,000 to $20,000 per project. Some of the homes have multiple projects, totaling as much as $50,000. A breakdown by program includes:

Program	First Phase Expenditure to Date
Basic Systems Repair	$25,955,912
Adaptive Modification	$6,512,928
Eviction Diversion	$5,118,518
Built to Last	$64,274
Total	**$37,651,632**

"Affordable housing helps keep our communities strong by giving residents the stability and opportunity to grow where they live," said City Controller Christy Brady. "Monitoring these

investments helps ensure the city's affordable housing initiative remains financially sustainable while protecting opportunities for residents to remain in their homes."

The Eviction Diversion program offers resources for landlords and tenants in residential rental properties to resolve disputes while avoiding costly court proceedings. Additionally, the Built to Last provides free home repairs inclusive of what's covered through the Basic Systems Repair with additional energy conservation and healthy housing repairs.

In addition, the City Controller's analysis identified the ZIP codes with the highest combined H.O.M.E. spending, which includes more than $13 million in several neighborhoods across North and Southwest Philadelphia.

"The majority of funding is allocated to neighborhoods facing significant economic challenges," said Brady. "Our analysis provides insight into how the initiative is delivering affordable housing and where its impact is being felt across the city."

The City Controller's monthly Municipal Money Matters report can be viewed at https://controller.phila.gov/

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