PHILADELPHIA HOUSING AUTHORITY

MOVING TO WORK ANNUAL PLAN
FISCAL YEAR 2017
(APRIL 1, 2016 TO MARCH 31, 2017)

DRAFT FOR PUBLIC COMMENT

NOVEMBER 13, 2015

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN – FISCAL YEAR 2017

TABLE OF CONTENTS

I. INTRODUCTION 1

II. GENERAL OPERATING INFORMATION 9

- A. Housing Stock Information 9
- B. Leasing Information 21
- C. Waiting List Information 23

III. PROPOSED MTW ACTIVITIES 25

IV. APPROVED MTW ACTIVITIES 30

- A. Implemented Activities 30
- B. Not Yet Implemented Activities 61
- C. Activities on Hold 63
- D. Closed Out Activities 64

V. MTW SOURCES AND USES OF FUNDING 65

- A. Estimated Sources and Uses of MTW Funding for Fiscal Year 2017 65
- B. Use of Single Fund Flexibility 66
- C. Local Asset Management Plan 70

VI. ADMINISTRATIVE 71

- A. Resolution 71
- B. Public Review Process 71
- C. Evaluations 71
- D. Annual Statement/Performance and Evaluation Report 71

VII. APPENDICES 72

Appendix A: RAD Significant Amendments 72
Appendix B: MTW TDC/HCC 73
Appendix C: Replacement Housing Factor Funds 80
Appendix D: Local Asset Management Plan 81
Appendix E: Board Resolution & MTW Certification 82
Appendix F: Annual Statement/Performance & Evaluation Report 83
Appendix G: Asset Management Table 84
Appendix H: Planned Demo/Dispo Additional Documentation 85

I. INTRODUCTION

This Annual Plan provides information on activities planned by the Philadelphia Housing Authority (PHA) under the Moving To Work Demonstration Program (MTW) for PHA Fiscal Year 2017, i.e. the period from **April 1, 2016 to March 31, 2017**.

PHA has been an MTW agency since April 2001, operating under an MTW Agreement with the U.S. Department of Housing and Urban Development (HUD). The MTW Agreement, as amended, describes the authority and flexibility granted to PHA under the MTW program along with the requirements for participation.

MTW is a demonstration program authorized by Congress, through which PHA and other participating agencies are given the flexibility to waive certain statutes and HUD regulations to design and test approaches for providing housing assistance that address one or more of the following statutory objectives:

1) Reduce cost and achieve greater cost effectiveness in Federal expenditures;
2) Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and
3) Increase housing choices for low-income families.

Through the MTW Demonstration, PHA plans to continue to substantially transform its properties and programs, utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations. In an era of diminishing Federal resources, effective and innovative use of MTW flexibility and Block Grant funding is essential to the future of PHA and its residents.

MTW Long-Term Goals and Objectives

During the first year of the MTW program, PHA established five (5) broad objectives for the MTW Demonstration Program:

- Reform the existing Housing Choice Voucher and Public Housing Programs to improve and increase the supply of quality affordable housing throughout the City of Philadelphia.

- Revitalize neighborhoods where MTW and MTW-eligible residents reside.

- Develop a MTW Family Program to furnish comprehensive family self-sufficiency services to eligible MTW families.

- Establish a Quality of Life Program to promote a living environment that fosters community values, encourages resident participation and positive peer group pressure, and reinforces the responsibilities of public housing residents, voucher participants, voucher landlords, and PHA to one another and to the broader community.

- Establish efficient operating procedures and implement cost-saving strategies.

Under the direction of President and Chief Executive Officer, Kelvin A. Jeremiah, PHA has continued and expanded the use of MTW flexibility in promoting PHA's long-term strategic objectives. PHA has sharpened its focus on improving performance in core business operational areas including property management, maintenance services and resident services and on expanding partnerships with the City, non-profit agencies and other community stakeholders. PHA's focus emphasizes the need to strengthen people, property and partnerships. As highlighted in the FY 2015 Annual Plan, PHA engaged in an inclusive and comprehensive Strategic Directions planning process with twelve strategic priorities identified. These priorities provide a framework for future MTW activities and PHA's overall management strategy:

1. Preserve and expand the supply of affordable housing available to Philadelphia's residents with low-incomes

2. Achieve excellence in the provision of management and maintenance services to PHA residents

3. Create safe communities in collaboration with neighborhood residents and law enforcement agencies

4. Enhance resident well-being and independence through partnerships for employment, job training, education, health and other evidence-based supportive services

5. Improve access to quality housing choices and opportunity neighborhoods through the Housing Choice Voucher program

6. Incorporate energy conservation measures and sustainable practices throughout PHA operations

7. Improve customer service, streamline operations and create a business model that is data-driven and high performing

8. Conduct PHA business in an open and transparent manner that promotes accountability and access, ensures diversity and adheres to the highest ethical standards

9. Strengthen existing relationships and forge new public, private and philanthropic partnerships to support PHA's strategic goals

10. Make PHA an employer of choice with an accountable, diverse, trained and productive workforce

11. Ensure that PHA is a good neighbor and reliable community partner

12. Encourage innovation and promote PHA's financial health through ongoing participation in the Moving To Work Program

Priority #12 underscores the strategic importance of PHA's continued participation in the MTW Demonstration. The innovative use of MTW regulatory and Block Grant funding flexibility have been essential ingredients in PHA's efforts to revitalize deeply distressed public housing developments and their surrounding neighborhood, leverage partnerships to build new affordable housing, support the City of Philadelphia's Blueprint to End Homelessness initiative, and assist residents to secure job training, job placements, homeownership and other opportunities. Since early 2014, PHA and other participating MTW agencies have engaged in negotiations with HUD regarding a long-term extension of the program. In FY 2017, PHA intends to continue these discussions as needed to achieve the goal of securing an MTW Agreement extension with substantially similar terms to the current Agreement.

FY 2017 Goals and Objectives

PHA plans to implement a coordinated, comprehensive program of capital improvements, development activities, maintenance and management initiatives, and resident supportive services in FY 2017. PHA's funding for FY 2017 is unknown as of the publication date of the MTW Annual Plan; therefore, the activities described herein may be modified based on actual funding levels.

MTW activities are defined by HUD as only those activities that specifically require MTW authority or Block Grant flexibility to implement. Highlights of PHA's planned MTW activities include:

- ***"6 in 5" Program*** – PHA established this initiative to develop, acquire or preserve affordable housing in the City of Philadelphia. It involves a range of strategies including PHA-developed projects that provide for redevelopment and/or replacement of obsolete properties; initiatives to ensure the long-term affordability of Low Income Housing Tax Credit (LIHTC) properties; and partnerships with the City, non-profit agencies and local developers on new construction, acquisition and substantial rehabilitation projects. PHA utilizes MTW Block Grant and other non-MTW funding to support many of these developments. In addition to using MTW Block Grant funding to support these projects, PHA incorporates other MTW flexibility in admissions, continued occupancy and other programmatic requirements. In FY 2017, PHA projects that 46 new public housing units will come on line as shown in Table 1 of the MTW Plan, and an additional 1,938 units will be placed under project-based contracts under the Unit Based program (including RAD conversions) as shown in Table 4.

- ***Neighborhood Transformation at Blumberg/Sharswood*** – PHA is working with community residents, the City and numerous partners to implement a comprehensive Choice Neighboorhoods Transformation Plan in the Blumberg/Sharswood neighborhood that will be supported by private, federal, state, local and MTW Block Grant funds. This ambitious effort involves construction or rehabilitation of 1200 affordable and market-rate units, including 420 homeownership units, at on and off-site locations; revitalization of commercial corridors;

construction of a 120,000 sq. ft. PHA office facility; creation of new recreational facilities and green space; and, the establishment of a high performing K-8 school. To date, PHA has secured 9% LIHTC financing for Phase I, obtained HUD approval for the Phase I conversion under the Rental Assistance Demonstration program and completed the relocation of all on-site public housing residents. Plans are nearing completion for demolition of existing public housing structures (except for one senior tower to be rehabilitated), clearing the way for a comprehensive revitalization effort. In FY 2017, PHA expects to complete construction of 57 Phase I rental units; commence rehabilitation of the 96-unit senior tower, secure financing and commence construction for a 150-unit off-site rental phase, a 25-unit off-site homeownership phase and the PHA office facility; and, solicit and evaluate private developer proposals for vacant parcels in the neighborhood.

- ***Norris Homes/North Central Philadelphia Neighborhood Transformation*** **–** PHA is working in partnership with the City of Philadelphia, Norris Homes residents and other partners to implement a Choice Neighborhood Transformation Plan in the North Central Philadelphia neighborhood that will result in extensive community improvements and construction of 237 rental and 60 homeownership units, of which 147 will be replacement housing. The development is funded through a $30 million Choice Neighborhoods grant, supplemented by private equity, City of Philadelphia, MTW Block Grant and other funds. In FY 2016, the overall site plan and neighborhood development program, including off-site housing locations, was substantially refined and modified through a collaborative process involving Norris Homes residents and the key partners. Developer proposals were also solicited for off-site scattered site phases. In FY 2017, PHA projects that financing will be secured and construction commenced on Phase I (25 homeownership units) and Phase II (89 rentals).

- ***Strawberry Mansion Neighborhood Transformation*** - PHA is investing over $25 million in MTW Block Grant and other federal, state and local funds to spur the revitalization of the Strawberry Mansion community in North Philadelphia. In FY 2016, PHA completed construction and occupancy of two new Unit-Based developments in the neighborhood, Oakdale (12 rental units) and Gordon Street (21 rental units). In FY 2017, PHA expects to begin construction on the 55-unit Arlington Monument rental development using MTW Block Grant, LIHTC and other funding.

- ***2012 Chestnut Street Redevelopment*** - PHA has issued a solicitation for development partners for the redevelopment of the former PHA headquarters site located at 2012 Chestnut Street. While plans are not finalized, PHA is seeking to create a mix of resident, office and other commercial uses including an affordable rental component serving families with incomes at or below 80% of Area Median Income. PHA anticipates that MTW Block Grant funds will be utilized to support affordable housing development and long-term operating costs.

- ***Homeless Veterans Initiative*** **–** PHA is collaborating with the City, the Department of Veterans Affairs, and local non-profit organizations to eliminate homelessness among our nation's veterans. In FY 2017, these activities will include continuing to maximize leasing under the Veterans Affairs Supportive Housing (VASH) – which is a non-MTW program -

and providing operating support from the MTW Block Grant for two new project-based developments that will provide housing for veterans and their families, HELP V (25 units) and Impact Veterans (8 units).

- ***Rental Assistance Demonstration (RAD)* –** PHA is working to preserve its existing public housing developments, reposition its scattered site portfolio and expand housing opportunities through the Rental Assistance Demonstration (RAD) program. While RAD is a non-MTW program, PHA will utilize its MTW Block Grant and MTW programmatic flexibility to support the conversion of over 3,200 public housing units to long-term project-based assistance contracts. This includes transferring subsidies through the RAD "transfer of assistance" provision from approximately 986 vacant and uninhabitable scattered sites to new projects developed throughout the City by PHA and other development partners. A series of RAD transactions involving these new projects, Norris Homes and other existing public housing units owned by Alternate Management Entities (AMEs) are scheduled for FY 2017.

- ***Energy Performance Contracting* -** The MTW Agreement, Attachment D, authorizes PHA, without prior approval from HUD, to enter into new Energy Performance Contracts (EPCs) or modify existing EPCs. In FY 2016, PHA conducted extensive planning and analysis to determine whether to procure an Energy Service Company (ESCo) or function as its own ESCo. The efforts will continue in FY 2017 and beyond, including procurement of appropriate services in order to structure, plan and move forward with implementation of an EPC. PHA anticipates that the MTW Agreement will be extended prior to 2018. Depending on the provisions of any such extension, the proposed EPC and ESCo initiatives may extend beyond the MTW Agreement's term. PHA will factor this issue into its planning and, if needed, will consult with HUD. See additional discussion on this issue under the "Use of Single Fund Flexibility" section of the Plan below.

- ***Self-Sufficiency and Youth Development Programs*** – PHA utilizes MTW Block Grant and other funds – including private and other funds raised through the PhillySEEDS entity - to support extensive youth development, adult education, employment and training, nutrition and other supportive services. In FY 2017, PHA plans to continue these efforts including programs to provide scholarships, afterschool, summer camp, and preschool programming for PHA's young residents. PHA also plans to continue its summer food program at 20 conventional sites. The program is partially funded by the Pennsylvania Department of Education. PHA augments it with summer camp activities. PHA will also continue to offer a broad array of self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes. PHA's program design incorporates appropriate incentives and disincentives, is evidence-based and is outcome-driven. A critical ongoing objective is for PHA to maximize and leverage its investments through innovative partnerships with State, City, and non-profit agencies, universities, and social services organizations. A major focus in FY 2017 and beyond will be to improve employment outcomes and prepare residents to benefit from economic activity in both the Norris and Sharswood/Blumberg Choice Neighborhoods. In FY 2016, PHA applied for Jobs Plus funding targeted for Raymond Rosen residents. If successful, the HUD four-year Jobs Plus grant will commence in FY 2017 and be partially supported by PHA MTW Block Grant

funds. A summary of PHA's MTW and Non-MTW funded resident services programs is found on Table 11.

- ***HCV Mobility Program*** – Using MTW Block Grant funding, PHA will continue implementation of the Housing Choice Voucher Mobility Program in FY 2017. HUD funded the initial pilot program; however, due to its successes, PHA elected to use MTW funding to continue it indefinitely. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Participants are provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas.

- ***Second Chance Initiative*** – PHA will continue to implement a time-limited, ten voucher pilot program to provide supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program..

- ***Nursing Home Transition*** – PHA will continue to work with the City and State to provide affordable housing opportunities for people with disabilities who are able to transition from nursing homes to community-based settings.

- ***Asset Management*** – Utilizing MTW flexibility, PHA has established a Local Asset Management Plan, which is included in Appendix D on the Plan. In FY 2017, PHA will continue efforts to consolidate and streamline property management and maintenance operations based on asset management principles and in response to reduced federal funding. The goal of this effort is to more closely align PHA's asset management to multi-family industry norms, with allowances for the unique features of PHA's organization and portfolio.

- ***Rent Simplification Initiatives*** – PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.

Along with its MTW implementation activities, PHA will implement other initiatives in FY 2017 that do not specifically require MTW authority or Block Grant flexibility to administer. Highlights of PHA's planned Non-MTW activities include:

- ***Reducing Homelessness Initiative*** – In addition to the homeless veterans initiatives noted above, PHA will continue to actively collaborate with the City, social service and local non-profit agencies on a series of initiatives to reduce and help prevent homelessness. Under the Blueprint to End Homelessness program, PHA plans to provide 500 housing opportunities annually for formerly homeless families that are leaving transitional housing.

- ***Liddonfield Redevelopment*** – PHA is working to promote redevelopment of the former Liddonfield Homes public housing site to include affordable senior housing, market-rate and

commercial uses. PHA issued a solicitation for developer proposals, and will continue in FY 2017 to finalize plans to secure financing and developer partners.

- ***Falls Ridge Final Phase*** – In FY 2016, the PHA Board approved an initiative with Pennrose Properties to build 96 housing units (60 affordable, 36 market-rate) on remaining vacant land at the former Schuylkill Falls public housing development. The site, now known as Falls Ridge, was transformed under a now completed HOPE VI grant. This initiative will serve as the final phase of the redevelopment effort. Subject to HUD approval, which is expected before or during FY 2017, PHA will enter into a long-term ground lease with Pennrose. Pennrose will make a payment of $750,000 to PHA, and Pennrose will fund the estimated $23.6 million project through LIHTC and other funds.

- ***Right Sizing Occupancy Initiative*** – PHA will continue its efforts to "right size" residents who are currently living in units that are too large for their current family composition. This initiative is part of PHA's long-term efforts to ensure that scarce housing resources are used in the most efficient manner possible, while also supporting the scattered site repositioning effort. The program primarily impacts residents of scattered sites. PHA expects that some residents may elect to purchase their homes rather than move, while other homes will be made available for sale or other disposition as residents move to smaller size units.

- ***Improving Access to PHA Programs and Services*** – PHA will continue to ensure open access to PHA programs to non-English speakers and the hearing/sight impaired. Implementation of the Board-approved Language Access Plan will continue in FY 2017 including the provision of translation services, development of new translated forms and other efforts to promote access and diversity.

- ***Lease Enforcement*** – PHA will strengthen its internal efforts to ensure enforcement of all lease provisions, including increasing rent collections and ensuring timely management responses to lease violations.

- ***Better Buildings Challenge*** - PHA has been a participant and partner in the U.S. Department of Energy's Better Buildings Challenge (BBC) since 2013. In FY 2017, in addition to potential implementation of an EPC as noted above, PHA will continue to engage in a comprehensive series of capital improvement and management activities designed to reduce energy consumption across the entire PHA portfolio by at least twenty percent (20%) over the 2010 base year by 2020.

- ***Smoke Free Initiative*** – In FY 2016, PHA became the largest Housing Authority in the country to prohibit smoking at all properties except for designated smoking areas. A Smoke Free Task Force consisting of staff and residents, with assistance from the Philadelphia Department of Public Health, worked for months to design the now Board-approved policy. The policy differentiates between residents already living in PHA units as of August 2015 and those who subsequently move into new or rehabilitated units. In FY 2017, PHA will continue to implement the policy including promoting smoking cessation services for residents.

- ***Prudent Fiscal Management and Internal Controls –*** PHA will continue to implement a comprehensive program of internal audit, compliance reviews and fiscal management. In FY 2016, PHA retained its AA- investment grade credit rating from Standard and Poor's Rating Services which provides independent verification of the efficacy of these efforts.

- ***Grant Opportunities*** - PHA plans to actively pursue other funding opportunities that may include Jobs Plus, Choice Neighborhoods Implementation funding for Blumberg/Sharswood, Family Self Sufficiency Coordinator, ROSS Coodinator, Summer Food Service Program and other available funding opportunities.

PHA will periodically review and revise ongoing initiatives (both MTW and non-MTW activities) as needed in response to current conditions and priorities and to take advantage of new/emerging opportunities.

Background on the MTW Annual Plan

This is the sixteenth Annual Plan submitted by PHA under the MTW Demonstration Program. The FY 2017 Annual Plan incorporates HUD's current reporting requirements as detailed in the HUD Form 52900 dated May 2013. Over the course of PHA's participation in the MTW program, the Annual Plan elements have been restructured and modified as needed to comply with HUD's evolving program requirements.

As part of each year's MTW planning process, PHA provides opportunities for residents, PHA staff and the broader community to review the proposed goals, objectives and activities, and to offer feedback. Prior to finalizing the FY 2017 Annual Plan, PHA conducted a meeting with resident leadership to discuss its contents and provide opportunities for resident input. PHA posted the draft Plan on its website and provided a thirty day public comment period to allow for resident and general public review. PHA also conducted a public hearing on December 1, 2015 and obtained Board of Commissioners approval prior to submission of the Plan to HUD.

In tandem with publication of the draft MTW Annual Plan, PHA requested public comments on proposed updates to the Public Housing Admissions and Continued Occupancy Policy and Housing Choice Voucher Administrative Plans. The revised policies will take effect upon approval by the PHA Board of Commissioners.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

Planned New Public Housing Units

PHA plans to add 46 new public housing units to its inventory in FY 2017. As detailed in Table 1 below, this includes planned new units at:

1. *Markoe Street*
2. *Saint Francis Villa Senior Housing*

Note that the actual number of public housing units developed during the Plan year may vary from the planned total based on progress in securing Low Income Housing Tax Credit funding, the timing of HUD and local approvals, and other factors. Subject to applicable Board and /or HUD approvals, PHA may consider one or more of the planned projects for the Rental Assistance Demonstration program as an alternative to ACC funding. This was the case for several proposed public housing developments detailed in PHA's FY 2016 Annual Plan. PHA reports on actual new units in the MTW Annual Report.

Table 1: Planned New Public Housing Units During FY 2017

AMP Name and Number	Bedroom Size							Total Units	Population Type	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
Markoe Street			4	2				6	General	1	1
St. Francis AME		40						40	Elderly	4	2
Total Public Housing Units to be Added								46			

Planned Public Housing Units to Be Removed from Inventory

As part of its revitalization program and ongoing portfolio assessment and repositioning efforts including conversion of public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program, PHA plans to demolish and/or dispose of a projected total of 3,434 units as summarized in Table 2. While Table 2 provides an estimate of the number of units to be removed from the public housing inventory during the Plan Year, the actual number may vary depending on the timetables for HUD and City of Philadelphia approvals, project financing, RAD closings, and other factors.

Table 2: Planned Public Housing Units to Be Removed During FY 2017*

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PA2-050 Blumberg Senior	96	RAD Conversion (including 2 administrative units)
PA2-079 Plymouth Hall	53	RAD Conversion
PA2-093 Westpark Plaza	65	RAD Conversion
PA2-018 Arch Homes	73	RAD Conversion
PA2-030 Abbottsford Homes	235	RAD Conversion
PA2-015 Harrison Plaza	299	RAD Conversion
PA2-035 Haddington Homes	147	RAD Conversion
PA2-031 Bartram Village	499	RAD Conversion
PA2- Norris Apartments	147	RAD Conversion
PA2-121 Southwark Plaza AME	470	RAD Conversion
PA2- MLK Phase I AME	49	RAD Conversion
PA2-136 MLK Phase III AME	45	RAD Conversion
PA2-126 Eight Diamonds AME	152	RAD Conversion
PA2 Spring Garden I AME	86	RAD Conversion
PA2-127 Spring Garden II AME	32	RAD Conversion
PA2-901 Haddington Scattered Sites	63	RAD Conversion
PA2-902 Mantua Scattered Sites	111	RAD Conversion
PA2-903 Kingsessing Scattered Sites	70	RAD Conversion
PA2-904 Germantown Scattered Sites	71	RAD Conversion
PA2-905 Fairhill Square Scattered Sites	77	RAD Conversion
PA2-906 Francisville Scattered Sites	69	RAD Conversion
PA2-907 Ludlow Scattered Sites	85	RAD Conversion
PA2-908 Susquehanna Scattered Sites	104	RAD Conversion
PA2-909 Strawberry Mansion Scattered Sites	173	RAD Conversion
PA2-910 Oxford Jefferson Scattered Sites	163	RAD Conversion
Total Number of Units to be Removed	**3434**	

**Timing for removal of units related to RAD conversions is a variable and is expected to extend beyond the Fiscal Year. Addresses for all scattered site units planned for demo/dispo have been included in the Appendix H to this Plan.*

Planned Conversions Under the Rental Assistance Demonstration (RAD) Program

PHA views the conversion of public housing units to project-based assistance under the RAD program as an important component of its housing preservation and expansion strategy. Through RAD conversion, PHA is able to access critically needed private equity (primarily through the Low Income Housing Tax Credit) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units. Table 3 below provides summary information on PHA's current plans to convert existing public housing units through the RAD program. It also includes information on PHA's plans to transfer existing public housing assistance from vacant and uninhabitable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts.

The timetable for RAD conversions extends beyond FY 2017 and is currently being finalized in consultation with HUD. The listed projects may be modified in the future, and are subject to approval by HUD and the PHA Board of Commissioners.

PHA is required to prepare a RAD Significant Amendment for each RAD project as part of the HUD approval process. The Significant Amendment process includes a public notice period, a public hearing and approval by the PHA Board of Commissioners prior to submission to HUD. To date, PHA has obtained HUD approval for a RAD Significant Amendment to the FY 2015 Annual Plan for Blumberg Phase 1. PHA intends to submit RAD Significant Amendments to the FY 2016 Annual Plan for Southwark, New Courtland at Allegheny II, Roberto Clemente House, 2415 North Broad Street, and HELP V.

As part of this FY 2017 MTW Annual Plan, in Appendix A, PHA has included RAD Significant Amendments for several AME developments. Additional Significant Amendments for other planned RAD developments will be submitted in the future.

Table 3: Planned Rental Assistance Demonstration Conversions

PIC Dev. # / AMP and PIC Dev. Name	Units	Description
PA2-050 Blumberg Senior	96	Conversion of existing public housing development senior tower; part of Blumberg/Sharswood Choice Neighborhoods project.
PA2-050 Blumberg Phase I	51	Transfer of assistance new construction; part of Blumberg/Sharswood Choice Neighborhoods project.
PA2-079 Plymouth Hall	53	Conversion of existing public housing development
PA2-093 Westpark Plaza	65	Conversion of existing public housing development
PA2-018 Arch Homes	73	Conversion of existing public housing development
PA2-030 Abbottsford Homes	235	Conversion of existing public housing development
PA2-015 Harrison Plaza	299	Conversion of existing public housing development
PA2-035 Haddington Homes	147	Conversion of existing public housing development
PA2- Norris Apartments	147	Conversion of existing public housing development
PA2-031 Bartram Village	499	Conversion of existing public housing development

PIC Dev. # / AMP and PIC Dev. Name	Units	Description
PA2-121 Southwark Plaza	470	Conversion of existing AME public housing development
PA2- MLK Phase I AME	49	Conversion of existing AME public housing development
PA2-136 MLK Phase III	45	Conversion of existing AME public housing development
PA2-126 Eight Diamonds	152	Conversion of existing AME public housing development
PA2 Spring Garden I AME	86	Conversion of existing AME public housing development
PA2-127 Spring Garden II	32	Conversion of existing AME public housing development
PA2-901 Haddington Scattered Sites	63	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s) including New Courtland at Allegheny II (40 units) and other sites TBD
PA2-902 Mantua Scattered Sites	111	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s)
PA2-903 Kingsessing Scattered Sites	70	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s) including HELP Philadelphia V (37 units) and others TBD.
PA2-904 Germantown Scattered Sites	71	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s) including Roberto Clemente House (38 units) and other sites TBD.
PA2-905 Fairhill Square Scattered Sites	77	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s)
PA2-906 Francisville Scattered Sites	69	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s)
PA2-907 Ludlow Scattered Sites	85	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s)
PA2-908 Susquehanna Scattered Sites	104	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s)
PA2-909 Strawberry Mansion Scattered Sites	173	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s)
PA2-910 Oxford Jefferson Scattered Sites	163	Transfer of assistance from vacant and uninhabitable scattered sites to new development(s) including 2415 North Broad Street (88 units) and other sites TBD.
Planned Total Number of RAD Units	**3434**	

Planned New Project-Based Voucher Leasing

PHA provides project-based subsidies to non-profit sponsors and private property owners through its Unit-Based Leasing and Development (UBV) MTW initiative. Table 4 below provides details on new UBV developments that PHA plans to subsidize during the Plan Year. This includes RAD conversion developments that PHA projects to be under contract in FY 2017. Overall, PHA projects that 1,938 additional units will be placed under contract in FY 2017. Actual contract/leasing figures may vary based on multiple factors, including contract terminations or suspensions, new projects approved by the PHA Board, HUD RAD processing timetables and other considerations.

Table 4: New Housing Choice Vouchers to be Project-Based During FY 2017

Property Name	Anticipated # of New Vouchers to be Project-Based	Description of Project
4050 Apartments	20	New construction development located in West Philadelphia for artists
Belmont Specialty Housing I	25	Development under construction in West Philadelphia. Target population is disabled and seniors.
Belmont Specialty Housing II	15	Development currently under construction in West Philadelphia. Target population is disabled and seniors.
Grace Townhomes	36	New construction development located in Port Richmond section of Philadelphia for low income families.
810 Arch St	70	New Construction development for Homeless individuals in Chinatown section of Center City Philadelphia.
Jannie's Place	11	Existing development completed in 2011 at 611 N. 40th St in the Mantua section of West Philadelphia serving homeless families
Fattah Homes II	6	Existing development completed in 2013 serving homeless families in the Mantua section of West Philadelphia.
Inter Community Action Inc.	13	Existing development consisting of 6 row homes located in the Roxbourgh section of Philadelphia. The target population are individuals with behavioral, intellectual and developmental disabilities.
Hope Bridge	28	Existing development located in West Philadelphia serving single females with special needs.
Catch SRO	25	Existing development located in South Philadelphia for individuals with mental illness.
Bigham Place	7	Recently constructed development located at 4226-32 Powelton Ave in the Mantua section of West Philadelphia serving homeless families.
Impact Veterans	8	New Construction development located in Kensington section of Philadelphia for veteran families.
Mt. Vernon	15	Rehabilitation of a site located at 3202 Mantua Avenue in the Mantua section of West Philadelphia serving low income families.
Witherspoon Senior Apartments	15	New Construction in West Philadelphia serving seniors.
Haddington III	48	Scattered site rehabilitation in West Philadelphia for homeless and low income families
Cantrell Place	15	Substantial rehabilitation development in South Philadelphia for seniors
Francis House	10	New Construction in West Philadelphia for frail seniors
Tioga Family Center	24	New Construction in North Philadelphia for low income families
Centennial Village	33	New Construction in West Philadelphia serving low-income families- RAD transfer of assistance site
Help V	37	New Construction in Northern Liberties section of Philadelphia serving veterans and senior veterans - RAD transfer of assistance site
St. John Neumann Place II	52	New Construction in South Philadelphia serving seniors - RAD transfer of assistance site
2415 N Broad Street	88	New Construction in North Philadelphia serving homeless individuals - RAD transfer of assistance site
Roberto Clemente House	38	Substantial rehabilitation development in North Philadelphia serving low-income families - RAD transfer of assistance site
New Courtland at Allegheny II	40	New Construction in North Philadelphia serving seniors - RAD transfer of assistance site
Lehigh Park I and II	75	Existing housing serving low-income families– RAD transfer of assistance site
Mission First	50	New construction in West Philadelphia for low-income families – RAD transfer of assistance site
New Courtland at St. Barts	36	New construction in Northeast Philadelphia for seniors – RAD transfer of

Property Name	Anticipated # of New Vouchers to be Project-Based	Description of Project
		assistance site
Norris Square	60	Rehabilitation of existing family units in North Central Philadelphia – RAD transfer of assistance site
Blumberg Phase I	57	New Construction in Blumberg/Sharswood neighborhood serving low-income families including 51 RAD and 6 other project-based vouchers
Norris Homes	147	RAD conversion of Choice Neighborhood public housing units (new construction replacement units)
Courtyard at Riverview aka Southwark	470	Rehabilitation of existing AME family and senior public housing development – RAD conversion
Eight Diamonds	152	Rehabilitation of existing AME family public housing – RAD conversion
Spring Garden I	86	Rehabilitation of existing AME scattered site family public housing – RAD conversion
Spring Garden II	32	Rehabilitation of existing AME scattered site family public housing – RAD conversion
MLK Phase I AME	49	RAD conversion of existing AME units
MLK Phase III AME	45	RAD conversion of existing AME units

Anticipated Total New Vouchers to be Project-Based	**1938**

Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	**1938**
Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	**935**

Other Planned Changes to Housing Stock

PHA's ongoing and future development efforts under the "6 in 5", RAD and other development initiatives will continue to be guided by development principles approved by the PHA Board in September 2012. This policy statement provides the framework for future development activities undertaken with public and private partners. It clarifies the selection and review processes and provides guidance on PHA's commitment to Section 3 jobs, sustainable development, defensible space principles, and other important issues. In light of serious fiscal constraints, PHA's policy also emphasizes the importance of achieving maximum leverage with limited public funds.

Working in collaboration with the City of Philadelphia, PHA will seek to help further the mutual goal of large scale new affordable housing. The City's initiative envisions the construction of 1,000 affordable rental units and 1,000 affordable homeownership units for moderate-income households in the immediate future. Table 5 provides a summary of other housing and neighborhood revitalization activities planned by PHA that are not specifically highlighted elsewhere in the Plan, including initiatives in support of the City of Philadelphia's affordable rental and homeownership goals. In addition, Appendix G includes PHA's Asset Management Table, which is periodically updated to provide an overview of planned or potential development, disposition, conversion and/or homeownership activities at PHA sites.

Table 5: Other Planned Changes to Housing Stock

Site	Description of Project
Brooklyn Heights	PHA is negotiating the acquisition (PRA) of land in the Mill Creek neighborhood to develop approximately 32 units.
Union Hill	PHA is negotiating the possible acquisition of 12 distressed units in the Mantua neighborhood.
Market West	PHA is working to acquire vacant sites in Haddington neighborhood to develop affordable sites in this West Philadelphia neighborhood.
Gordon Street Phase II (Strawberry Mansion)	PHA is planning for the second phase development to support the newly developed Gordon Apartments.
Falls Ridge	PHA is finalizing plans for a long-term lease to Pennrose Properties of land at the former Schuylkill Falls public housing development. Land to be developed as affordable and market rate housing by Pennrose.
27th and Susquehanna	PHA is seeking to acquire a site in the Strawberry Mansion neighborhood.
Reynolds School	PHA acquired a school for potential redevelopment as senior housing, a school, or other mixed use development in the Sharswood neighborhood.
Walton School	PHA acquired a vacant school for reuse as 45 senior housing units in Strawberry Mansion.
Sharswood Acquisition	PHA continues to acquire privately owned parcels in the Sharswood neighborhood for the redevelopment of the Norman Blumberg development.
Liddonfield	PHA is currently considering responses to an RFP for the development of the vacant Liddonfield site. While there are no public housing (ACC) units being considered for the site, proposals may include affordable senior housing components, and a long term lease of the site. PHA may revise and reissue the RFP if needed.
Blumberg Senior Tower	The senior tower will remain offline in FY 2017 pending rehabilitation and conversion to project-based assistance as part of PHA's Rental Assistance Demonstration program initiative.
2012 Chestnut Street	PHA issued an RFP for the development of the vacant site at 2012 Chestnut Street. PHA desires the development of some affordable housing at the site. The project may include residential, office, commercial or mixed-use. PHA expects the project to include affordable units serving households with incomes up to 80% of Area Median Income. PHA plans on providing project based rental assistance equal to 110% of fair market rents for all affordable units that may be proposed.
Bartram Village	PHA is soliciting development proposals for the redevelopment of Bartram Village.

General Description of Planned Capital Expenditures

PHA's capital planning and development strategies are designed to support, rehabilitate, and modernize existing PHA sites and to revitalize neighborhoods throughout the City. Coordination with the City of Philadelphia's neighborhood revitalization efforts is a major priority for PHA. PHA works to leverage its limited PHA resources with other resources such as Low Income Housing Tax Credits, private equity, and state and local funding sources. Utilization of MTW Block Grant funding and programmatic flexibility remains a critical element in PHA's modernization and development efforts.

PHA maintains updated physical needs assessments including estimated replacement and/or repair costs for all PHA developments. Capital needs continue to dramatically exceed available funding.

Table 6 provides information on PHA's planned capital expenditures for FY 2017. Note that PHA is required to submit this Annual Plan in advance of receipt of federal funding information for the fiscal year. In light of continuing reductions in federal funding and the uncertainty of future funding, the information on Table 6 is preliminary and subject to change based on actual funding and other factors. Actual obligations and expenditures may vary based on factors such as construction schedules, timing of HUD and local approvals, availability of leveraged funding and new and emerging repair needs. Note also that capital projects often are implemented over multiple years and may involve multiple funding sources.

Among other projects, Table 6 includes funding for major redevelopment efforts at Blumberg, Norris Homes and Strawberry Mansion, subject to required approvals and funding availability.

With regards to the Blumberg Revitalization and as part of PHA's long-term strategy to consolidate PHA's operations, PHA has approximately $40 million budgeted to acquire, and construct an administrative office facility. This is planned on the Ridge Avenue corridor and will be part of the mixed use redevelopment undertaking. This facility will ensure greater efficiency of operations for PHA departments, which are currently located in multiple locations throughout the City of Philadelphia. This consolidation would likely involve disposition or conveyance of existing administrative facilities.

Table 6: Planned Capital Expenditures During FY 2017

Site Name	Description	Total Estimated Budget	Estimated FY 17 Capital Fund Expenditures
Blumberg	Phase II (Senior Tower) - 96 units	$ 20,000,000	$ 2,500,000
Blumberg	Demolition	$ 7,263,575	$ 5,810,860
Blumberg	Phase III (Off-Site) - New construction of approximately 175 units	$ 60,000,000	$ 3,000,000
Blumberg	Streets & Infrastructure	$ 9,250,000	$ 925,000
Blumberg	Phase I - 57 Units Offsite	$ 22,228,399	$ 5,526,450
Blumberg	Scattered Site Demolition & Stabilization	$ 5,000,000	$ 3,750,000
Blumberg Reynolds School Conversion	Reynolds School Acquisition - Adaptive Reuse	$ 17,000,000	$ 1,062,500
Community Centers	Lawful Occupancy (As determined by A&E Consultant)	$ 250,000	$ 250,000
Arch Homes	RAD Conversions	$ 29,200,000	$ 1,460,000
Plymouth	RAD Conversions	$ 1,350,000	$ 337,500
Markoe Street	Phase III - Development of 6 residential units	$ 1,932,192	$ 1,932,192
Millcreek	LEB Community Center	$ 6,011,386	$ 3,000,000
Norris Choice	Phase II 89 Rental	$ 35,600,000	$ 3,500,000
Queen Lane	Queen Lane - Low Rise	$ 525,601	$ 525,601
Strawberry Mansion	Strawberry Mansion Street Planning - New Construction of 55 Affordable Housing Units	$ 20,000,000	$ 2,500,000

Site Name	Description	Total Estimated Budget	Estimated FY 17 Capital Fund Expenditures
Walton School	Walton School (45 Units)	$ 18,000,000	$ 2,250,000
PHA Wide	Scattered Site Rehabs by Force Account	$ 15,000,000	$ 7,500,000
Haddington	SS Carpentry	$ 25,000	$ 25,000
Mantua	SS Carpentry	$ 25,000	$ 25,000
Kingsessing	SS Carpentry	$ 25,000	$ 25,000
Germantown/Hunting Park	SS Carpentry	$ 25,000	$ 25,000
Fairhill Square	SS Carpentry	$ 25,000	$ 25,000
Francisville	SS Carpentry	$ 25,000	$ 25,000
Ludlow	SS Carpentry	$ 25,000	$ 25,000
Susquehanna	SS Carpentry	$ 25,000	$ 25,000
Strawberry Mansion	SS Carpentry	$ 25,000	$ 25,000
Oxford Jefferson	SS Carpentry	$ 25,000	$ 25,000
Haddington	SS Heating Upgrades	$ 30,000	$ 30,000
Mantua	SS Heating Upgrades	$ 30,000	$ 30,000
Kingsessing	SS Heating Upgrades	$ 30,000	$ 30,000
Germantown/Hunting Park	SS Heating Upgrades	$ 30,000	$ 30,000
Fairhill Square	SS Heating Upgrades	$ 30,000	$ 30,000
Francisville	SS Heating Upgrades	$ 30,000	$ 30,000
Ludlow	SS Heating Upgrades	$ 30,000	$ 30,000
Susquehanna	SS Heating Upgrades	$ 30,000	$ 30,000
Strawberry Mansion	SS Heating Upgrades	$ 30,000	$ 30,000
Oxford Jefferson	SS Heating Upgrades	$ 30,000	$ 30,000
Haddington	SS Concrete Repair	$ 60,000	$ 60,000
Mantua	SS Concrete Repair	$ 60,000	$ 60,000
Kingsessing	SS Concrete Repair	$ 60,000	$ 60,000
Germantown/Hunting Park	SS Concrete Repair	$ 60,000	$ 60,000
Fairhill Square	SS Concrete Repair	$ 60,000	$ 60,000
Francisville	SS Concrete Repair	$ 60,000	$ 60,000
Ludlow	SS Concrete Repair	$ 60,000	$ 60,000
Susquehanna	SS Concrete Repair	$ 60,000	$ 60,000
Strawberry Mansion	SS Concrete Repair	$ 60,000	$ 60,000
Oxford Jefferson	SS Concrete Repair	$ 60,000	$ 60,000
Haddington	SS Window	$ 2,500	$ 2,500
Mantua	SS Window	$ 2,500	$ 2,500
Kingsessing	SS Window	$ 2,500	$ 2,500
Germantown/Hunting Park	SS Window	$ 2,500	$ 2,500
Fairhill Square	SS Window	$ 2,500	$ 2,500
Francisville	SS Window	$ 2,500	$ 2,500
Ludlow	SS Window	$ 2,500	$ 2,500
Susquehanna	SS Window	$ 2,500	$ 2,500
Strawberry Mansion	SS Window	$ 2,500	$ 2,500
Oxford Jefferson	SS Window	$ 2,500	$ 2,500
Haddington	SS Painting	$ 30,000	$ 30,000
Mantua	SS Painting	$ 30,000	$ 30,000

Site Name	Description	Total Estimated Budget	Estimated FY 17 Capital Fund Expenditures
Kingsessing	SS Painting	$ 30,000	$ 30,000
Germantown/Hunting Park	SS Painting	$ 30,000	$ 30,000
Fairhill Square	SS Painting	$ 30,000	$ 30,000
Francisville	SS Painting	$ 30,000	$ 30,000
Ludlow	SS Painting	$ 30,000	$ 30,000
Susquehanna	SS Painting	$ 30,000	$ 30,000
Strawberry Mansion	SS Painting	$ 30,000	$ 30,000
Oxford Jefferson	SS Painting	$ 30,000	$ 30,000
Haddington	SS Bathroom Upgrades	$ 45,000	$ 45,000
Mantua	SS Bathroom Upgrades	$ 45,000	$ 45,000
Kingsessing	SS Bathroom Upgrades	$ 45,000	$ 45,000
Germantown/Hunting Park	SS Bathroom Upgrades	$ 45,000	$ 45,000
Fairhill Square	SS Bathroom Upgrades	$ 45,000	$ 45,000
Francisville	SS Bathroom Upgrades	$ 45,000	$ 45,000
Ludlow	SS Bathroom Upgrades	$ 45,000	$ 45,000
Susquehanna	SS Bathroom Upgrades	$ 45,000	$ 45,000
Strawberry Mansion	SS Bathroom Upgrades	$ 45,000	$ 45,000
Oxford Jefferson	SS Bathroom Upgrades	$ 45,000	$ 45,000
Haddington	SS Roofing	$ 45,000	$ 45,000
Mantua	SS Roofing	$ 45,000	$ 45,000
Kingsessing	SS Roofing	$ 45,000	$ 45,000
Germantown/Hunting Park	SS Roofing	$ 45,000	$ 45,000
Fairhill Square	SS Roofing	$ 45,000	$ 45,000
Francisville	SS Roofing	$ 45,000	$ 45,000
Ludlow	SS Roofing	$ 45,000	$ 45,000
Susquehanna	SS Roofing	$ 45,000	$ 45,000
Strawberry Mansion	SS Roofing	$ 45,000	$ 45,000
Oxford Jefferson	SS Roofing	$ 45,000	$ 45,000
PHA WIDE	504 Unit Modifications/Fair Housing	$ 900,000	$ 900,000
SS WIDE	Comprehensive SS Unit Rehab	$ 6,000,000	$ 6,000,000
Johnson Homes	Tub Diverter Replacement	$ 500,000	$ 500,000
Harrison Plaza	Water Penetration Need	$ 4,000,000	$ 4,000,000
Emlen Arms	Roof Replacement	$ 150,000	$ 150,000
Katie B Jackson	Roof Replacement Drainage and Flashing	$ 130,000	$ 130,000
Hillcreek	Roof Replacement	$ 526,000	$ 526,000
West Park Plaza	Roof	$ 109,000	$ 109,000
Mount Olivet	Exterior Envelope and Moisture Protection	$ 500,000	$ 500,000
Hillcreek	Continued Upgrade for Building Distribution	$ 2,000,000	$ 2,000,000
Spring Garden	Mechanical Upgrade for Underground and Building Distribution	$ 2,500,000	$ 2,500,000

Site Name	Description	Total Estimated Budget	Estimated FY 17 Capital Fund Expenditures
Collegeview	Sanitary upgrade	$ 900,000	$ 900,000
	Total:	$ 289,201,153	$ 66,420,103

Table 6A below is provided for informational purposes. It is a current list of additional planned capital projects and total budget estimates. This includes projects expected to be implemented in future years, but for which expenditures may extend beyond FY 2017. The listing of proposed projects and estimated budgets is preliminary and subject to change.

Table 6A: Additional Planned Capital Projects and Estimated Budget

Site Name	Description	Total Budget
Blumberg	Residential Phase IV-X	$ 348,800,000
Blumberg	New Grade School	$ 24,000,000
Blumberg	Blumberg Commercial Development	$ 40,000,000
Blumberg	Office Consolidation	$ 40,000,000
Westpark Apartments	Upgrades/Modernization	$ 76,000,000
Harrison	RAD Conversions	$ 74,750,000
Abbottsford	RAD Conversions	$ 58,750,000
Westpark Plaza	RAD Conversions	$ 16,250,000
Haddington Homes	RAD Conversions	$ 36,750,000
Bartram Village Redevelopment	Redevelopment	$ 199,600,000
Mantua	Promise Zone: Union Hill (10), West (53) - 63 units total	$ 25,200,000
Millcreek Extension	Brooklyn Heights (26), 48th to 52nd Streets	$ 30,400,000
Norris Choice	Phase I 25 H/O	$ 10,000,000
Norris Choice	Phase III-V	$ 73,200,000
Strawberry Mansion	Strawberry Mansion - Learning Center	$ 750,000
PHA Wide	GPNA	$ 600,000
West Market Developments	Mixed Use Developments at: 5900 Market, 5700 Market, 60th Haverford, 55th Haverford, Salvation Army Site	$ 60,000,000
2700 Susquehanna	Development of Mixed Use	$ 24,000,000
Liddonfield	Developer/PHA	$ 120,000,000
2012 Chestnut Street	Mixed Use Residential/Commercial	$ 8,000,000
Ludlow Extension	Develop Affordable Housing (50-55 Units)	$ 20,000,000
Abbottsford	REAC site repairs - Utility poles replacement	$ 70,000
Haddington	Roof Replacement	$ 604,705
Oxford Village	Sanitary Upgrade	$ 3,650,000

Site Name	Description	Total Budget	
PHA WIDE	Conventional Fire Units Rehab	$	1,200,000
Abbottsford	Survey, assess & repair/replace domestic underground cold water distribution; provide water metering if feasible	$	8,000,000
PHA WIDE	LED Site lighting upgrades	$	250,000
Conventional	Civil - Repair and replacement of exterior fences, roof, asphalt and concrete at various sites	$	3,496,991
West Park Apartments	Exterior brick	$	688,000
West Park Apartments	New compactors	$	600,000
West Park Apartments	Roof Covering	$	100,000
Wilson Park	Water Penetration Need	$	3,069,111
Paschall Link	Development of Affordable Housing (50-55 Units)	$	20,000,000
Gordon Street Extension	Development of Affordable Housing (50-55 Units)	$	20,000,000
Abbottsford	Roof Covering	$	755,109
Hillcreek	Retaining Walls	$	75,000
Johnson Homes	Weatherization for Basements	$	350,000
Morton Homes	Roof Covering	$	284,733
Johnson Homes	Windows - Townhouses & Lintils	$	3,728,125
Oxford Village	Siding	$	846,720
Raymond Rosen	Fencing	$	332,813
Raymond Rosen	Vinyl Siding	$	238,331
Spring Garden	Metal Stair Replacement (& Miscellaneous)	$	90,000
Suffolk Manor	Water Penetration Need	$	669,987
PHA WIDE	Playground Equipment Upgrades (Abbottsford, Johnson, Morton, Spring Garden, West Park)	$	145,000
West Park Apartments	Elevator Upgrades	$	7,654,175
Wilson Park	Emergency System Upgrade - For Emergency Generator and Lighting	$	1,000,000
Morton Homes	Remove/Replace all subpanels; remove/replace main electrical distribution panel; remove/replace existing electrical EMT conduit and cable	$	3,407,682
Collegeview	Main Service & Distribution Panels	$	490,000
Harrison Plaza	Fire Protection	$	300,000
Spring Garden	Electrical Distribution/Panels	$	1,500,000
Mantua LP	Electrical Upgrades (Surge Protection)	$	100,000
Conventional	Electrical - Repair replace / upgrade electrical systems and lighting	$	269,735
West Park Apartments	Mechanical Upgrades - Pipe Equipment Repair	$	271,181
Conventional	Mechanical - HVAC Upgrades repair, replace or refurbish air conditioning units. Including chillers, roof top package units, window AC units, exhaust fans, DX split units at various sites	$	1,250,595
Holmecrest	New Underground Heating Distribution	$	1,001,100
West Park Apartments	General Upgrade	$	130,000
Harrison Plaza	HVAC Upgrade - Low Rises Unit Heater Replacement	$	500,000
GGFE	HVAC Controls Upgrade	$	80,000
Bartram Village	Domestic Hot/Cold Water Boiler; Domestic Hot/Cold	$	410,000

Site Name	Description	Total Budget
	Pumps	
Collegeview	Cold Water Lines; Domestic Water Piping; Heating Hot Water Piping	$ 610,200
Fairhill	Fire Protection Riser	$ 600,000
Johnson Homes	Gas Lines, Sanitary Lines, Storm Sewer Structures & Laterals, Heating Pumps, Gas Piping	$ 5,861,080
Raymond Rosen	Sanitary Lines & Vent Piping, Storm Sewer Structures & Laterals	$ 5,241,700
Wilson Park	Sanitary Lines & Vent Piping, Storm Sewer Structures & Laterals	$ 5,569,350
	Total	**$** 1,392,541,423

B. Leasing Information

PHA's core business involves management and oversight of approximately 14,000 public housing units and 18,000 Housing Choice Vouchers.

- The Public Housing inventory includes units for families, seniors, and people with disabilities located at conventional and scattered site properties. It also includes properties managed by Alternatively Managed Entities (AMEs) and the Philadelphia Asset and Property Management Corporation (PAPMC). PHA's inventory includes some units that are not available for occupancy because: (i) they have been approved for demolition or disposition but the demolition or disposition has not yet taken place; (ii) they have been scheduled for significant levels of modernization; (iii) they are utilized for administrative or resident services purposes; or (iv) they are eligible for other HUD-authorized exclusions.

- The Housing Choice inventory changes from year to year and includes MTW tenant-based vouchers as well as vouchers authorized by HUD for special purposes such as the Veterans Affairs Supportive Housing Program, Family Unification Program, SRO Moderate Rehab and Mainstream programs. Periodically, HUD issues Enhanced Vouchers and Tenant Protection Vouchers for PHA to administer. As allowed by the MTW Agreement, PHA incorporates Enhanced and Tenant Protection Vouchers into the MTW block grant when eligible.

As required by HUD, Table 7 below provides information only on households living in "MTW units" that PHA plans to serve during FY 2017. This includes all households residing in PHA public housing units as well as HCV MTW households. In an effort to expand housing opportunities, PHA made a strategic decision to increase its HCV utilization, which currently is above 90% thus providing housing to more than 3000 new families. Subject to funding availability, PHA intends to continue leasing at this level in FY 2017. Note also that PHA will continue the conversion to project-based assistance under RAD in FY 2017 as previously described. The information on this chart may be impacted by the RAD conversion timetable.

Table 7A is provided for informational purposes, and includes those households projected to be served under the Non-MTW HUD Special Purpose Voucher program categories. The actual number of households served may vary.

Table 7: Planned Number of Households Served at End of FY 2017

MTW Households to be Served Through:	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/Leased
Federal MTW Public Housing Units to be Leased	13,446	161,348
Federal MTW Voucher (HCV) Units to be Utilized	17,400	208,800
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs	0	0
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs	0	0
Total Households Projected to be Served	**30,846**	**370,148**

Table 7A: Non-MTW Voucher Programs: Planned Number of Households Served at End of FY 2017

Non-MTW Program	Planned Number of Households to be Served	Planned Number of Units Months Occupied/Leased
Mainstream	70	840
VASH	661	7,932
Moderate Rehab	327	3,924
SRO	203	2,436
Total Households Projected to be Served	**1,261**	**15,132**

Reporting Compliance with Statutory MTW Requirements

PHA is in compliance with its MTW statutory requirements.

Description of Anticipated Issues Related to Leasing

Public Housing Program - Actual leasing figures for public housing may be impacted by development activities, RAD conversions and relocation timetables. While PHA believes that its leasing projections are sound, over the course of FY 2017, construction schedules may change as a result of unanticipated site conditions, weather-related issues, and other factors. This in turn may result in scheduling changes or delays in re-occupancy and relocation activity that may ultimately impact leasing levels.

Housing Choice Voucher - Leasing of HCV units in opportunity areas is a PHA priority. To incentivize moves to opportunity neighborhoods, PHA implemented a mobility program in August 2013. The program was initially funded by HUD; however, PHA is continuing the program utilizing MTW Block Grant funds.

C. Waiting List Information

PHA administers its waiting lists in accordance with the Housing Choice Voucher Program Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP) as applicable. As of March 3, 2014 all waitlist processing activities for Conventional Sites and Scattered Sites Areas were centralized and are now the responsibility of the Public Housing Admissions Department. This change was made to ensure consistent and efficient management of applicants on the various waitlists.

PHA operates its waiting lists in a nondiscriminatory manner that seeks to avoid unintended discriminatory effects. PHA affirmatively markets its sites in a variety of venues and periodicals to ensure that the public is aware of the availability of PHA housing. PHA treats all applicants in a non-discriminatory manner. PHA also monitors its waiting lists to determine if there are significant changes in the percentage of protected classes and, if there were, would determine whether its affirmative marketing methods should be modified.

Table 8 provides information on PHA's waiting lists in the format required by HUD.

Table 8: Wait List Information Projected for Beginning of FY 2017

Housing Program(s)	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units	Other	28,500	Partially Open	No
Federal MTW Public Housing Units *	Site-Based	15,500	Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide	18,230	Closed	No

**Units funded with LIHTC and managed by PAPMC*

Information on Partially Open Wait Lists

Public Housing wait lists are currently only open to applicants that require wheelchair accessible units; applicants aged 55 and older; and applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the ACOP (i.e. Blueprint to End Homelessness and others).

The HCV wait list is closed except for applicants who qualify for admission under HUD's Special Purpose Voucher programs including VASH, as well as applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Administrative Plan.

Description of "Other" Wait List Type

As specified in the ACOP, PHA's Public Housing wait list combines site-based, first available, and centrally managed wait list features. Public Housing developments have site-based waiting

lists that were centralized and are now the responsibility of the Public Housing Admissions Department to manage. This change was made to ensure consistent and efficient management of applicants on the various waitlists. Applicants may select specific sites or "first available" unit citywide. Centrally managed waitlists, administered by the Admissions Department, also includes applicants that require a wheelchair accessible unit, and those with a preference designation such as the Blueprint program.

Planned Wait List Organizational or Policy Changes

The following is a summary of wait list policy/organizational changes planned for FY 2017:

- PHA may update one or more of its waiting lists in FY 2017. Waiting list updates will be completed in accordance with applicable ACOP/Administrative Plan policies.

- When a new PH development opens which is not part of an existing Site Based Waiting List (SBWL), PHA will select applicants from the First Available Waiting List. When PHA establishes a SBWL for a development and opens such list, PHA will give public notice according to the policies in its ACOP. When a PH development opens, which is part of an existing SBWL, PHA will use the existing SBWL and First Available Waiting List to select applicants.

- PHA is also evaluating implementation of new preferences that incorporate employment, educational, and/or job training requirements as a condition of occupancy for designated newly rehabilitated and/or constructed units. Seniors and people with disabilities will be exempt from employment requirements, if applicable. The policy will include provisions to address residents with temporary disabilities and/or temporary loss of employment. PHA may modify its ACOP in FY 2017, subject to Board approval, to reflect these new preferences. To the extent that any such modifications require MTW authority, PHA will establish appropriate MTW activities for HUD approval in future Plans.

- PHA has published proposed modifications to the ACOP and Administrative Plan to reflect waiting list and transfer waiting list policies related to conversions under the RAD program and other updates. The public comment period will run through January 2016, and Board approval will be sought following receipt of public comments.

III. PROPOSED MTW ACTIVITIES

MTW Activity 2017-1: Local Forms

Activity Description: The standard HUD forms used in the Housing Choice Voucher and Public Housing program in some cases contain language that is no longer applicable to PHA's programs/participants as a result of other approved MTW activities such as the Unit Based Leasing and Rent Simplification initiatives. PHA intends to create local program forms which will replace standard HUD forms (i.e. the Request for Tenancy Approval, HAP Contract, etc.) to reflect the approved and implemented MTW activities at the agency. Going forward, as part of the implementation process of an approved MTW activity, PHA will review HUD standard forms and, where appropriate, create and implement substitute local forms based on the activity's requirements. As required under the MTW Agreement, any changes to the HAP Contract form will include language noting that funding for the contract is subject to the availability of appropriations.

Statutory Objective: Implementation of local forms is consistent with the MTW statutory goal of reducing cost and achieving greater cost effectiveness in Federal expenditures by simplifying forms and streamlining program administration.

Projected Impact: PHA anticipates this activity will save staff time by simplifying forms used by the staff and streamlining the program administration.

Projected Timeline: PHA intends to create and implement local forms upon approval of this activity and will continue to modify the forms as new MTW activities are approved.

Metrics:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	HAP contracts executed in FY 15: 2,944 Time to prepare HAP contract prior to implementation: 2 hours Hourly rate: $15.65 Total cost prior to implementation: $46,074	Expected HAP contracts executed in FY 2017: 2,954 Time to Prepare HAP contract after implementation: .50 hours Average hourly wage: $15.65 Total cost after implementation: $23,115		

Data Source: PHA will evaluate the feasibility of conducting staff time studies and/or informal owner and participant surveys to measure satisfaction and user-friendliness of the existing versus new forms.

Authorization: Standard MTW Agreement, Attachment C, Paragraph D (1)

MTW Activity 2017-2: MTW Family Self-Sufficiency (FSS) Program

Activity Description: PHA intends to utilize MTW flexibility to make modifications to the Family-Self Sufficiency Program. PHA's MTW FSS Program will be open to eligible participants in the HCV, PBV/UBV and PH Programs. PHA may partner with an outside service provider to coordinate and manage the supportive service and contract portions of the FSS program. The features of PHA's MTW FSS Program include the following:

- Development and implementation of a simplified escrow calculation methodology for clients who obtain employment and/or increase employment income;

- Establishment of an incentive payment for FSS participants who complete the program and pursue homeownership or secure a non-subsidized rental unit within 2 years of graduation;

- Establishment of goal-specific incentive payments to be awarded when a family attains an established goal (i.e., completion of a GED, successful completion of a semester of college courses, etc.);

- Implementation of a lifetime cap on the amount of escrow for any family. The caps may be periodically reviewed and modified;

- Elimination of the requirement for an FSS Action Plan and minimum program size requirements and establishment of an FSS Management Committee which will establish goals, objectives and standard operating procedures for the MTW FSS program;

- Development and implementation of an MTW FSS Contract of Participation and Individual Training and Service Plan;

- Modification to the limit on voluntary interim recertifications for families in the FSS program ; and

- Completion of FSS reporting through the MTW Annual Plans and Reports using established FSS metrics.

Statutory Objective: This activity meets the statutory objective of giving incentives to families with children whose head of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient. This statutory objective is achieved through provision of intensive, goal specific case management, provision of goal-specific incentive payments, and establishment of escrow accounts.

Projected Impact: This activity will result in household members obtaining job training and additional education as well as other incentives to increase their income and self-sufficiency. Households with a goal of homeownership or a rental in non-subsidized housing will be rewarded with incentive payments to assist them in achieving their goals.

Projected Timeline: PHA will implement this activity immediately upon approval from HUD.

Metrics:

SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	TBD	TBD		

SS #2: Increase in Household Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	TBD	TBD		

SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other: Employed	TBD	TBD		
	Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in <<category name>> after implementation of the activity (percent).	Actual percentage of total work-able households in <<category name>> after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	TBD	TBD		

SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	TBD	TBD		

SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease)	TBD	TBD		

SS #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	TBD	TBD		

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	TBD	TBD		

Data Source: PHA will use data collected from its software system, participant surveys, and any partner agencies to track the number of participants that achieved or made progress toward self-sufficiency.

Authorization: Standard MTW Agreement, Attachment C, Paragraph E

IV. APPROVED MTW ACTIVITIES

This section of the Annual Plan summarizes and provides a status update on MTW activities that have been previously approved by HUD. As required, this section also includes summary information on MTW activities that have been closed out or placed on hold by PHA. Initiatives are numbered to reflect the fiscal year in which the MTW was initially approved, i.e. MTW Activity 2011-1 was initially approved in FY 2011.

A. Implemented Activities

MTW Activity 2011-1: Partnership Programs Initiative

Description/Update: PHA uses its MTW authority to expand housing options and service models for special needs and other targeted groups in partnership with universities, state and local government, and other stakeholders. This flexible, services-oriented model builds on the previously approved Unit-Based Leasing and Development Program and allows PHA to leverage PHA and partner resources to provide housing options and, where appropriate and feasible, related health care, educational, and/or other necessary services to low-income families and individuals. Authorized features of the initiative include, but are not limited, to the following:

- Admissions and continued occupancy requirements for the initiative may vary from standard public housing or Section 8 requirements and will be determined for each project in order to promote seamless integration of the partner's subsidy sources with MTW block grant funds.
- Partnership initiatives must serve households earning 80% of AMI or below, and PHA's MTW funds may not be used to subsidize households who are not low-income.
- PHA will leverage its funds with other partner resources in order to avoid duplicative services and payments and to maximize the value of funds spent on the Partnership Initiative.
- Potential models include, but are not limited to, domiciliary care for seniors and people with disabilities, housing options for youth including those aging out of foster care, and supportive transitional housing.
- Budgets and agreements between PHA and its partners will adjust subsidy to allow for recoupment of PHA's capital investment as fee income where financially feasible, particularly in situations in which the partner's subsidy is intended to cover all or some housing costs.
- While each development is expected to have different features, programmatic components may include: preferences for specific target populations including referrals from partner agencies; program contracts for participants that may include requirements for case management, participation in services and other requirements; time limits on

housing subsidies; modified occupancy standards; availability of stipends; and other components.

PHA projects that this initiative will result in the development of new housing and service delivery programs that address populations which have not been traditionally well-served by existing programs. PHA's intention is to make affordable future development selections in a manner that aligns with the accessibility and special needs housing priorities of the City's Office of Housing and Community Development and the Pennsylvania Housing Finance Agency. To the extent feasible and subject to PHA Board approval, new affordable rental housing development projects that are awarded PHA operating subsidies under the "6 in 5" program must meet the following set-aside requirements: ten percent (10%) Physical disability; four percent (4%) Hearing and Vision disability; and ten percent (10%) Special Needs.

Referrals to PHA and/or project owners for Special Needs units will come from the City of Philadelphia's Deputy Mayor for Health and Opportunities Permanent Supportive Housing Clearinghouse, which shall act as PHA's Local Lead Agency as that term is used by the Pennsylvania Housing Finance Agency (PHFA). The Local Lead Agency is an agency that has (i) experience and responsibility in their jurisdiction for planning and assessing needs for one or more of the above referenced target populations; (ii) responsibility for funding services and organizing the service system to assure tenants get services they need in a timely and comprehensive manner; (iii) the capacity to manage a referral process consistent with fair housing laws; and (iv) be able to enter into an agreement with developers for referrals, pre-tenancy and post-tenancy services and supports. To be eligible for consideration under PHA's ACC program, developers must meet the same definition of 'supportive housing' as required by PHFA, be targeting an eligible population, have an agreement with PHA's Local Lead Agency, and have easy access to transportation services.

This activity was approved in FY 2011 and implemented in 2012 and subsequently modified in FY 2013 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS). In August 2012, PHA's Board approved a resolution authorizing PHA to enter into an MOU with DHS to create up to 50 housing opportunities to assist youth aging out of the foster care system. A total of eleven (11) participants have been housed in public housing units since inception, with seven (7) currently in occupancy. PHA intends to continue this initiative in FY 17.

In the FY 2014 Annual Plan, PHA discussed its intention to coordinate the Partnership Initiative activities with the "6 in 5" Initiative. Units will be primarily developed or acquired in a three-pronged approach including:

1) PHA acting as developer;

2) Preservation of affordable units, including those that are nearing the end of the LIHTC compliance period (in partnership with the Pennsylvania Housing Finance Agency) and other units; and

3) Open solicitation of development proposals.

On an as needed basis, PHA will continue to issue RFPs for unit based assistance.

Proposed Changes to Activity: No changes are proposed that require MTW authority.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. The benchmarks have been updated to reflect new housing units anticipated in FY 2017. PHA will report on outcomes in the MTW Annual Report.

Metrics:

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	40 units by the end of FY 2017		

CE #4: Increase in Resources Leveraged – ALL Planned FY 2017 Projects

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	$0	$10.56 million		

** The HUD Standard Metrics for this activity will depend on the MTW flexibilities required and the type of service provided at each site. As additional agreements with service providers are finalized, further HUD Standard Metrics may be added depending on the terms and necessary flexibilities of the agreements. None of the listed projects for FY17 require MTW waivers at present other than the use of MTW Block Grant funds.*

MTW Activity 2004-1: Neighborhood Development and Revitalization Initiatives

Description/Update: PHA utilizes MTW authority to substantially increase housing choices for residents and applicants. PHA is continuing to implement an ambitious program of new construction, substantial rehabilitation, and modernization designed to revitalize PHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Philadelphia's neighborhoods. To support its redevelopment activities, PHA continues to implement the following MTW components. These components support the Partnership Initiative and other MTW activities:

- **Design Standards** – PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21st century needs of residents. Modified design standards take into account efficiencies in energy usage, construction methods and technologies, and use of interior and exterior space. PHA standards also incorporate modern amenities and the latest concepts in urban design in order to reduce the negative connotation of public housing for PHA residents and to enhance the livability and marketability of PHA's housing stock. This activity, approved and implemented in FY 2004, is ongoing.

- **Total Development Cost Limits and Housing Cost Caps** – PHA has established and maintains reasonable cost limits for development and redevelopment activities that replace HUD's Total Development Cost (TDC) limits and Housing Cost Caps (HCC). PHA's 2014 MTW TDC/HCC cost limits reflect all the costs associated with developing new PHA conventional and scattered sites and rehabilitating existing units in these categories. PHA cost limits address current construction practice costs while incorporating energy efficient and environmentally sound equipment and materials used in the building process. They support the development of accessibility features in units and throughout the development. In addition, the establishment of new cost limits takes into account the market trends in construction and union labor rates, Davis Bacon rates, and costs associated with government contract work versus private market contract work. The cost limits incorporate the cost of modern design amenities to improve PHA's marketability. PHA's most recently updated MTW TDC and HCC cost limits as of 2014, along with information on the methodology used to establish these cost limits, are attached as Appendix B. HUD has indicated that they will be reviewed and approved either as a technical amendment to the FY 2016 Plan or as part of the FY 2017 Plan approval process. This activity was approved and implemented in FY 2004.

- **Streamlined Mixed-Finance Development Process** – PHA is authorized to develop public housing through several financing methods, including the mixed-finance approach, which involves the use of private financing, Housing Choice Vouchers, and public housing development funds. According to public housing regulations, PHA and its partners may select among several ownership structures for mixed-finance transactions. These structures may include total private ownership, where PHA does not hold an ownership interest; total ownership by PHA; or a mixture of partial ownership by PHA and its partners. The various arrangements may necessitate different documents, especially for those transactions with third party-developers/owners for which PHA will provide capital or ACC subsidy only. These mixed finance developments may consist of

all public housing units or a mixture of public housing and market rate or non-public housing rental and homeownership units. This activity was approved and implemented in FY 2004 and is ongoing.

- **MTW Site and Neighborhood Standards** – PHA is authorized to implement alternate Site and Neighborhood Standards for its public housing and voucher programs, in lieu of those standards at 24 CFR § 941.202(b)-(d) and 24 CFR 983.57. PHA continues to use these standards for determining the location of existing, newly constructed, or substantially rehabilitated housing that receives MTW subsidy. This activity was approved and implemented in FY 2004 and is ongoing.

- **Streamlined Acquisition Process** – Subject to the provisions of the MTW Agreement, PHA is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Accordingly, PHA has established a public housing acquisition process as part of its streamlined mixed-finance process agreed to by HUD. This activity was approved and implemented in FY 2002. PHA recognizes that the foregoing authorization does not exempt the housing authority from environmental approvals or other approvals required outside of the U.S. Housing Act of 1937, as amended. PHA also acknowledges that it needs to identify any planned acquisitions in the MTW Annual Plan and to report on actual acquisitions in the MTW Annual Report.

- **Strategy for Development**: PHA has adopted a Development-Asset Management Strategy for Public Housing that takes a comprehensive neighborhood-by-neighborhood and block-by-block approach to redeveloping, consolidating, rehabilitating, demolishing, and acquiring and disposing of scattered site units independently and in partnership with government and other local neighborhood-based organizations. This activity was approved and implemented in FY 2005 and it is ongoing. As appropriate, PHA's new Development Principles will be used to guide all future development efforts.

Proposed Changes to Activity: No changes are proposed.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. The benchmarks for "Additional Housing Units made Available" and "Increase in Resident Mobility" has been updated to reflect changes in development timetables. PHA will report on outcomes in the MTW Annual Report.

Metrics:

CE #1: Agency Cost Savings*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	TBD	TBD		

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity. PHA will attempt to identify the current baseline as part of the FY 16 Annual Report and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate an increase in Agency Cost Savings.*

CE #2: Staff Time Savings*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	TBD	TBD		

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity. PHA will attempt to identify the current baseline as part of the FY 16 Annual Report and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate a change in staff time savings.*

CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity.*

CE #4: Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	$0	TBD		

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	6 in FY 2017		

HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0	0		

HC #3: Decrease in Wait List Time*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Public housing – 14 years for participants housed in FY 15 *	TBD		

**PHA establishes new SBWLs for new developments. PHA revised the baseline to address the fact that these developments have not yet been brought on line and; as such, there is no wait list. The benchmark is TBD since the development is not yet on line.*

HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	6 units in FY 2017		

MTW 2004-2: Service-Enriched Housing for Seniors and People with Disabilities

Description/Update: PHA is collaborating with the Commonwealth of Pennsylvania and other local providers to develop and implement a range of service-enriched housing options for seniors and people with disabilities, including the following ongoing and planned program components:

- **Adult Day Care –** Adult Day Care provides non-medical supportive day services to eligible elderly persons. Adult Day Care includes assistance with activities of daily living, medication reminders, social activities, meals and snacks, and educational programs. An affiliate – Elderly and Disabled Services, LLC - administers the Adult Day Care program services. The first Adult Day Services facility is located at the Nellie Reynolds Gardens senior housing development. Both PHA residents and neighborhood residents are eligible to participate in the program. This activity was first approved and implemented in FY 2011. The facility opened in 2010. The Adult Day Care center may undergo a change in management in FY 17; however, the services will remain the same.

- **The Nursing Home Transition Initiative (NHTI)** is a partnership with DPW that assists persons transitioning out of nursing homes to access affordable housing. As part of NHTI, PHA administers state-supported vouchers/housing opportunities for referrals of disabled consumers in need of low-income housing. NHTI families may be eligible for a preference for public housing or HCV. PHA utilizes its MTW flexibility to increase HCV payment standards up to 120% of the HUD Fair Market Rents in order to secure housing, subject to rent reasonableness. Applicants for NHTI units are referred to PHA from applicable partnering agencies. This activity was first approved and implemented in FY 2010 and is ongoing.

- **Definition of Elderly –** An elderly person is defined as an individual who is at least 55 years old. An elderly family is defined as one with a head of household, co-head, spouse or sole member who is at least 55 years old. For the purposes of admission to public housing designated as elderly-only, the definition of *elderly* and *elderly family* for each designated project will be specified in PHA's Designated Housing Plan in effect and may differ from the foregoing definition. This activity was first approved and implemented in FY 2004 and is ongoing.

Proposed Changes to Activity: No changes are proposed to this activity.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. PHA will report on outcomes in the MTW Annual Report.

Metrics:

HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 – Adult Day Care (ADC) 0 – Nursing Home Transition (NHT)	53 - ADC 75 ongoing (NHT)		

HC #7: Households Assisted by Services that Increase Housing Choice (Adult Day Care and Nursing Home Transition)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0 – ADC 0 – NHT	53 - ADC 75 ongoing (NHT)		

MTW Activity 2004-3: Simplification and Streamlining of Rent and Recertification Processes for Public Housing and HCV

Description/Update: PHA has implemented a series of initiatives in the public housing and/or HCV programs designed to simplify rent calculation and the recertification, streamline administrative processes, and reduce paperwork burdens on residents and staff. The following is a summary of ongoing and planned program components:

- **Two and Three-Year Recertification** – PHA has restructured the annual and interim review processes and procedures for public housing and HCV to require recertifications every two years; however, certain households will be recertified on a triennial basis such as households on ceiling rent. PHA has modified the policies on interim recertifications including a restriction on voluntary interim recertifications. Voluntary interim recertifications are restricted to two between each regular recertification, except for elderly/disabled households who are exempt from this restriction. Interim recertifications requested by the household due to increases in earned income for families in the FSS program will not be counted toward the limit on voluntary interim recertifications. PHA will complete EIV checks every six months for households with zero, temporary or sporadic income. This activity was approved and implemented in FY 2004 and is ongoing.

- **Ceiling Rents** – PHA has established ceiling rents for its public housing developments. Ceiling rents for sites managed by PAPMC are set at the Pennsylvania Housing Finance Agency ceiling rent limits in effect for LIHTC properties. PHA implemented PHFA 40% ceiling rents at conventional and scattered sites effective as of July 1, 2013. Ceiling rents will be updated annually to reflect the then-current 40% PHFA ceiling rents, however if the PHFA 40% ceiling rent decreases, PHA will not decrease its ceiling rent. At PHA developments where tenants pay for some or all utilities, the applicable utility allowance may be applied to the ceiling rent, i.e. the ceiling rent amount may be offset by the applicable tenant-paid utility allowance amount. PHA will apply the ceiling rent amount when it is less than the income-based rent calculation. PHA may elect to phase-in rent increases to avoid serious financial hardship to residents if necessary. This activity was approved and implemented in FY 2004 and is ongoing. Ceiling renters will have full reexaminations on a triennial basis. On the years between the full reexaminations, PHA will conduct ceiling rent updates. If the family opts to switch to an income based rent, a full reexamination will be completed and the family will switch to a biennial reexamination frequency.

- **Rent Calculation Method** – PHA has established an alternative rent structure for the HCV and public housing programs to motivate residents to work and accumulate savings. Note that residents living in LIHTC units are not subject to this rent calculation policy. Public housing residents may elect a ceiling rent in lieu of the income-based calculation method.

  PHA's rent simplification system includes the following components:
  - Establishing a single working household deduction;

- Establishing an asset income exclusion;
- Establishing an exclusion of full-time student earned income;
- Modifying the definition of medical related expenses to include only certain medical-related insurance premiums;
- Eliminating all other deductions;
- Reducing the standard rent calculation percentage based on family size; and
- Applying a minimum rent of $50.

This activity was approved and implemented in FY 2004 and is ongoing.

- **Payment Standards –** PHA has implemented a policy in the HCV program whereby the current payment standard is applied at regular recertification regardless of fluctuations in the Fair Market Rents from year to year. This activity was implemented in FY 2008 and is ongoing. PHA may modify payment standard thresholds to support leasing for existing.

  Reasonable Rent – PHA has developed and implemented a reasonable rent policy for the HCV program whereby reasonable rent determinations are completed at initial lease up, upon request for a rent increase, and at other times PHA deems it necessary to conduct a reasonable rent re-determination. PHA is clarifying that in addition to this policy applying to the tenant-based voucher program, PHA is also applying this policy to the unit-based program, including PHA owned units. This activity was approved and implemented in FY 2008 and is ongoing.

  PHA may implement across-the-board rent increases or rent freezes for properties in the HCV program. When and if an across-the-board rent increase is awarded, PHA will complete a reasonable rent determination at the time of the next annual HQS inspection and apply applicable policies related to reasonable rent when and if the rent is not reasonable. This policy was approved and implemented in FY 2005.

- **Utility Allowances** – PHA is authorized to implement a revised utility allowance methodology that includes the following components: a) HCV participants who are responsible for paying gas heat and who are eligible to participate in the PGW Customer Responsibility Program (CRP) will have the gas portion of their utility allowances calculated using an alternative methodology. Participation in the PGW CRP program places a cap on the amount of money that eligible residents will be required to pay for their gas utility payments based on household income, not consumption. Utility allowance schedules are typically determined based on an analysis of the cost of reasonable consumption based on dwelling unit size/type. PHA will utilize the PGW CRP capped amount to calculate the gas allowance due to residents, except in those limited circumstances where the CRP amount exceeds PHA's gas utility allowance schedule. The alternative utility allowance amounts will be factored into the rent calculation, including the Total Tenant Payment calculation. With this change, residents will continue to have their Total Tenant Payment limited to no more than 28% of household income. PHA has received approval to implement this initiative in the public housing program; however, only HCV implementation has taken place to date; b) PHA

will periodically, at its discretion, review HCV utility allowance schedules to determine if adjustments are required. Annual updates will not be required. This activity was first approved in FY 2014; c) Utility allowances may be phased out for residents with incomes at or above 80% of Area Median Income or PH resident on ceiling rent; and d) PHA will review and modify public housing utility schedules periodically based on an assessment of available HUD funding and the requirements of the MTW Agreement and Plan. PHA may apply the HUD-determined operating subsidy pro-ration factor to determine the actual utility schedule amounts. Revised utility allowances will be applied to a family's rent calculations at the next scheduled recertification after the allowance is adopted or at one time across all affected households. The approach taken will be at the discretion of PHA; PHA will report on utility schedule updates in the MTW Annual Report. This activity was approved and implemented in FY 2009.

- PHA is also authorized to expand the utility allowance policy to require public housing and HCV tenants receiving either heat or electric utility allowances to enroll and participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants, or other financial incentives to low-income households. This activity was approved in FY 2011.

- For HCV participants only, during an interim recertification PHA will apply the Utility Allowance and payment standard in effect at the last regular recertification; however families on the Alternate UA CRP Program will have their gas utility allowance updated at the time of interim recertification consistent with PHA's MTW UA policies.

PHA is clarifying that it applies certain TBV program rent simplification activities to the UBV and RAD program, including the policies on verification and calculation of assets, biennial and triennial recertifications, the limit on interim recertifications, and elimination of the Earned Income Disregard policy.

PHA periodically reviews and reevaluates the impact of its rent reform initiatives. Current MTW rent policies do not have an adverse impact on affordability as rent for residents of both public housing and HCV (MTW vouchers) is less than or equal to 28% of adjusted household income. PHA will make changes to the rent simplification approach or specific elements of the rent calculation system, and revise policies and procedures as required ensuring that the goals of administrative efficiency and overall fairness are maintained.

Proposed Changes to Activity: Beginning in FY 2017, in concert with existing payment standard modifications PHA may approve payment standards up to 120% of the FMR to support leasing for existing voucher clients and/or new voucher holders who wish to move to areas with empirically-documented improved educational systems, job opportunities, social services and other opportunities in the expectation that over time their need for housing and other subsidies will abate or diminish. This modification is consistent with the MTW statutory goal of increasing housing choice for low-income families by making it possible for voucher households to move to neighborhoods of opportunity.

In FY 2017, as part of PHA's revised rent calculation initiative, PHA will modify the current asset self-certification policy by allowing households with up to $50,000 in assets to self-certify asset value and income from the assets. Additionally, PHA will modify the asset income exclusion from excluding the first $500 of asset income to excluding income from assets when the value of the household's assets is up to $50,000. PHA will also modify the method for calculating asset income by using market value of asset times the passbook savings rate to calculate income from assets for households with greater than $50,000 of assets. PHA may also modify the working family deduction to provide greater incentives to families who experience increases in earned income.

As part of PHA's restructuring of the regular and interim recertification process, PHA will conduct recertifications every three years for elderly or disabled households on fixed incomes in both the HCV and public housing program. PHA will defer regular recertifications during the time period that a family is temporarily relocated due to RAD conversion, demolition/disposition, revitalization or rehabilitation. Upon return, PHA will conduct a full recertification. Finally, within the limit on interim recertifications, PHA will process a voluntary interim rent reduction if and when the reduction in income will last for more than 60 days. Elderly and disabled are exempt from this restriction.

In addition to eliminating the $480 adult full-time student deduction in FY17, PHA will also exclude all full-time student earned income for family members other than the Head, Spouse or Co-Head. PHA will no longer verify full-time student income as 100% of the income is excluded. These modifications are consistent with the MTW statutory goal of reducing cost and achieving greater cost effectiveness by decreasing the frequency of recertifications for elderly/disabled households on fixed incomes, increasing the threshold of time to qualify for an interim rent reduction and eliminating the need to verify full-time student income when 100% of the income is excluded.

PHA will not implement the minimum threshold of $20 for provision of utility allowance payments.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. PHA will report on outcomes in the MTW Annual Report.

Metrics:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	**Time per recertification**: 2 hours **Number of recertifications**: 28,055 **Hourly rate**: $15.65	**Time per recertification**: 1.5 hours **Number of recertifications**: 14,312		

	Total cost of activity prior to implementation: $878,122 (estimate)	**Hourly rate**: $15.65 **Total cost of activity after implementation**: $335,974

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	**Time per recertification**: 2 hours **Number of recertifications**: 28,055 **Total time for activity prior to implementation**: 56,110 hours (estimate)	Benchmark set in FY 2011 as 42,075 hrs. to complete this activity		

CE #3: Decrease in Error Rate of Task Execution*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	TBD	TBD		

**PHA implemented its revised rent calculation method in 2004, and does not have historical data on rent calculation error rates at that time. PHA will identify the current baseline as part of the FY 16 Annual Report (which already reflects error rate reductions) and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate future reductions to error rates.*

CE #5: Increase in Agency Rental Revenue – Utility Allowance Policy

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	$606,753 spent on utility allowances in FY 2015	$606,753 in FY 2017*		

**The baseline for this metric was set after the activity had been implemented and the savings realized. PHA does not anticipate additional savings. Changes in utility allowances will be directly tied to utility rates. It should be noted that in FY 2015, PHA's HCV program saved approximately $2,521,000 in utility allowance payments due to the revised utility allowance policies.*

SS #1: Increase in Household Income – HCV*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	The average earned income of households affected by this policy in FY 14 is $17,032.	The expected average earned income of households affected by this policy after implementation of the activity is $18,331.		

** Although this activity was implemented in FY 04, HUD has only recently required PHA to track the average earned income of households affected by this policy, therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the average earned income of households to remain stable. For additional information, see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013.*

SS #1: Increase in Household Income - Public Housing*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	The average earned income of households affected by this policy in FY 15 is $20,749.	The expected average earned income of households affected by this policy after implementation of the activity is $20,749.*		

** Although this activity was implemented in FY 04, HUD has only recently required PHA to track the average earned income of households affected by this policy, therefore PHA has used data from FY 15 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the average earned income of households to remain stable. For additional information, see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013.*

SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Employed (increase)	4,725 (36%) of work-able heads of households had earned income as of March 31, 2014.	Increase the total of work-able heads of households earning an income as of the end of FY 17 to 5,263 (42%)		

** The benchmark is contingent on the economy and opportunities available in the City of Philadelphia.*

SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed (decrease)	8,282 (64%) work-able heads of households had no earned income as of March 31, 2014.*	Decrease the total number of work-able heads of households not earning income as of the end of FY 2017 to 7,222 (58%).		

** Although this activity was implemented in FY 04, HUD has only recently required PHA to track the employment status of work-able heads of households affected by this policy, therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the employment status of work-able heads of household to remain stable. For additional information, see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013.*

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).*	0 households	295 households are expected to transition to self-sufficiency in FY 17.		

**For HCV, PHA defines a household that transitions to self-sufficiency as an HCV participant who exits the program as a result of being over-income or one that receives no HAP subsidy but still qualifies as program participants. For public housing, PHA defines a household that transitions to self-sufficiency as a public housing household whose income increased from a lower level to 80% or greater of Area Median Income.*

NOTE: PHA believes that the above metrics do not accurately reflect the success of this activity as they do not account for unit/population turnover (i.e. households moving out and in over multiple years). The baselines set above reflect a snapshot in time and do not account for families leaving and being replaced by lower-income families resulting in the make-up of the populations being increasingly different over time.

MTW Activity 2004-4: Unit-Based Leasing and Development Program

Description/Update: Expanding the supply of affordable housing in Philadelphia continues to be a major objective of the PHA MTW Demonstration program. Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA negotiates contracts with for-profit and non-profit private sector housing providers for unit-basing PHA's local rent subsidy using MTW block grant funds (Operating, Capital, HCV) based on property specific agreements. To date, PHA has selected Unit-Based Program for MTW HCV Funds participants through a competitive procurement process. This MTW initiative was approved and implemented in FY 2004.

PHA's Site Selection Standards for the UBV program will comply with the alternate Site and Neighborhood Standards described at Attachment C, Section D (7)(c) to PHA's MTW Agreement.

The rent to the owners participating in the UBV program funded with MTW HCV funds will not exceed the lowest of 110% of the applicable fair market rent, the reasonable rent, the rent requested by the owner or such other amount determined by PHA to be appropriate for the unit based upon the nature of the unit and the RFP from which the owner was selected. For example, in certain cases, PHA believes a shallower subsidy is more appropriate.

Unless part of its "shallow" subsidy UBV program, PHA will not attach or pay UBV assistance to units that are already receiving another form of subsidized housing operating assistance. With respect to a shallow subsidy UBV program, PHA will not attach or pay UBV assistance to units receiving another form of subsidized operating assistance if the UBV assistance would be duplicative or would otherwise over-subsidize the unit. PHA may determine the effect of subsidy on rent to owners and the duplication of subsidy or excessive subsidy, subject to the requirements regarding subsidy layering as set forth in the HUD Reform Act of 1989. PHA may unit-base up to 100 percent of the dwelling units in any UBV project or building.

PHA may select its own units for project-basing with UBV assistance without a competitive process. Pursuant to Attachment C, Section D (7)(a), PHA may unit-base assistance at properties other than public housing properties owned directly or indirectly by PHA, including those owned by PHA affiliates or instrumentalities. For purposes of this selection method, a property that may be unit-based may be a former public housing property that has been converted to HCV assistance. Pursuant to Attachment C, Section D (1)(f), under either the UBV program or the Partnership Initiatives, PHA may attach or pay UBV assistance using HCV MTW funds to unit types currently prohibited by standard Section 8 regulations including, but not limited, to shared living facilities. Such units must comply with applicable alternate MTW Site and Neighborhood Standards.

An owner of a unit assisted under the UBV program for MTW HCV funds may elect to receive referrals from PHA's waiting list or to maintain a site-based waiting list for selection of tenants for a site. For owners using a site-based waiting list, owners must refer families to PHA for eligibility screening and must comply with applicable PHA policies regarding management of the waiting list. Owners must submit and PHA must approve the owners tenant selection plan.

Pursuant to PHA's MTW authority, PHA does not provide UBV participant families who want to move with tenant- based assistance with a tenant-based voucher. Once a family terminates the lease, the family will no longer be part of the HCV or UBV program. Under certain conditions, as outlined in the Administrative Plan, PHA may provide a tenant-based voucher to a UBV participant family.

For mixed-finance closings for UBV units involving new public housing units, PHA may request HUD review and approval of certain waivers to current public housing regulations in the interest of increasing housing choice, promoting long-term project viability, and encouraging more third party development. Specific waivers that may be requested include:

- PHA may elect to allow the owner of UBV units, including PHA if it is the owner, to utilize public housing operating subsidy and other MTW funds, to pay for debt service associated with the UBV development; and
- Where PHA provides public housing operating subsidy as part of UBV assistance, separately or in combination with voucher or other MTW funds, PHA may have the Declaration of Restrictive Covenants modified to eliminate or change the standard ten-year affordability "tail,"

While the above waivers do not require MTW authority, they are directly relevant to the Unit Based Leasing and Development and Partnership Initiative activities. PHA is providing this information in the MTW Annual Plan to clarify its intention to seek future HUD waivers. The specific details of each UBV agreement will be defined prior to closing and shall be subject to HUD review and approval, where applicable, as part of the mixed-finance transaction closing process.

In FY 2017, PHA will continue to operate its UBV program and may also issue requests for proposals, conduct evaluations and recommend additional units and developments for approval by the PHA Board.

The following table provides information on projects that are subsidized under this initiative as of the date of submission of the Plan. Additional projects that are projected to be under contract in FY 2017 – including RAD conversion and transfer of assistance projects - are included in Table 4. PHA is in the process of determining whether renewals will be issued for a number of developments on the table below:

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract	Target Population	Supportive Services
1260 Housing	Columbus Property Management	Low rise apartments and row homes	Scattered sites	164	mental health/ chemical dependency	yes
1260 Housing	Columbus Property Management	Midrise apartments	Northeast Philadelphia	11	mental health/ chemical dependency	yes

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract	Target Population	Supportive Services
Art Apartments	Pine Lake Management Associates LP	Low rise apartments	West Philadelphia	30	families/very low income	no
Belmont Gardens	Sarah Allen Community Homes V L P	Low rise apartments	West Philadelphia	3	families/very low income	no
Bernice Elza	Peoples Emergency Center	Low rise apartments	West Philadelphia	6	emancipated teens/homeless	yes
Bethesda Project Bainbridge	Bethesda Project Inc.	Low rise apartments	South Philadelphia	20	homeless	yes
Bethesda Project South	Bethesda Project Inc.	Low rise apartments	Center City Philadelphia	4	homeless	yes
Bethesda Project Spruce	Bethesda Project Inc.	Low rise apartments	Center City Philadelphia	13	homeless	yes
Borinquen	Borinquen Associates II Limited	Scattered row homes	North Philadelphia	22	families/very low income	no
Brentwood Parkside	Brentwood Parkside Associates	High rise apartments	West Philadelphia	22	seniors/ families/very low income	no
Patriot House	Citizens Acting Together Can Help, Inc.	Low rise apartments	South Philadelphia	15	homeless	yes
Chatham Court Apartments	Chatham Apts. Assoc. LP	Low rise apartments	West Philadelphia	18	families/very low income	no
Cloisters	Cloisters III Housing Partnership	Low rise apartments/ duplexes and row homes	West Philadelphia	18	homeless	yes
Liberty at Welsh	Liberty Resources	Low rise apartments	West Philadelphia	2	disabled	
Dignity	Community For Dignity & Fairness	Scattered row homes	Germantown/ Mt. Airy	10	women with children (domestic abuse)	yes
Dignity	Community For Dignity & Fairness	Scattered row homes	Logan (Northwest Philadelphia)	3	women with children (domestic abuse)	yes
Dignity	Community For Dignity & Fairness	Scattered row homes	Mt. Airy	4	women with children (domestic abuse)	yes
Dignity	Community For Dignity & Fairness	Scattered row homes	Germantown/ Mt. Airy	11	women with children (domestic abuse)	yes
Dignity	Community For Dignity & Fairness	Scattered row homes	Germantown	16	women with children (domestic abuse)	yes
Dignity Boss	Community For Dignity & Fairness	Scattered row homes	Germantown/ Mt. Airy	8	women with children (domestic abuse)	yes

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract	Target Population	Supportive Services
Dignity Nedro	Community For Dignity & Fairness	Low rise apartments	Logan (Northwest Philadelphia)	5	women with children (domestic abuse)	yes
Dunlap School Venture	Dunlap Management Partners LP	Low rise apartments	West Philadelphia	35	seniors	no
Edgewood Manor	Edgewood Manor Associates II Lap	Low rise apartments	North Philadelphia	33	families/very low income	no
Elders Place I	Penn Housing LLC	High rise apartments	Germantown	43	seniors	no
Elders Place II	Penn Housing LLC	Low rise apartments	Germantown	38	seniors	no
Fattah Homes I	PEOPLES EMERGENCY CENTER	Scattered Row homes	West Philadelphia	6	homeless	yes
Fourth St Access	Columbus Property Management	Row homes and triplexes	North Philadelphia	24	families/very low income	no
Freedom Village	Freedom Village LP	Low rise apartments	North Philadelphia	16	families/very low income	no
Gaudenzia Shelton Court	Gaudenzia Foundation Inc.	Triplex and low rise apartments	North Philadelphia	19	young women (chemical dependency)	yes
HELP Philadelphia II	HELP USA	Low rise apartments	West Philadelphia	50	transitional housing for women	yes
HELP USA (HELP PA Affordable Housing)	HELP USA	Row homes	West Philadelphia	14	Veterans	yes
Imani Homes	Imani Homes Limited Partnership	Row homes	West Philadelphia	24	families/very low income	no
Imani II	Peoples Emergency Center	Row homes	West Philadelphia	6	families/very low income	no
Imani III	Peoples Emergency Center	Row homes	West Philadelphia	6	families/very low income	no
Imani IV	Peoples Emergency Center	Row homes	West Philadelphia	8	families/very low income	no
Imani V	Peoples Emergency Center	Row homes	West Philadelphia	11	homeless	yes
Inglis Apartments at Elmwood	Inglis House	Low Rise apartments and row homes	West Philadelphia	40	seniors and disabled	yes
Inglis Housing (Morris-Klein Apts)	Inglis House	High rise apartments	West Philadelphia	19	seniors and disabled	yes
Jannie's Place	Peoples Emergency Center	low rise apartments	West Philadelphia	6	homeless	yes
JBJ Homes	Project Home	Low rise apartments	Fairmount	15	alcohol dependency	yes
Kate's Place	Project Home	High rise apartments	Center City Philadelphia	30	homeless/ chemical dependency	yes
Hamill Mills	Lena St Associates	Low rise apartments	Germantown	40	seniors	no
Ascension Manor	Liberty Resources	Low rise apartments	North Philadelphia	3	disabled	yes

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract	Target Population	Supportive Services
Praveen Chestnut	Liberty Resources	Low rise apartments	West Philadelphia	3	disabled	yes
LIH Walnut	ARCH VII - LIH Walnut Associates	Low rise apartments	West Philadelphia	14	families/very low income	no
Liberty at Disston	Liberty Resources	Low rise apartments	Northeast Philadelphia	5	disabled	yes
Monument Rd	Methodist Family Services of Philadelphia	Low rise apartments	West Philadelphia	11	emancipated teens/homeless	yes
Monument Mews	Monument Mews	Low Rise apartments and row homes	West Philadelphia	60	families/very low income	no
Mt. Vernon	Mt. Vernon LP	Low rise apartments	West Philadelphia	15	families/very low income	no
New Courtland Apts at Cliveden	New Courtland	High rise apartments	Germantown	32	seniors	no
NPCH - Community Building	NPCH Associates	Duplex apartments	North Philadelphia	16	families/very low income	no
Parkside 2000 Associates	Columbus Property Management	Scattered triplexes	West Philadelphia	8	families/very low income	no
Parkside 2000 Associates	Columbus Property Management	Scattered triplexes	West Philadelphia	42	families/very low income	no
Paseo Verdes	Transit Village Affordable Housing LP	Row homes	North Philadelphia	19	families/very low income	no
RBM	Peoples Emergency Center	Low rise apartments	West Philadelphia	9	homeless	yes
Powelton Heights	Columbus Property Management	Low rise apartments	West Philadelphia	30	seniors	no
Kate's Place	Project Home	High rise apartments	Center City Philadelphia	5	homeless/ chemical dependency	yes
Ray's Place	Project Home	Low rise apartments	North Philadelphia	17	mental health/ veterans	yes
Regent Terrace	Regent Terrace Housing Partnership	Low rise apartments	West Philadelphia	80	families/very low income	no
Sarah Allen	Sarah Allen Community Home IV LP	Low rise apartments	West Philadelphia	3	seniors	no
Sartain School Apartments	Sartain Management Partners LP	Low rise apartments	North Philadelphia	35	seniors	no
Sedgley Apartments	MPB School Apartments LP	Low rise apartments	North Philadelphia	16	families/very low income	no
Sheila D Brown Women’s Center	Sheila D Brown Women’s Center	Low rise apartments	South Philadelphia	9	women/ behavioral disabilities	yes
South 55th St	South 55th Street L.P.	Duplex apartments	West Philadelphia	18	families/very low income	no
Lehigh Park	St Christopher’s Associates L P VIII	High rise apartments	North Philadelphia	25	families/self sufficiency	yes
Susquehanna Apartments	Susquehanna Apts LP	Low rise apartments	North Philadelphia	47	families/very low income	no
Temple N 16th St	Columbus Property Management	Low rise apartments	North Philadelphia	49	families/very low income	no
Temple N Gratz St	Columbus Property Management	Low rise apartments	North Philadelphia	40	families/very low income	no

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract	Target Population	Supportive Services
Walnut Park	Walnut Park Associates LLC	High rise apartments	West Philadelphia	227	seniors	no
Walnut Thompson	Walnut-Thompson LP	High rise and duplex apartments	Center City and West Philadelphia	35	families/very low income	no
WCRP	Women's Community Revitalization Project	Row homes	North Philadelphia	16	families/very low income	yes
WCRP	Women's Community Revitalization Project	Row homes	North Philadelphia	38	families/very low income	yes
WCRP	Women's Community Revitalization Project	Row homes	North Philadelphia	32	families/very low income	yes
WCRP	Women's Community Revitalization Project	Row homes	North Philadelphia	12	families/very low income	yes
Gordon Street	Philadelphia Housing Authority	Row homes	North Philadelphia	21	families/very low income	no
Tioga Gardens	Tioga Gardens Associates	Low rise apartments	North Philadelphia	17	families/very low income	no
Norris Square Civic Association	Los Balcones	Row homes	North Philadelphia	21	low income families	no
HELP IV	HELP USA	Low rise apartments	West Philadelphia	15	veterans	yes
Oakdale Street Apartments	Philadelphia Housing Authority	Row homes	North Philadelphia	12	families/very low income	no
TOTAL				**1,945**		

Proposed Changes to Activity: PHA will apply its MTW UBV policy to RAD developments and may project-base 100% of the units in a RAD UBV development.

PIH 2015-05(HA) provides guidance from HUD on the Project-Based Voucher program (PHA's UBV program) and outlines the requirements for an independent entity to approve and oversee certain aspects of PHA's UBV and RAD UBV projects. In FY 2017, PHA seeks approval from HUD to waive the requirement for an independent entity to approve AHAP/HAP contract terms, renewals of HAP contracts, rent determinations and inspection of PHA owned units. Requiring approval from an independent entity will be expensive and time consuming for PHA when PHA performs the same functions independently for units and households in their public housing program. This modification is consistent with the MTW statutory goal of reducing cost and achieving greater cost effectiveness by streamlining the management of UBV and RAD UBV projects. No additional MTW waivers are needed, as this programmatic flexibility is encompassed in the original activity waivers.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. PHA will report on outcomes in the MTW Annual Report.

Metrics:

HC #1: Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 units	446 units at the end of FY 2017*		

**HUD requires this metric track only newly constructed and/or rehabilitated units that were put under HAP Contract during the Plan year.*

HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	2,474 households will be able to move to a better unit and/or neighborhood of opportunity by the end of FY 17.		

HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0 households	916		

MTW Activity 2005-2: Streamline the Admissions and Transfer Process

Description/Update: PHA has established a number of MTW policies designed to streamline the admissions and transfer policies for both Public Housing and HCV Programs:

- **MTW Transfers** – PHA may authorize a limited number of split-family transfers from Public Housing to the Housing Choice Voucher Program and vice versa. These transfers are referred to as MTW transfers. PHA provides for up to 50 Housing Choice Vouchers and 50 PH units to be transferred back and forth between PH and the HCV program. No more than 100 moves are authorized per fiscal year. Eligibility is determined by PHA Senior Management on a case-by-case basis, based upon immediate need, disability needs and availability of vouchers or public housing units. Transfers are used to support witness protection activities, domestic violence prevention, and other needs. If a resident transfers from Public Housing to the Housing Choice Voucher program, that resident will be subject to HCV eligibility guidelines and vice versa. HCV tenants will be required to wait until the end of their current lease term to transfer to a PH unit, unless the landlord agrees to a mutual dissolution of the lease. This activity was approved and implemented in FY 2005 and is ongoing.

- **HCV Waiting List –** Once a family is leased under the HCV Program, the family may remain on the waiting lists for Tax Credit and Public Housing sites. Additionally, PHA may require that the family sign an agreement whereby the family acknowledges they will not be eligible for selection from the Tax Credit or Public Housing site waiting lists until the HCV initial lease term has been completed. If the family's name comes to the top of the Tax Credit or Public Housing site waiting lists prior to completion of the HCV initial lease term, the family will be skipped; however, they will retain their position on the waiting list. The family will be selected from the Tax Credit or Public Housing site waiting list when they have completed their initial lease term and their name comes to the top of the Public Housing or Tax Credit waiting list. Additionally, the family will be subject to all applicable program screening and eligibility requirements. This initiative was approved as modified and implemented in FY 2012.

- **Public Housing Waiting List –** Once a family is housed in public housing, the family will be removed from all other scattered site and conventional PH waiting lists. However, a family may remain on the HCV and/or Tax Credit Site waiting lists. Additionally, PHA may require that the family sign an agreement whereby the family acknowledges that their name will be removed from all other scattered site and conventional PH waiting lists and they will not be eligible for selection from the HCV and/or Tax Credit Site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the HCV and/or Tax Credit Site waiting lists prior to completion of the initial lease term, the family will be skipped; however, they will retain their position on the waiting list(s). The family will be selected from the HCV and/or Tax Credit Site waiting lists when they have completed their initial lease term and either a voucher or vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements. Applicants, as a reasonable accommodation, may request that their name remain on waiting lists once housed, and

PHA, on a case-by case basis, will review these requests in order to accommodate the needs of a person with disabilities. This initiative was approved as modified and implemented in FY 2012.

Proposed Changes to Activity: No changes are proposed.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. PHA will report on outcomes in the MTW Annual Report.

Metrics:

HC #3: Decrease in Wait List Time – MTW Transfers

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Public Housing: 14 years in FY 15 HCV: 4.5 years in FY 2015	Public Housing: 14 years in FY 17 HCV: 5 years in FY 2017		

HC #5: Increase in Resident Mobility- MTW Transfers

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	TBD*	29 (estimate based on recent history with MTW Transfer activity)		

**PHA has previously indicated that PHA does not believe this metric is applicable to this activity. However, HUD has required its use. PHA is not able to derive a baseline for these activities which were initially implemented in FY 2005 (i.e. almost 10 years before implementation of HUD standard metrics). PHA welcomes HUD's guidance on a specific methodology for measurement. Once provided, PHA will incorporate such guidance on future plans and reports.*

CE #1: Agency Cost Savings – MTW Transfers

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	TBD	TBD		

CE #2: Staff Time Savings – HCV and Public Housing Waiting Lists

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	TBD	TBD		

MTW Activity 2005-3: HCV Program Efficiencies

Description/Update: PHA is implementing additional efficiencies in the HCV Program designed to simplify processing and streamline administrative processes. The following is a summary of ongoing program components:

- **Restriction on Elective Moves** – PHA policy regarding moves during the initial lease term and at the time of lease anniversary pertains to moves both within PHA's jurisdictions and initial moves outside of PHA's jurisdiction. Families are not permitted to move within PHA's jurisdiction during the initial term of assisted occupancy. The CEO or designee may approve exceptions to this policy. Subsequent to the initial lease term, families are permitted to move only at the time of lease anniversary or under extenuating circumstances as defined in the Administrative Plan subject to PHA management approval. Examples of extenuating circumstances include approved and documented VAWA or reasonable accommodation move requests. PHA may deny permission to move if the family violates HCV Program obligations and/or owes PHA money. This activity was approved and implemented in FY 2008 and is ongoing.

- **Criteria for Portability Moves** – PHA has established criteria for all port out moves. The criteria requires that MTW voucher participants requesting to port out provide a verified employment, education, safety, or medical/disability need to support their move to another jurisdiction. Families who are unable to provide a verified "employment, education, safety, or medical/disability need" will not be permitted to port out. PHA has established verification requirements to validate the family's employment, education, safety, or medical/disability need. If a voucher participant leases up within the City of Philadelphia, they are not permitted to port out during their initial lease term except for extenuating circumstances such as approved and documented VAWA or reasonable accommodation requests. Subsequent to their initial lease term, families may only move at the time of their lease anniversary. Families with vouchers administered under the VASH program are not subject to this policy. This MTW activity only applies to MTW voucher participants whose initial voucher was issued by PHA or those who have subsequently been absorbed by PHA. This activity was first approved in FY 2013.

Proposed Changes to Activity: PHA does not believe any MTW waiver is required for this activity; however, PHA does intend to begin charging owners for the cost of a second re-inspection in FY 2017. For example, if PHA inspects a unit and the unit fails, PHA will re-inspect the unit at no charge to the owner. If the unit fails the re-inspection, PHA will charge the owner, a PHA determined cost, to re-inspect the unit a second time. PHA will not reinspect the unit until payment for the cost of the reinspection has been received from the owner. This policy is consistent with the MTW statutory goals of reducing costs and achieving greater cost effectiveness as it will reduce the number of times an inspector has to visit a property. In FY 2017, PHA will no longer use the MTW Family Agreement Addendum and will incorporate all MTW requirements in recertification documents.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. PHA will report on outcomes in the MTW Annual Report.

Metrics:

CE #1: Agency Cost Savings – Restriction on Elective Moves

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	$25,259*	$32,912		

**PHA implemented this activity in FY 2007 and does not have baseline cost information available for that period. See CE#2 below for this activity for estimate of staff time savings (in hours) already achieved. The benchmark for CE#1 agency costs savings is based on an average hourly labor rate of $15.65 times 2,103 labor hours.*

CE #1: Agency Cost Savings – Criteria for Portability Moves

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	$8,451*	$4,132		

**Cost savings are calculated based on the labor hours listed below in CE#2 times an hourly labor rate of $15.65.*

CE #2: Staff Time Savings – Restriction on Elective Moves

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	1,614 hrs. (based on 1,291 moves in most recent fiscal year)*	2,103*		

**PHA implemented this activity in FY 2007 and does not have baseline information available for that period. Thus, the baseline reflects staff time savings already achieved. PHA has established a benchmark to continue the same or comparable level of staff time savings.*

CE #2: Staff Time Savings – Criteria for Portability Moves

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	540 hours (based on FY 12 port activity)	264 hours estimated		

MTW Activity 2016-1 Second Chance Initiative

Description/Update: PHA uses its MTW authority to support implementation of the Second Chance Housing Choice Voucher Pilot Program. PHA's Board of Commissioners approved this program in October 2013 by adoption of the Second Chance Housing Policy. The policy permits the provision of tenant-based vouchers for active participants in good standing with two partner agencies – the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and the Mayor's Office of Reintegration Services (RISE) program. PHA plans to expand the Second Chance Initiative in FY 17 to include additional participants and public housing units (see proposed changes below). Housing assistance will only be available to the participants for a period of up to two years, at which point the participants may be able to transition off the program or, if in good standing, to PHA's HCV or public housing program. The STAR Program works in conjunction with Federal Probation and Parole, to offer returning citizens an opportunity to reduce their parole period by one year through participation in the Re-Entry Program. Each participant signs a contract with their parole officer to transition the oversight of their parole to the two federal Judges that administer the STAR program. The STAR program collaborates with the local RISE program to provide counseling, education, job training and job placement services.

The STAR program is designed to provide multiple levels of support to returning citizens at the family, social and logistical level to assist in preventing recidivism. Participants voluntarily participate in the closely-monitored program, wherein specific criteria have to be fulfilled at regular intervals. RISE is the lead agency in the City of Philadelphia for the management of reintegration services for those formerly incarcerated in state prisons. It provides the skills, training, and education necessary for returning citizens to successfully re-integrate into society, avoid recidivism, and lead constructive, useful lives. The STAR program is a national model for aiding federal offenders in their reentry to society in coordination with RISE.

One of the barriers to successful re-entry has been access to housing. Many of the past program participants struggled to maintain employment, continue their education or reunite with their kin because they could not secure a stable home. Many participants resided with family members, paramours or friends, and these environments, typically, did not support a positive reentry into society. Therefore, PHA in partnership with the STAR and RISE programs developed this pilot program that provides access to stabilized housing through the voucher program.

Participants in good standing with RISE and STAR sign an addendum to their PHA application to allow PHA to monitor their participation in the RISE and STAR programs and to communicate with their probation officer, if applicable. Participants also report their participation in the vocational, educational, social or community service opportunities offered by PHA and/or RISE on a quarterly basis. The collaborative reporting and participant management across PHA, STAR and RISE will help ensure that participants stay on track, access services, and be good tenants. All participants are required to be employed and maintain employment as a condition of participation; however, in the event they lose employment, they will be required to either obtain a new job or enroll in an educational or job training program as a condition of participation.

If a participant does not remain in good standing with the STAR and RISE programs, they risk a return to confinement and loss of the voucher or unit. Participants who do not meet their program responsibilities will be notified of proposed voucher termination or eviction by PHA. They may request an informal hearing through PHA's existing process to review and appeal this decision. Participation in the program is time-limited; however, all other requirements of PHA's MTW tenant-based voucher program or public housing program including tenant rent contribution will apply.

Proposed Changes to Activity: During FY 2017, PHA will expand the Second Chance Initiative to allow participants to reside in public housing units. PHA may also increase the number of participants in the program. After two years of participation, PHA may allow Second Chance participants to transition to the HCV or public housing program to continue their tenancy.

Changes to Baseline, Benchmarks, Metrics: Under HUD's revised MTW reporting requirements, PHA was required to revise its MTW benchmarks, baseline, and metrics for consistency with HUD standard metrics. PHA will report on outcomes in the MTW Annual Report.

Metrics:

CE #4: Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	$0	Up to $10,000		

**Participation is not mandatory and is based on the needs of the individual*

HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	10 in FY 2017		

SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	$18,200 average earned income of participants following enrollment.	$18,200 in FY 2017		

SS #3: Increase in Positive Outcomes in Employment Status

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Employed Full-Time	10 program participants* 100% of program participants	10 program participants in FY 2017 100% of program participants in FY 2017		
Enrolled in a Job Training Program	0 program participants 0% of program participants	5 program participants in FY 2017 50% of program participants in FY 2017		
Enrolled in an Educational Program	0 program participants 0% of program participants	5 program participants in FY 2017 50% of program participants in FY 2017		

**All participants are required to be employed and maintain employment as a condition of participation; however, in the event they lose employment, they will be required to either obtain a new job or enroll in an educational or job training program as a condition of participation.*

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	0 participants	0 participants		

SS #5: Households Assisted by Services that Increase Self-Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 participants	10* participants		

SS #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	$430 upon implementation (2 participants)	$439		

SS #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).				

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase). For this program purpose, PHA defines "self-sufficiency" as successfully completing the program and transitioning to other affordable housing.	0	0 in FY 17 based on program enrollment timetable		

B. Not Yet Implemented Activities

MTW Activity 2014-1: Flexible Subsidy Initiative

Description/Update: Through its affordable future "6 in 5" Initiative, PHA intends to partner with qualified non-profit and for-profit developers to construct, rehabilitate, acquire, and/or preserve affordable rental housing, some of which may be public housing units. This activity was approved by the PHA Board and submitted to HUD for approval in late 2013 as part of a mid-year amendment to the MTW Annual Plan for FY 2014.

In order to promote the development and preservation of quality, affordable rental units that meet the diverse needs of low-income households, including special needs populations, PHA intends to utilize MTW flexibility in limited instances where the current public housing operating subsidy level (combined with projected tenant rental income) is inadequate to ensure the long-term viability of new public housing units to be developed and/or acquired under the affordable future initiative. Under this proposed MTW activity, PHA may elect to combine public housing operating subsidy with other MTW Block Grant funds to establish a local MTW flexible subsidy level higher than the standard public housing operating subsidy amount. PHA will only use such flexibility where the project otherwise meets PHA's stated development objectives, but is determined to be financially infeasible without the use of higher flexible subsidy funding allowable under MTW. HUD review and approval will be required for each transaction involving MTW flexible subsidies as part of the mixed-finance closing process pursuant to the Public Housing Capital Fund Program. (The Mixed-Finance Development and Public Housing Development requirements are incorporated into the final rule, and the existing Mixed-Finance Development and Public Housing Development requirements at 24 C.F.R. Part 941 are removed.)

In light of the fact that the current MTW Agreement will expire in 2018 unless extended by HUD, PHA acknowledges that funding from the MTW Block Grant may not be available to support the additional operating subsidy after that date. PHA also acknowledges that the blended subsidy initiative may impact its current and future Replacement Housing Factor funds.

PHA may also request that HUD review and approve additional waivers to current public housing regulations in the interest of increasing housing choice, promoting long-term project viability, and encouraging more affordable housing development. The following waivers do not specifically require MTW authority; however, PHA is providing this information to clarify its intentions with respect to seeking additional waivers. PHA may request the following additional non-MTW waivers from HUD as part of the review and approval process for public housing mixed-finance transactions:

- Allowing the owner of public housing units that are to receive flexible subsidy, including PHA if it is the owner, to utilize public housing operating subsidy and other MTW funds, to pay for debt service associated with the project; and
- Allowing for the modification or elimination of the standard ten-year affordability "tail" in the Declaration of Restrictive Covenants.

Based on its five-year goal, PHA projects that 300 additional affordable units that utilize flexible subsidy will be achieved over a five-year period from FY 2015 through FY 2019. PHA has projected that 50% of these units will be new or substantial rehabilitation units and the remaining 50% will be preservation units.

Timeline for Implementation: PHA will implement this activity if/when PHA needs MTW flexibility to supplement the current public housing operating subsidy level in relation to the development and/or acquisition of projects under the affordable future initiative.

C. Activities on Hold

Not applicable.

D. Closed Out Activities

The following table summarizes previously approved MTW activities that PHA has completed, discontinued, or determined do not require MTW authority to implement.

Plan Year	Activity	Reason for Close Out	Close Out Year
FY 2011	Community Service Policy	Determination made that activity does not require MTW flexibility.	FY 2013
FY 2011	Expanding Use of LIHTC	Determination made that proposed activities were covered under Partnership and Unit-Based Leasing/Development Initiatives.	FY 2013
FY 2011	Scattered Site Income Tiering	PHA elected to discontinue this initiative prior to its implementation based on decisions made as part of the scattered site asset repositioning initiative including disposition and auction of vacant and obsolete properties.	FY 2011
FY 2010	Accessible Unit Retrofitting and Development	PHA has completed the accessible unit retrofitting under Attachment E of the MTW Agreement. PHA will continue to develop accessible units as part of its revitalization programs; however, this activity does not require specific MTW authority.	FY 2014
FY 2009	Assisted Living	PHA discontinued this activity prior to its implementation based on a determination that sufficient funding was not available from state, federal and other required sources.	FY 2011
FY 2009	Home Care Services	PHA discontinued this activity prior to its implementation based on a determination that services can be more efficiently delivered through third-party partners.	FY 2011
FY 2007	Transitional Housing Facilities	Determination made that comparable activities are authorized under Partnership Initiative.	FY 2013
FY 2007	LIFE Program	Determination made that activity does not require MTW flexibility.	FY 2013
FY 2005	Comprehensive Resident Self Sufficiency Services	PHA continues to provide comprehensive resident self-sufficiency services that utilize MTW Block Grant funds. However, no MTW programmatic waivers are required. These activities are now referenced in Chapter V under the Single Fund Flexibility section.	FY 2014
FY 2005	Voucher Issuance	PHA elected to discontinue this policy based on an assessment that it would not contribute to PHA's utilization goals.	FY 2014
FY 2004	HCV Time Limit	PHA discontinued this activity due to economic conditions which limited the availability of jobs for residents.	FY 2012
FY 2004	Family Economic Development Action Plan/Tenant Responsibility Training	PHA discontinued this activity along with discontinuation of HCV time limit as they were interrelated activities.	FY 2014
FY 2004	Tenant Responsibility Training	Determination made that activity does not require MTW flexibility.	FY 2013
FY 2004	Blueprint	PHA continues to implement the Blueprint Program; however, a determination was made that activity does not require MTW flexibility.	FY 2013
FY 2004	HCV HQS Enforcement	PHA elected to discontinue this policy based on a decision to establish uniform HQS enforcement policies for both MTW and Non-MTW vouchers.	FY 2012
FY 2004	Public Housing Service Order Policy	PHA elected to discontinue this policy after discussions with the HUD Field Office concerning the need to expedite service order response times.	FY 2012

V. MTW SOURCES AND USES OF FUNDING

A. Estimated Sources and Uses of MTW Funding for Fiscal Year 2017

Tables 9 and 10 below provides estimated sources and uses of MTW funds for FY 2017. As PHA's funding levels for future periods are unknown at the present time, this table provides preliminary projections. Actual sources and uses are expected to vary based on the level of funding provided to PHA and the level of actual expenses. PHA's estimated Sources and Uses budget for FY 2017 assumes continued reductions in Public Housing Operating Subsidy, Capital Fund Program, HCV, and HCV Administrative fees. The tables follow HUD's required formats and do not include information on Non-MTW funding sources and uses. See also Appendix C for additional RHF-related information as required by the RHF Amendment to the MTW Agreement.

Table 9: Estimated Sources of MTW Funding for FY 2017

Sources		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
70500 (70300+70400)	Total Tenant Revenue	$ 24,400,000
70600	HUD PHA Operating Grants*	$ 318,800,000
70610	Capital Grants	$ 41,800,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$ 0
71100+72000	Interest Income	$ 200,000
71600	Gain or Loss on Sale of Capital Assets	$ 0
71200+71300+71310+71400+71500	Other Income	$ 500,000
70000	**Total Revenue**	$ 385,700,000

** This line item includes projected Public Housing Operating Fund and HAP revenue. Of the total amount listed, the Public Housing Operating Fund revenue is estimated at $120,200,000 and the HCV HAP revenue is estimated at $198,600,000.*

Table 10: Estimated Uses of MTW Funding for FY 2017

Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+ 91800+91900)	Total Operating – Administrative	$ 70,400,000
91300+91310+92000	Management Fee Expense	$ 0
91810	Allocated Overhead	$ 0
92500(92100+92200+92300+92400)	Total Tenant Services	$ 3,500,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 24,600,000
93500+93700	Labor	$ 100,000
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 53,600,000
95000 (95100+95200+95300+95500)	Total Protective Services	$ 11,900,000
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$ 10,200,000
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 15,700,000
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$ 0
97100+97200	Total Extraordinary Maintenance	$ 4,800,000
97300+97350	Housing Assistance Payments + HAP Portability-In	$ 138,000,000
97400	Depreciation Expense	$ 52,900,000
97500+97600+97700+97800	All Other Expenses	$ 0
90000	**Total Expenses**	$385,700,000

B. Use of Single Fund Flexibility

- Under the MTW Program, PHA is authorized to establish an MTW Block Grant budget. Activities that utilize Block Grant single fund flexibility are summarized below:

- Capital Activities to support the security systems upgrades, asbestos abatement projects, and elevator repairs, and site improvements throughout PHA.

- Family Program and comprehensive resident supportive service activities to support a wide range of public safety, program compliance, and training and education efforts for PHA residents including: youth development programs citywide; senior programs citywide; Pre-Apprenticeship Program; service coordination; job training and placement; educational partnership initiatives; affordable homeownership programs; Community Relations police units; Community Partners training and educational programs; and other Economic Development and Self-Sufficiency program activities. See Table 11 below

for a summary of resident services initiatives planned for FY 2017 including MTW and Non-MTW funded initiatives.

- Quality of Life Programs to support Lease Enforcement and Section 8 investigations programs.

- General Conditions to include functional enhancements and training on software systems, staff training, and energy management initiatives.

- Refunding of the two remaining series of Capital Fund Program Revenue Bonds in order to reduce PHA's interest expense: (i) Series A issued in 2002, maturing December 1, 2021, with a current outstanding principal balance of $44,150,000; and (ii) Series D issued in 2003, maturing December 1, 2022, with a current outstanding principal balance of $11,000,000. The refunding will be accomplished by repaying the bonds from the proceeds of new bonds to be issued in an amount at least sufficient to repay Series A and D, plus the expenses of the transaction.

- Issuance of Capital Fund Program Revenue Bonds in connection with the financing of the Sharswood/Blumberg, Norris, or other property development initiatives.

- Investments in energy efficiency and green initiatives, including associated equipment in support of an Energy Procurement Contract, development activities and unit rehabilitation projects to lower overall consumption and expense. The MTW Agreement, as amended, authorizes PHA, without prior approval from HUD, to enter into new Energy Performance Contracts (EPCs) or modify existing EPCs, subject to certain limitations set forth in Attachment D. Beginning in FY 2016 and continuing thereafter, PHA will determine whether to procure an Energy Service Company (ESCo) or function as its own ESCo, and will initiate procurement of appropriate services in order to structure, plan and move forward with implementation of an EPC that conforms to the requirements of Attachment D. The term of such EPC will not exceed 20 years. The EPC will be structured to maximize the benefit of all HUD incentives available under PHA's current MTW Agreement and all other incentives then available including the add-on subsidy, the rate reduction incentive, and tenant-paid utilities incentives. The scope of the EPC will include energy and water conservation measures; in addition it may include renewable energy technologies, energy generation, health, environmental and resiliency measures, resident and staff training, and optimization of PHA's building automation technology, to the extent that those measures can be financed by savings and incentives in the EPC. PHA anticipates that the MTW Agreement will be extended prior to 2018. PHA is proceeding with the expectation that HUD will continue to honor the EPC terms of the MTW Agreement and the incentives in effect at the time of signing the EPC contract, and that HUD will use its discretion (referred to in Section 17 of the proposed new MTW agreement) to "….approve EPC benefits in an amount that exceeds what the Agency would otherwise qualify for in order to ensure sufficient eligibility on debt service for loans used to pay for energy conservation measures included in eligibility." PHA will factor this issue into its planning and will consult with HUD in structuring any EPC.

- Acquisition of properties, in cooperation with the Philadelphia Redevelopment Authority, for the Sharswood/Blumberg development project for use as replacement housing in that neighborhood and for other supportive neighborhood investments to revitalize commercial activity and improve educational outcomes of residents in the community in cooperation with strategic partners.

- Management directives associated with balancing and optimizing PHA's organization structure in line with HUD funding modifications related to the 2018 MTW agreement.

- Consolidation of HCV and Public Housing administrative offices, and tenant service centers.

Table 11: Resident Services Program Summary for FY 2017

Program	Program Description	Target Population	Funding Source	Number of Residents
Early Childhood Education Partnerships	Pre-School Partnerships to ensure 3 year olds are enrolled into area Head Start programs	Children 3 to 5	US Department of Health and Human Services	100
Summer Food	Breakfast and lunch served on site to provide appropriate nutrition during the summer.	Youth 5 to 18	PA Department of Education/ MTW	800
Summer Camp	Summer enrichment activities to prevent academic regression.	Youth Ages 6 to 13	MTW	400
Afterschool	On site programs which meet the standard of providing (1) homework assistance, (2) project based learning, (3) community service, and (4) physical/ body kinesthetic activities	Youth Ages 6 to 13	MTW	335
Computer Lab	Access to computer technology for academic enrichment.	Residents 6 to 70	MTW	350
PhillySEEDS Scholarship	Competitive scholarship awards based on academic achievement.	Youth/Adults 18 to 55	DHHS/Section 3 Vendors	55
Scholars Internship Program (SIP)	Paid internships in the major field of study of PHA's scholarship awardees.	Youth/Adults 18 to 55, who have received scholarships from PhillySeeds.	Section 3 Vendors	30
ABE/GED	Adult Basic Education and General Equivalency Diploma education in the required domains.	Residents 18 to 55	MTW	75
Community Partners	Occupational Skills training in career areas with reasonable growth potential.	Residents 18 to 55	MTW	100 enrolled
Health & Wellness	With Every Heartbeat	Residents 18 to 55	MTW	100 enrolled

Program	Program Description	Target Population	Funding Source	Number of Residents
Programs	There is Life, with a tobacco component to improve nutrition, exercise			
Financial Literacy	Course on credit and money management to enable residents to purchase homes.	Residents 18 to 55	MTW	300 enrolled
Pre-Apprenticeship	Building Maintenance and Construction Training Program	Residents 18 to 56	MTW/MOCS	20 enrolled
Home Ownership	Housing counseling about the home purchase process. This includes 5H, HCV, and Section 32.	Residents 18 to 55	US Department of Health and Human Services/ MTW	20 purchasing homes
ROSS	Assessment of individual and family needs, followed by referrals and tracking.	Residents 18 to 55	HUD	200
FSS	Assessment of individual and family needs, followed by referrals and tracking.	Residents 18 to 55	HUD	300
Senior CTR/Programs	Evidence based activities, which reduce the number of seniors, who leave public housing to enter nursing homes.	Residents 55 and over	Philadelphia Corporation for Aging	300
CHSP	Meal program, which not only enable residents to have appropriate nutrition, but also best practice fellowship to support aging in place.	Residents 55 and over	HUD	15
Healthy Café	Kiosk to provide a 10% match for the congregate Housing Program.	Residents 55 and over	Resident purchases	13
Section 3	Ensure that economic opportunities, are provided to PHA residents	Residents 18 to 55	Private vendors that meet the Section 3 threshold	TBD by contract award
Adult Day/Elder Care	Multi-service center for residents, who cannot complete activities of daily living.	Residents 55 and over	Commonwealth of PA/MTW	35
Connect Home	Bridging digital divide and providing internet access and equipment	Residents 6 to 70	MTW	TBD by partner commitment
Smoke Free Housing	Provide smoke free cessation programs, including educational awareness workshops and other smoking cessation resources to help residents quit smoking	All	MTW/Philadelphia Department of Public Health/American Heart Association/Nursing Consortium	500 attendees

C. Local Asset Management Plan

Is the PHA allocating costs within statute? No, as allowed under the MTW Agreement.

Is the PHA implementing a local asset management plan (LAMP)? Yes.

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix? Yes

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan (LAMP) that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's initial LAMP as part of the MTW FY 2010 Annual Plan submission. PHA submits updates to the LAMP as part of the Annual Plan submission. A copy of the current LAMP is found in Appendix D.

VI. ADMINISTRATIVE

A. Resolution

A Resolution approving the FY 2017 MTW Annual Plan and the MTW Plan Certification of Compliance was adopted by the PHA Board of Commissioners at their December 2015 meeting following the public review process and public hearing. The Resolution is included in Appendix E.

B. Public Review Process

PHA provided public notice of the draft FY 2017 MTW Annual Plan and posted the draft Plan on its website. A public comment period to allow for resident and general public review was provided from November 13 – December 14, 2015. A public hearing (attended by __ persons) was held on December 1, 2015 at the John F. Street Center, an accessible facility. PHA also conducted a discussion meeting with resident leadership (attended by __ resident leaders) on November __, 2015 to discuss Plan contents and provide additional opportunities for resident input. Prior to finalizing the Plan, PHA considered the comments received during the public review process.

C. Evaluations

PHA has established the Office of Policy, Research and Enterprise Planning (OPREP) which – among other duties – focuses on assisting PHA departments with developing and evaluating MTW initiatives. PHA is committed to both maximizing the use of MTW flexibility to promote MTW statutory objectives and PHA's goals, and sharpening the internal focus on monitoring and evaluating MTW outcomes.

D. Annual Statement/Performance and Evaluation Report

The Annual Statement/Performance and Evaluation Reports for all capital grants with unexpended amounts are included in Appendix F.

VII. APPENDICES

Appendix A: RAD Significant Amendments

(UNDER SEPARATE COVER)

Appendix B: MTW TDC/HCC

PHA's most recently updated MTW TDC and HCC cost limits as of 2014, along with information on the methodology used to establish these cost limits, are included in Appendix. Per discussion with HUD, the 2014 MTW TDC/HCC cost limits will be reviewed and approved by HUD either as a technical amendment to the FY 2016 Plan or as part of the FY 2017 Annual Plan approval process.

YEAR	PPPI (Producer Prices Paid Index) 1.	PPRI (Producer Prices Received Index) 1.	PPPI (Producer Prices Paid Index) 1.	PPRI (Producer Prices Received Index) 1.	CCI (ENR's Construction Cost Index) 2.	CPI (Consumer Price Index) 3.	PL-566 Water Resource Discount Rate 4.	OMB 10Y A-76 Nominal Discount Rate 5.
	1977 Index	1977 Index	1990-92 Index	1990-92 Index	1913 Index			
1996	210.90	162.00	115	112	5620.00	156.90	7.625	5.600
1997	216.40	154.77	118	107	5826.00	160.50	7.375	6.100
1998	210.90	147.54	115	102	5920.00	163.00	7.125	5.900
1999	210.90	137.41	115	95	6059.00	166.60	6.875	4.900
2000	220.07	138.86	120	96	6221.00	172.20	6.625	6.100
2001	225.57	147.54	123	102	6334.00	177.07	6.375	5.400
2002	227.41	141.75	124	98	6538.00	179.88	6.125	5.100
2003	234.74	154.77	128	107	6694.64	183.96	5.875	4.200
2004	243.91	160.55	133	111	7114.89	188.90	5.625	4.600
2005	262.25	164.89	143	114	7445.98	195.30	5.375	4.600
2006	271.42	175.02	148	121	7887.62	201.60	5.125	5.000
2007	289.76	199.61	158	138	8551.32	207.34	4.875	5.000
2008	324.60	192.38	177	133	8549.06	215.303	4.875	4.600
2009	335.61	198.16	183	137	8660.08	214.537	4.625	4.200
2010	350.28	231.43	191	160	8952.40	219.179	4.375	3.900
2011	375.95	258.91	205	179	9171.73	225.672	4.125	3.000
2012	397.96	290.73	217	201	9412.25	229.601	4.000	2.800
2013	**390.62**	**260.36**	**213**	**180**	**9667.77**	**233.069**	**3.750**	**2.000**
2014							**3.500**	**2.000**
Report Dates	December, 2013	December, 2013	December, 2013	December, 2013	January, 2014	November, 2013	October, 2013	December, 2012

Data Sources:

1. Prices paid and Received by Farmers, ERS/NASS data provided through Cornell University.
http://usda.mannlib.cornell.edu/MannUsda/viewDocumentInfo.do?documentID=1002
http://www.nass.usda.gov/Charts_and_Maps/graphics/data/pitw.txt
Note: The Limited Resource Farmer index is based on the October, 2004 PPPI of 125.

2. Engineering News Review, Construction Cost Index History
http://enr.construction.com/economics/default.asp
The ENR website only provides the current month CCI. History of CCI available to members.
The December (end of year) ENR CCI index is provided

3. Consumer Price Index-All Urban Consumers
http://inflationdata.com/Inflation/Consumer_Price_Index/CurrentCPI.asp
The annual average CPI is reported.

4. FY Plan Formulation Rate For Federal Water Projects, updated annually in early October
http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/cntsc/?&cid=nrcs143_009685

5. OMB Circ. A-94 10-Year Nominal Discount Rate, Updated annually in January
http://www.whitehouse.gov/omb/circulars/a094/a094.html

2010 TOTAL DEVELOPMENT COST (TDC) and HOUSING COST CAP (HCC) LIMITS

PHA MTW HCC / TDC as of 2009 STUDY

ENR Construction Cost Index	2009	8660.08

HCC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 225,373	$ 266,207	$ 319,931	$ 374,708	$ 429,310
Row House	$ -	$ 203,374	$ 239,263	$ 287,115	$ 334,969	$ 382,821
Walk-up	$ 176,055	$ 176,055	$ 203,708	$ 269,878	$ 331,729	$ 390,368
Elevator	$ -	$ 213,541	$ 249,365	$ 331,717	$ 411,330	$ 486,550

TDC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 394,402	$ 465,863	$ 559,880	$ 655,740	$ 751,292
Row House	$ -	$ 355,904	$ 418,710	$ 502,451	$ 586,195	$ 669,937
Walk-up	$ 308,097	$ 308,097	$ 356,490	$ 472,286	$ 580,525	$ 683,144
Elevator	$ -	$ 341,665	$ 398,985	$ 530,747	$ 658,128	$ 778,480

2011 TOTAL DEVELOPMENT COST (TDC) and HOUSING COST CAP (HCC) LIMITS

ENR - Construction Cost Index	2009	8660.08
	2010	8952.40
	% Change	103.38%

HCC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 232,980	$ 275,193	$ 330,730	$ 387,356	$ 443,801
Row House	$ -	$ 210,239	$ 247,339	$ 296,807	$ 346,276	$ 395,743
Walk-up	$ 181,998	$ 181,998	$ 210,584	$ 278,988	$ 342,926	$ 403,545
Elevator	$ -	$ 220,749	$ 257,782	$ 342,914	$ 425,214	$ 502,973

TDC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 407,716	$ 481,587	$ 578,778	$ 677,873	$ 776,652
Row House	$ -	$ 367,918	$ 432,844	$ 519,411	$ 605,983	$ 692,550
Walk-up	$ 318,496	$ 318,496	$ 368,522	$ 488,228	$ 600,121	$ 706,203
Elevator	$ -	$ 386,311	$ 451,119	$ 600,100	$ 744,125	$ 880,204

2012 TOTAL DEVELOPMENT COST (TDC) and HOUSING COST CAP (HCC) LIMITS

ENR - Construction Cost Index	2010	8952.40
	2011	9171.73
	% Change	102.45%

HCC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 238,688	$ 281,935	$ 338,833	$ 396,846	$ 454,674
Row House	$ -	$ 215,390	$ 253,399	$ 304,078	$ 354,759	$ 405,439
Walk-up	$ 186,457	$ 186,457	$ 215,743	$ 285,823	$ 351,328	$ 413,432
Elevator	$ -	$ 226,157	$ 264,098	$ 351,315	$ 435,632	$ 515,296

TDC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 417,705	$ 493,386	$ 592,958	$ 694,481	$ 795,680
Row House	$ -	$ 376,932	$ 443,448	$ 532,137	$ 620,829	$ 709,518
Walk-up	$ 326,299	$ 326,299	$ 377,551	$ 500,190	$ 614,824	$ 723,505
Elevator	$ -	$ 395,775	$ 462,171	$ 614,802	$ 762,356	$ 901,768

2013 TOTAL DEVELOPMENT COST (TDC) and HOUSING COST CAP (HCC) LIMITS

ENR - Construction Cost Index	2011	9171.73
	2012	9412.25
	% Change	102.62%

HCC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 244,948	$ 289,328	$ 347,719	$ 407,253	$ 466,598
Row House	$ -	$ 221,038	$ 260,044	$ 312,052	$ 364,063	$ 416,071
Walk-up	$ 191,346	$ 191,346	$ 221,401	$ 293,318	$ 360,541	$ 424,273
Elevator	$ -	$ 232,088	$ 271,024	$ 360,528	$ 447,056	$ 528,809

TDC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 428,659	$ 506,325	$ 608,507	$ 712,693	$ 816,546
Row House	$ -	$ 386,817	$ 455,077	$ 546,092	$ 637,110	$ 728,124
Walk-up	$ 334,856	$ 334,856	$ 387,452	$ 513,307	$ 630,947	$ 742,478
Elevator	$ -	$ 406,154	$ 474,291	$ 630,924	$ 782,348	$ 925,416

2014 TOTAL DEVELOPMENT COST (TDC) and HOUSING COST CAP (HCC) LIMITS

ENR - Construction Cost Index	2012	9412.25
	2013	9667.77
	% Change	102.71%

HCC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 251,597	$ 297,183	$ 357,158	$ 418,309	$ 479,265
Row House	$ -	$ 227,039	$ 267,104	$ 320,524	$ 373,946	$ 427,366
Walk-up	$ 196,541	$ 196,541	$ 227,412	$ 301,281	$ 370,329	$ 435,791
Elevator	$ -	$ 238,389	$ 278,381	$ 370,316	$ 459,193	$ 543,165

TDC	Number of Bedrooms					
Type of Unit	0	1	2	3	4	5
Detached/Semi-Detached	$ -	$ 440,296	$ 520,070	$ 625,027	$ 732,041	$ 838,713
Row House	$ -	$ 397,318	$ 467,432	$ 560,917	$ 654,406	$ 747,891
Walk-up	$ 343,946	$ 343,946	$ 397,970	$ 527,242	$ 648,076	$ 762,635
Elevator	$ -	$ 417,180	$ 487,167	$ 648,052	$ 803,587	$ 950,539

Appendix C: Replacement Housing Factor Funds

In September 2013, the PHA Board of Commissioners approved an Amendment to the MTW Agreement that allows Replacement Housing Factor (RHF) funds to be included in the MTW Block Grant. HUD executed the RHF Amendment on February 26, 2014.

Pursuant to the RHF Amendment and related HUD guidance, PHA is providing the following information:

- RHF funds projected for FY 2017 are included in the Sources and Uses tables of the Plan.
- PHA intends to combine all existing and future RHF funds into the MTW Block Grant.
- PHA intends to accumulate RHF funds as allowed under the RHF Amendment, Option 3.
- PHA will secure the commitments for the required one-third leverage of its 2nd Increment RHF funds prior to developing the public or affordable housing under the proportionality requirements of the RHF Amendment, Option3.
- PHA will develop the number of affordable and/or public housing units required in accordance with the proportionality test under the RHF Amendment, Option 3.
- RHF grants that PHA intends to combine into the MTW Block Grant are listed on the table below.

Fiscal Year	Grant Number	Obligation End Date	Expenditure End Date
2015	PA26R002501-15	10/29/2019	10/29/2021
2015	PA26R002502-15	10/29/2019	10/29/2021
2014	PA26R002501-14	10/29/2019	10/29/2021
2014	PA26R002502-14	10/29/2019	10/29/2021
2013	PA26R002501-13	10/29/2019	10/29/2021
2013	PA26R002502-13	10/29/2019	10/29/2021
2012	PA26R002501-12	10/29/2015	10/29/2017
2012	PA26R002502-12	10/29/2015	10/29/2017
2011	PA26R002501-11	10/29/2015	10/29/2017
2011	PA26R002502-11	10/29/2015	10/29/2017
2010	PA26R002501-10	10/29/2014	10/29/2016
2010	PA26R002502-10	10/29/2015	10/29/2017
2009	PA26R002501-09	10/29/2014	10/29/2016
2009	PA26R002504-09	10/29/2014	10/29/2016
2008	PA26R002501-08	10/29/2014	10/29/2016
2008	PA26R002502-08	10/29/2014	10/29/2016

Appendix D: Local Asset Management Plan

(UNDER SEPARATE COVER)

Appendix E: Board Resolution & MTW Certification

(TO BE INCLUDED FOLLOWING BOARD APPROVAL)

Appendix F: Annual Statement/Performance & Evaluation Report

(TO BE PREPARED FOR FINAL SUBMISSION TO HUD)

Appendix G: Asset Management Table

(UNDER SEPARATE COVER)

Appendix H: Planned Demo/Dispo Additional Documentation

Listed below are scattered sites units which are planned for demolition and/or disposition in FY 17 or subsequent periods. PHA may modify this listing in the future. Approvals by the PHA Board of Commissioners and HUD are required in order to proceed with demolition/disposition activities.

Unit ID	AMP	Unit Address	BR Size
041567	PA002000901	4840 OGDEN ST	2
041646	PA002000901	5038 RENO ST	3
041691	PA002000901	PARRISH ST	4
042395	PA002000901	883 N 49TH STREET	4
125506	PA002000901	648 N YEWDALL ST	2
125693	PA002000901	4919 W STILES ST	3
125875	PA002000901	228 N CECIL ST	3
589253	PA002000901	120 N 58TH STREET	3
589256	PA002000901	208 N HORTON ST	3
589262	PA002000901	65 N HIRST ST	3
589273	PA002000901	124 N HOBART ST	3
589289	PA002000901	654 N 57TH STREET	4
599293	PA002000901	160 N 61ST STREET	3
599299	PA002000901	213 N ROBINSON ST	3
599300	PA002000901	N 54TH STREET	3
599304	PA002000901	6126 CALLOWHILL ST	5
599320	PA002000901	5739 FILBERT ST	3
609329	PA002000901	107 N MILLICK ST	3
609330	PA002000901	138 N MILLICK ST	3
609339	PA002000901	150 N 58TH STREET	3
609345	PA002000901	220 N 56TH STREET	3
609346	PA002000901	416 N WANAMAKER ST	3
609349	PA002000901	325 N WILTON ST	4
609355	PA002000901	58 N YEWDALL ST	3
609357	PA002000901	18 N YEWDALL ST	3
609362	PA002000901	131 N CONESTOGA ST	3
609364	PA002000901	658 N 54TH STREET	3
609377	PA002000901	38 N ITHAN ST	3
609405	PA002000901	42 N REDFIELD ST	3
609429	PA002000901	27 N PEACH ST	3
690503	PA002000901	5053 HOOPES ST	3
690506	PA002000901	920 N FALLON ST	3
690586	PA002000901	5136 FUNSTON ST	3
690599	PA002000901	4945 HOOPES ST	3

Unit ID	AMP	Unit Address	BR Size
690682	PA002000901	5104 FUNSTON ST	3
690813	PA002000901	PARRISH ST	3
690824	PA002000901	5144 FUNSTON ST	3
691290	PA002000901	4945 FAIRMOUNT AVE	3
818468	PA002000901	5017 OGDEN ST	3
818507	PA002000901	5173 W COLUMBIA AVE	4
857112	PA002000901	1651 N 60TH STREET	3
857331	PA002000901	1521 N EDGEWOOD ST	3
857392	PA002000901	5207 RODMAN ST	3
888559	PA002000901	5210 HARLAN ST	3
888567	PA002000901	5176 VIOLA ST	3
888719	PA002000901	414 N SICKELS ST	3
888725	PA002000901	5178 VIOLA ST	4
888736	PA002000901	6046 CHESTNUT ST	4
888778	PA002000901	5213 RODMAN ST	3
888794	PA002000901	5266 PARKSIDE AVE	4
888795	PA002000901	5306 RACE ST	4
888798	PA002000901	1753 N LINDENWOOD ST	3
888810	PA002000901	5149 WYALUSING AVE	4
888826	PA002000901	515 S CONESTOGA ST	3
888831	PA002000901	437 S 62ND STREET	3
888871	PA002000901	44 N 58TH STREET	3
888872	PA002000901	551 N CREIGHTON ST	3
888881	PA002000901	1709 N 59TH STREET	3
888892	PA002000901	5841 MONTROSE ST	3
916135	PA002000901	1640 N 60TH STREET	3
926707	PA002000901	5606 WALNUT ST	6
926708	PA002000901	5626 WALNUT ST	5
976199	PA002000901	6131 CHANCELLOR ST	3
041554	PA002000902	4151 MANTUA AVE	5
041566	PA002000902	3854 OLIVE ST	3
041580	PA002000902	3929 FOLSOM ST	3
041631	PA002000902	716 N DEKALB ST	4
041634	PA002000902	3838 OLIVE ST	3
041635	PA002000902	889 N 47TH STREET	3
041698	PA002000902	3926 RENO ST	3
041745	PA002000902	920 N 43RD STREET	2
041746	PA002000902	920 N 43RD STREET	5
041770	PA002000902	4509 LAIRD ST	3
041839	PA002000902	3606 MELON ST	6

Unit ID	AMP	Unit Address	BR Size
041910	PA002000902	3702 BRANDYWINE ST	2
041912	PA002000902	3706 BRANDYWINE ST	2
041960	PA002000902	3932 WALLACE ST	3
041985	PA002000902	3818 HAVERFORD AVE	3
042086	PA002000902	3800 MELON ST	2
042269	PA002000902	614 N 38TH STREET	5
042312	PA002000902	4167 MANTUA AVE	5
042394	PA002000902	619 N 39TH STREET	5
042445	PA002000902	3944 FOLSOM ST	5
042682	PA002000902	3821 BRANDYWINE ST	3
042694	PA002000902	4077 WALLACE ST	2
042753	PA002000902	3841 BRANDYWINE ST	3
042864	PA002000902	3873 ASPEN ST	3
042979	PA002000902	724 N DEKALB ST	3
043116	PA002000902	823 N 40TH STREET	2
043117	PA002000902	823 N 40TH STREET	4
043306	PA002000902	3727 WALLACE ST	3
043307	PA002000902	3730 WALLACE ST	3
043360	PA002000902	3710 WALLACE ST	5
043490	PA002000902	768 N 38TH STREET	5
043570	PA002000902	775 N 38TH STREET	1
043571	PA002000902	775 N 38TH STREET	4
043932	PA002000902	3938 PARRISH ST	5
124861	PA002000902	3866 OLIVE ST	3
124908	PA002000902	3843 HAVERFORD AVE	6
125272	PA002000902	3850 BROWN ST	5
125398	PA002000902	3853 ASPEN ST	3
125469	PA002000902	4203 OGDEN ST	3
125503	PA002000902	3917 WYALUSING AVE	2
125557	PA002000902	3419 FAIRMOUNT AVE	2
125572	PA002000902	3913 FOLSOM ST	3
125599	PA002000902	3935 FAIRMOUNT AVE	5
125780	PA002000902	644 N 38TH STREET	3
125785	PA002000902	923 N 42ND STREET	5
125789	PA002000902	763 N 37TH STREET	2
125795	PA002000902	3608 WALLACE ST	5
125851	PA002000902	612 N 39TH STREET	6
125871	PA002000902	3932 BROWN ST	6
125885	PA002000902	3830 FOLSOM ST	3
125889	PA002000902	853 N 45TH STREET	3

Unit ID	AMP	Unit Address	BR Size
125902	PA002000902	746 N 38TH STREET	3
690276	PA002000902	3849 FAIRMOUNT AVE	3
690277	PA002000902	3849 FAIRMOUNT AVE	2
690542	PA002000902	3921 FOLSOM ST	3
690549	PA002000902	732 N 37TH STREET	3
690605	PA002000902	3915 RENO ST	3
690648	PA002000902	3808 RENO ST	3
690649	PA002000902	3824 RENO ST	3
690702	PA002000902	3812 RENO ST	3
690720	PA002000902	866 N 47TH STREET	3
690735	PA002000902	3800 MT VERNON ST	3
690755	PA002000902	3813 RENO ST	3
690766	PA002000902	3809 RENO ST	3
690800	PA002000902	728 N 37TH STREET	3
690803	PA002000902	3610 MELON ST	4
690883	PA002000902	3825 MT VERNON ST	5
690893	PA002000902	646 N 36TH STREET	5
690960	PA002000902	3904 PARRISH ST	3
690976	PA002000902	620 N 36TH STREET	6
691017	PA002000902	3930 FOLSOM ST	5
691063	PA002000902	3920 FOLSOM ST	4
691067	PA002000902	3711 MT VERNON ST	3
691074	PA002000902	632 N LOWBER ST	3
691106	PA002000902	3825 BROWN ST	4
691186	PA002000902	806 N 38TH STREET	5
691187	PA002000902	3822 MT VERNON ST	3
691215	PA002000902	3521 MT VERNON ST	3
691218	PA002000902	3527 MT VERNON ST	3
691255	PA002000902	3504 MT VERNON ST	3
691331	PA002000902	3520 MT VERNON ST	4
691335	PA002000902	3510 MT VERNON ST	2
691378	PA002000902	744 N 38TH STREET	3
691383	PA002000902	741 N DEKALB ST	3
691393	PA002000902	3916 FOLSOM ST	5
691445	PA002000902	881 N 47TH STREET	3
804048	PA002000902	4511 LAIRD ST	3
804078	PA002000902	3841 OLIVE ST	3
804109	PA002000902	610 UNION ST	5
804131	PA002000902	3428 WALLACE ST	5
804183	PA002000902	614 UNION ST	5

Unit ID	AMP	Unit Address	BR Size
818055	PA002000902	766 N DEKALB ST	3
818124	PA002000902	926 N 43RD STREET	3
818186	PA002000902	628 N 37TH STREET	5
818288	PA002000902	4169 MANTUA AVE	5
818302	PA002000902	4223 W STILES ST	5
818391	PA002000902	3828 ASPEN ST	3
818438	PA002000902	656 N 36TH STREET	6
818470	PA002000902	3924 BROWN ST	6
818520	PA002000902	3122 HAVERFORD AVE	6
818532	PA002000902	3826 WALLACE ST	3
818544	PA002000902	4213 LEIDY AVE	5
857333	PA002000902	1023 PALLAS ST	3
876525	PA002000902	4707 PARRISH ST	3
876527	PA002000902	4711 PARRISH ST	3
888646	PA002000902	4112 BROWN ST	3
888658	PA002000902	4240 W STILES ST	5
888670	PA002000902	729 N 39TH STREET	4
888703	PA002000902	4173 MANTUA AVE	5
888763	PA002000902	4126 OGDEN ST	2
926799	PA002000902	4245 OGDEN ST	3
124967	PA002000903	1606 CATHERINE ST	5
125309	PA002000903	2021 FITZWATER ST	5
125426	PA002000903	1507 S 48TH STREET	2
125446	PA002000903	1121 S 20TH STREET	4
125493	PA002000903	1247 S HANSON ST	2
125637	PA002000903	1243 S HANSON ST	2
125662	PA002000903	1123 S 20TH STREET	6
125736	PA002000903	1529 LATONA ST	2
125768	PA002000903	1621 S TAYLOR ST	3
691311	PA002000903	644 CARPENTER ST	4
818049	PA002000903	642 EMILY ST	2
818050	PA002000903	644 EMILY ST	2
818058	PA002000903	1204 MONTROSE ST	5
818384	PA002000903	631 EMILY ST	4
818427	PA002000903	811 KIMBALL ST	4
857121	PA002000903	5702 KINGSESSING AVE	3
857132	PA002000903	5511 LITCHFIELD ST	3
857151	PA002000903	1936 S 56TH STREET	3
857192	PA002000903	1430 S 56TH STREET	3
857255	PA002000903	5417 SPRINGFIELD AVE	3

Unit ID	AMP	Unit Address	BR Size
857287	PA002000903	5417 BELMAR TERRACE	3
857304	PA002000903	5834 BELMAR TERRACE	3
857319	PA002000903	1715 S 58TH STREET	3
857339	PA002000903	1925 S REDFIELD ST	3
857340	PA002000903	5646 FLORENCE AVE	4
857363	PA002000903	6014 ALLMAN ST	3
857365	PA002000903	1321 S 54TH STREET	3
857383	PA002000903	2105 S ALDEN ST	3
857388	PA002000903	5531 UPLAND ST	2
857396	PA002000903	1841 S ALDEN ST	3
857405	PA002000903	1930 S ALDEN ST	3
857418	PA002000903	2053 S CECIL ST	3
857421	PA002000903	2045 S ALDEN ST	3
857436	PA002000903	2114 S FRAZIER ST	4
857449	PA002000903	714 MCKEAN ST	3
857450	PA002000903	5630 LITCHFIELD ST	3
857453	PA002000903	2026 S CECIL ST	3
857462	PA002000903	2125 S SHIELDS ST	3
857469	PA002000903	1841 S 55TH STREET	4
857476	PA002000903	1823 S CONESTOGA ST	3
857481	PA002000903	1213 S RUBY ST	2
857487	PA002000903	2425 S 06TH STREET	3
857489	PA002000903	2123 S SHIELDS ST	3
857505	PA002000903	1422 S VODGES ST	3
857532	PA002000903	2124 S SHIELDS ST	3
857534	PA002000903	5820 ASHLAND ST	4
857554	PA002000903	5722 WINDSOR AVE	3
857556	PA002000903	1836 S YEWDALL ST	2
857561	PA002000903	5855 WARRINGTON AVE	3
888702	PA002000903	2037 S 06TH STREET	5
888710	PA002000903	2415 CHRISTIAN ST	5
888723	PA002000903	1533 S PATTON ST	3
888734	PA002000903	1521 S PATTON ST	3
888769	PA002000903	5616 BROOMALL ST	3
888775	PA002000903	5628 MALCOLM ST	3
888785	PA002000903	5415 THOMAS AVE	3
888792	PA002000903	1418 S 55TH STREET	3
888817	PA002000903	1613 S CONESTOGA ST	3
888855	PA002000903	5419 BELMAR TERRACE	3
888908	PA002000903	1523 S PATTON ST	3

Unit ID	AMP	Unit Address	BR Size
916054	PA002000903	5314 WILLOWS ST	3
916055	PA002000903	5332 MALCOLM ST	3
916072	PA002000903	5616 ELLIOT ST	3
916073	PA002000903	1731 S 56TH STREET	3
916089	PA002000903	1434 S VODGES ST	3
916134	PA002000903	1710 S 53RD STREET	3
926719	PA002000903	1522 S LINDENWOOD ST	3
926727	PA002000903	6139 UPLAND ST	3
926736	PA002000903	5654 BEAUMONT ST	3
976176	PA002000903	1123 S DIVINITY ST	3
043920	PA002000904	215 E HAINES ST	3
125570	PA002000904	3024 N 05TH STREET	3
125657	PA002000904	2657 DEACON ST	2
125710	PA002000904	1010 W INDIANA AVE	5
125740	PA002000904	522 W INDIANA AVE	5
125804	PA002000904	2856 N OPAL ST	2
125812	PA002000904	3127 N SHERIDAN ST	3
125892	PA002000904	3047 N CARLISLE ST	3
255944	PA002000904	3322 N 05TH STREET	6
818083	PA002000904	315 E INDIANA AVE	3
818168	PA002000904	4509 N BOUVIER ST	3
818197	PA002000904	3228 N WOODSTOCK ST	3
818238	PA002000904	2711 W LEHIGH AVE	5
818249	PA002000904	1124 W VENANGO ST	5
818410	PA002000904	2801 N MARVINE ST	6
818413	PA002000904	3256 N 13TH STREET	6
818490	PA002000904	3910 N 13TH STREET	3
857155	PA002000904	3534 N 11TH STREET	4
857165	PA002000904	4826 N 15TH STREET	3
857236	PA002000904	1349 E RITTENHOUSE ST	4
857237	PA002000904	2847 N 08TH STREET	4
857260	PA002000904	2758 N 02ND STREET	3
857311	PA002000904	65 E SEYMOUR ST	3
857379	PA002000904	4610 N MARVINE ST	2
857384	PA002000904	4649 N MARVINE ST	3
857399	PA002000904	227 W WISHART ST	3
857404	PA002000904	77 E SEYMOUR ST	3
857415	PA002000904	95 E SEYMOUR ST	2
857417	PA002000904	120 W WISHART ST	3
857446	PA002000904	6727 N CARLISLE ST	4

Unit ID	AMP	Unit Address	BR Size
857503	PA002000904	4814 N 07TH STREET	3
857525	PA002000904	5215 N 10TH STREET	3
857527	PA002000904	1725 W ROCKLAND ST	4
888565	PA002000904	1727 W VENANGO ST	4
888578	PA002000904	1941 W WILLARD ST	3
888609	PA002000904	3023 N MARVINE ST	3
888657	PA002000904	4426 N CLEVELAND ST	3
888762	PA002000904	5542 JANE ST	3
888773	PA002000904	3635 N CAMAC ST	3
888808	PA002000904	3611 N 13TH STREET	4
888843	PA002000904	4416 N 15TH STREET	3
888879	PA002000904	4210 N HICKS ST	3
888920	PA002000904	500 E PENN ST	3
888926	PA002000904	822 E LOCUST AVE	4
888931	PA002000904	27 W MANHEIM ST	5
916004	PA002000904	2835 N NEWKIRK ST	3
916010	PA002000904	3105 W PENNOCK ST	2
916015	PA002000904	2114 W TORONTO ST	3
916018	PA002000904	1133 W TIOGA ST	3
916023	PA002000904	3353 N GOODMAN ST	2
916024	PA002000904	1211 WINGOHOCKING ST	4
916031	PA002000904	3646 N MARVINE ST	4
916033	PA002000904	1917 DENNIE ST	5
916034	PA002000904	1116 W TIOGA ST	4
916039	PA002000904	709 W ONTARIO ST	3
916040	PA002000904	648 W RUSSELL ST	3
916050	PA002000904	6422 WISTER ST	3
916064	PA002000904	1115 W WESTMORELAND ST	3
916087	PA002000904	3109 N TAYLOR ST	3
916088	PA002000904	3132 N 25TH STREET	3
916091	PA002000904	1115 W SILVER ST	3
916114	PA002000904	6561 N WOODSTOCK ST	3
926746	PA002000904	4815 GREENE ST	6
926747	PA002000904	2812 N HOPE ST	2
926773	PA002000904	2844 N REESE ST	4
926776	PA002000904	2851 N STILLMAN ST	3
926782	PA002000904	6324 E WISTER ST	3
926783	PA002000904	1147 W ERIE AVE	6
926796	PA002000904	3227 N 15TH STREET	6
976166	PA002000904	1135 W VENANGO ST	4

Unit ID	AMP	Unit Address	BR Size
976215	PA002000904	3047 N LEE ST	2
041526	PA002000905	1929 N 05TH STREET	6
041570	PA002000905	1933 N 05TH STREET	4
041571	PA002000905	1935 N 05TH STREET	4
041572	PA002000905	1937 N 05TH STREET	4
041661	PA002000905	2535 N 07TH STREET	4
041727	PA002000905	2335 N FAIRHILL ST	3
041772	PA002000905	2532 N HOWARD ST	5
041932	PA002000905	2108 N 05TH STREET	5
041936	PA002000905	2415 N LAWRENCE ST	4
041957	PA002000905	421 W DAUPHIN ST	5
041989	PA002000905	2625 N 06TH STREET	1
041990	PA002000905	2625 N 06TH STREET	3
042452	PA002000905	2208 N 05TH STREET	6
042533	PA002000905	2313 N HOWARD ST	5
042608	PA002000905	533 MORSE ST	2
042697	PA002000905	2040 N 05TH STREET	4
042835	PA002000905	2024 N BODINE ST	2
042892	PA002000905	2406 N LEITHGOW ST	2
042895	PA002000905	2416 N LEITHGOW ST	2
043064	PA002000905	2119 N 05TH STREET	4
043134	PA002000905	2332 N 05TH STREET	4
043135	PA002000905	2339 N 05TH STREET	4
043587	PA002000905	923 W HUNTINGDON ST	3
043588	PA002000905	923 W HUNTINGDON ST	4
043635	PA002000905	1929 N 04TH STREET	5
043807	PA002000905	2407 N LAWRENCE ST	4
043939	PA002000905	2123 N 04TH STREET	4
043957	PA002000905	2209 N REESE ST	3
124815	PA002000905	2542 N FRANKLIN ST	3
124819	PA002000905	1550 N LAWRENCE ST	4
124825	PA002000905	409 W SUSQUEHANNA AVE	4
124876	PA002000905	2143 N 05TH STREET	3
125007	PA002000905	2552 N HOWARD ST	5
125044	PA002000905	2226 N ORKNEY ST	4
125123	PA002000905	319 W NORRIS ST	4
125139	PA002000905	2425 N MARSHALL ST	5
125152	PA002000905	2542 N HOWARD ST	5
125264	PA002000905	2138 N ORKNEY ST	2
125275	PA002000905	2544 N 09TH STREET	3

Unit ID	AMP	Unit Address	BR Size
125290	PA002000905	1754 N 03RD STREET	4
125317	PA002000905	2150 N 05TH STREET	5
125470	PA002000905	626 W HUNTINGDON ST	5
125489	PA002000905	1914 MUTTER ST	2
125527	PA002000905	1933 N 04TH STREET	5
125636	PA002000905	1826 N 04TH STREET	5
125705	PA002000905	921 W HUNTINGDON ST	5
125747	PA002000905	2514 N FRANKLIN ST	3
125752	PA002000905	645 W CUMBERLAND ST	5
125857	PA002000905	639 W CUMBERLAND ST	5
125872	PA002000905	2427 N LAWRENCE ST	4
255963	PA002000905	2237 N 04TH STREET	5
690159	PA002000905	2451 N 05TH STREET	5
690200	PA002000905	532 W BERKS ST	4
690208	PA002000905	2631 N FRANKLIN ST	3
690211	PA002000905	1921 N 05TH STREET	4
690585	PA002000905	2642 N 08TH STREET	3
690728	PA002000905	2642 N 03RD STREET	3
691054	PA002000905	2527 N FRANKLIN ST	3
691094	PA002000905	2431 N REESE ST	3
691107	PA002000905	2537 N 07TH STREET	5
691119	PA002000905	2437 N MARSHALL ST	5
691192	PA002000905	2522 N 09TH STREET	4
691246	PA002000905	416 W NORRIS ST	6
691384	PA002000905	2155 N 05TH STREET	5
691425	PA002000905	2234 N HANCOCK ST	5
691454	PA002000905	2016 N LAWRENCE ST	4
804359	PA002000905	616 W CUMBERLAND ST	5
804492	PA002000905	2032 N 05TH STREET	3
804563	PA002000905	1621 N 06TH STREET	3
804564	PA002000905	1621 N 06TH STREET	4
804729	PA002000905	1439 N ORKNEY ST	2
818019	PA002000905	2424 N MARSHALL ST	5
818224	PA002000905	1842 N 04TH STREET	5
818434	PA002000905	955 N 06TH STREET	6
926754	PA002000905	2526 N LAWRENCE ST	3
926790	PA002000905	2407 N 04TH STREET	5
926791	PA002000905	2434 N 04TH STREET	2
041636	PA002000906	1739 N GRATZ ST	5
041678	PA002000906	726 SHIRLEY ST	4

Unit ID	AMP	Unit Address	BR Size
041689	PA002000906	722 N 16TH STREET	2
041690	PA002000906	722 N 16TH STREET	6
041873	PA002000906	1705 N GRATZ ST	4
041916	PA002000906	1432 N 17TH STREET	2
041917	PA002000906	1432 N 17TH STREET	6
041918	PA002000906	1616 W FLORA ST	4
042214	PA002000906	1929 BROWN ST	5
043023	PA002000906	622 N 16TH STREET	4
043024	PA002000906	622 N 16TH STREET	4
043406	PA002000906	1838 INGERSOLL ST	5
043496	PA002000906	1515 N BOUVIER ST	2
043497	PA002000906	1515 N BOUVIER ST	5
043557	PA002000906	1730 W MASTER ST	3
043558	PA002000906	1730 W MASTER ST	3
043559	PA002000906	1730 W MASTER ST	3
043595	PA002000906	1728 W MASTER ST	3
043596	PA002000906	1728 W MASTER ST	3
043597	PA002000906	1728 W MASTER ST	3
043787	PA002000906	1004 GREEN ST	1
043788	PA002000906	1004 GREEN ST	4
043921	PA002000906	1010 GREEN ST	2
043922	PA002000906	1010 GREEN ST	5
043980	PA002000906	1423 N 17TH STREET	3
043981	PA002000906	1423 N 17TH STREET	3
043982	PA002000906	1423 N 17TH STREET	3
043983	PA002000906	1425 N 17TH STREET	3
043984	PA002000906	1425 N 17TH STREET	3
043985	PA002000906	1425 N 17TH STREET	3
124883	PA002000906	840 LELAND ST	5
124931	PA002000906	1537 N BOUVIER ST	6
124990	PA002000906	1734 N SYDENHAM ST	5
124998	PA002000906	1512 WILLINGTON ST	6
125017	PA002000906	1715 W THOMPSON ST	4
125033	PA002000906	1828 W MONTGOMERY AVE	5
125049	PA002000906	1919 BROWN ST	5
125155	PA002000906	1509 BROWN ST	4
125483	PA002000906	1626 N SYDENHAM ST	5
690198	PA002000906	725 N 17TH STREET	3
690199	PA002000906	725 N 17TH STREET	4
690294	PA002000906	1427 N 17TH STREET	3

Unit ID	AMP	Unit Address	BR Size
690295	PA002000906	1427 N 17TH STREET	3
690296	PA002000906	1427 N 17TH STREET	3
690306	PA002000906	1443 N 17TH STREET	3
690307	PA002000906	1443 N 17TH STREET	3
690308	PA002000906	1443 N 17TH STREET	3
690317	PA002000906	1505 N 17TH STREET	3
690318	PA002000906	1505 N 17TH STREET	4
690319	PA002000906	1505 N 17TH STREET	2
690433	PA002000906	724 SHIRLEY ST	5
690446	PA002000906	1726 W MASTER ST	3
690447	PA002000906	1726 W MASTER ST	3
690448	PA002000906	1726 W MASTER ST	3
690533	PA002000906	854 N BAMBREY ST	3
691269	PA002000906	1614 BROWN ST	6
691278	PA002000906	1724 WYLIE ST	5
804142	PA002000906	624 N 12TH STREET	3
804143	PA002000906	624 N 12TH STREET	3
804144	PA002000906	624 N 12TH STREET	3
804211	PA002000906	1605 W OXFORD ST	3
804212	PA002000906	1605 W OXFORD ST	3
804213	PA002000906	1605 W OXFORD ST	3
804484	PA002000906	1513 N BOUVIER ST	1
804485	PA002000906	1513 N BOUVIER ST	4
804644	PA002000906	1438 N 17TH STREET	4
804645	PA002000906	1438 N 17TH STREET	4
804744	PA002000906	1821 VINEYARD ST	5
818101	PA002000906	1640 FRANCIS ST	6
041512	PA002000907	1908 N 07TH STREET	3
041597	PA002000907	1415 N 07TH STREET	6
041603	PA002000907	2503 N 12TH STREET	5
041615	PA002000907	2108 N MARSHALL ST	5
041617	PA002000907	2110 N MARSHALL ST	5
041693	PA002000907	1542 N 08TH STREET	4
041694	PA002000907	1542 N 08TH STREET	5
041701	PA002000907	2131 N 08TH STREET	5
041709	PA002000907	1909 N 07TH STREET	3
041710	PA002000907	1909 N 07TH STREET	3
041711	PA002000907	1909 N 07TH STREET	2
041754	PA002000907	1940 N MARSHALL ST	6
041822	PA002000907	1540 N 07TH STREET	2

Unit ID	AMP	Unit Address	BR Size
041823	PA002000907	1540 N 07TH STREET	6
041860	PA002000907	933 W York St	5
041902	PA002000907	1015 W CUMBERLAND ST	5
041953	PA002000907	2106 N 09TH STREET	5
042145	PA002000907	2623 N JESSUP ST	5
042235	PA002000907	2311 N 10TH STREET	1
042236	PA002000907	2311 N 10TH STREET	4
042242	PA002000907	1218 W SERGEANT ST	3
042274	PA002000907	2409 N 10TH STREET	5
042383	PA002000907	1543 N 09TH STREET	5
042431	PA002000907	2006 N 08TH STREET	6
042461	PA002000907	2154 N 09TH STREET	5
042912	PA002000907	1523 N 07TH STREET	4
042955	PA002000907	1021 W ARIZONA ST	2
042971	PA002000907	1232 W YORK ST	3
042997	PA002000907	2220 N FRANKLIN ST	5
043043	PA002000907	2343 N 10TH STREET	4
043101	PA002000907	2445 N DELHI ST	4
043166	PA002000907	1706 N MARSHALL ST	3
043167	PA002000907	1706 N MARSHALL ST	4
043338	PA002000907	N FRANKLIN ST	5
043418	PA002000907	2512 N ALDER ST	2
043420	PA002000907	2514 N ALDER ST	2
043421	PA002000907	2516 N ALDER ST	2
043438	PA002000907	2148 N 07TH STREET	4
043441	PA002000907	1920 N 08TH STREET	6
043639	PA002000907	2447 N DELHI ST	4
043748	PA002000907	N MARSHALL ST	3
043962	PA002000907	2552 N SARTAIN ST	3
043963	PA002000907	2642 N SARTAIN ST	2
124842	PA002000907	603 CECIL B MOORE AVE	4
124884	PA002000907	810 DIAMOND ST	5
124938	PA002000907	1654 N 06TH STREET	4
124984	PA002000907	2535 N 11TH STREET	5
125008	PA002000907	2216 N 07TH STREET	5
125095	PA002000907	619 WESTMONT ST	2
125174	PA002000907	2234 N CAMAC ST	6
125213	PA002000907	1020 W DAKOTA ST	3
125230	PA002000907	2458 N DELHI ST	3
125266	PA002000907	2514 N 10TH STREET	5

Unit ID	AMP	Unit Address	BR Size
125282	PA002000907	2325 N FAWN ST	3
125334	PA002000907	2436 N DELHI ST	2
125486	PA002000907	2446 N DELHI ST	2
125589	PA002000907	2321 N 10TH STREET	5
125606	PA002000907	2138 N 09TH STREET	5
125635	PA002000907	2414 N 13TH STREET	3
125647	PA002000907	2100 N 08TH STREET	6
125741	PA002000907	1222 W HAZZARD ST	3
125828	PA002000907	2512 N 10TH STREET	5
135065	PA002000907	N 6TH ST	3
135110	PA002000907	N 13TH ST	2
690138	PA002000907	1937 N MARSHALL ST	5
690139	PA002000907	1939 N MARSHALL ST	5
690140	PA002000907	1941 N MARSHALL ST	5
690207	PA002000907	1719 N MARSHALL ST	4
690213	PA002000907	2140 N 09TH STREET	5
690334	PA002000907	2157 N 09TH STREET	5
691293	PA002000907	2025 N 09TH STREET	4
804123	PA002000907	1410 N 07TH STREET	4
804175	PA002000907	1420 N 07TH STREET	4
804176	PA002000907	1420 N 07TH STREET	3
804177	PA002000907	1420 N 07TH STREET	4
804242	PA002000907	2114 N 09TH STREET	5
804352	PA002000907	1931 N 09TH STREET	4
804500	PA002000907	1652 N 06TH STREET	2
818118	PA002000907	2144 N 08TH STREET	5
818120	PA002000907	2338 N 09TH STREET	3
818157	PA002000907	2218 N 07TH STREET	5
818169	PA002000907	2112 N 07TH STREET	5
818318	PA002000907	2214 N 09TH STREET	5
818399	PA002000907	2024 N 08TH STREET	5
818422	PA002000907	1247 W SERGEANT ST	3
041552	PA002000908	2616 N 31ST STREET	3
041565	PA002000908	2070 W GLENWOOD AVE	4
041637	PA002000908	3023 W SUSQUEHANNA AVE	5
041706	PA002000908	2344 N OPAL ST	3
041833	PA002000908	2205 W SERGEANT ST	2
041920	PA002000908	1426 W YORK ST	6
041977	PA002000908	1921 W DAUPHIN ST	5
042013	PA002000908	3311 W HUNTINGDON ST	4

Unit ID	AMP	Unit Address	BR Size
042122	PA002000908	2248 N 17TH STREET	2
042123	PA002000908	2248 N 17TH STREET	4
042363	PA002000908	2129 W DAUPHIN ST	5
042444	PA002000908	2644 N 29TH STREET	6
042578	PA002000908	2309 N CROSKEY ST	3
042619	PA002000908	1401 W YORK ST	5
042825	PA002000908	2230 N 17TH STREET	2
042826	PA002000908	2230 N 17TH STREET	5
042956	PA002000908	2220 N 17TH STREET	2
042957	PA002000908	2220 N 17TH STREET	5
043007	PA002000908	2244 N COLORADO ST	2
043148	PA002000908	2624 N STANLEY ST	3
043562	PA002000908	2625 N STANLEY ST	3
043846	PA002000908	2230 N 16TH STREET	3
043847	PA002000908	2230 N 16TH STREET	2
043908	PA002000908	2324 N OPAL ST	3
124865	PA002000908	2622 N STANLEY ST	3
124982	PA002000908	2317 W SERGEANT ST	3
125056	PA002000908	2343 N 20TH STREET	6
125151	PA002000908	2345 N VAN PELT ST	3
125163	PA002000908	2450 N DOUGLAS ST	3
125178	PA002000908	2415 W HAROLD ST	3
125262	PA002000908	2518 N PATTON ST	2
125316	PA002000908	2543 N STANLEY ST	2
125416	PA002000908	2539 N NATRONA ST	3
125429	PA002000908	2460 N DOVER ST	2
125434	PA002000908	3200 W ARIZONA ST	3
125491	PA002000908	2416 N CORLIES ST	2
125500	PA002000908	2440 N CORLIES ST	2
125509	PA002000908	2432 N NAPA ST	2
125555	PA002000908	2465 N STANLEY ST	2
125577	PA002000908	3147 W ARIZONA ST	2
125592	PA002000908	2247 N 17TH STREET	6
125654	PA002000908	2539 W HAROLD ST	3
125698	PA002000908	1625 W HUNTINGDON ST	5
125827	PA002000908	2545 N STANLEY ST	2
125838	PA002000908	2209 N 16TH STREET	6
125873	PA002000908	2315 N VAN PELT ST	3
255945	PA002000908	2406 N 15TH STREET	5
255971	PA002000908	2258 N 17TH STREET	6

Unit ID	AMP	Unit Address	BR Size
690005	PA002000908	N 16TH STREET	2
690007	PA002000908	2524 N 16TH STREET	4
690095	PA002000908	2407 N BOUVIER ST	3
690096	PA002000908	2211 N BOUVIER ST	3
690106	PA002000908	2334 N OPAL ST	3
690109	PA002000908	2246 N BANCROFT ST	3
690110	PA002000908	2356 N VAN PELT ST	3
690118	PA002000908	2319 N CLEVELAND ST	3
690135	PA002000908	2444 N GARNET ST	3
690350	PA002000908	2411 N MARSTON ST	2
690412	PA002000908	2269 N COLORADO ST	3
690558	PA002000908	2342 N 18TH STREET	4
690565	PA002000908	2209 N COLORADO ST	3
690573	PA002000908	2531 N BOUVIER ST	3
690593	PA002000908	2645 N COLORADO ST	3
690722	PA002000908	2452 N NATRONA ST	3
690777	PA002000908	2525 N COLORADO ST	3
690799	PA002000908	2509 N MARSTON ST	2
690899	PA002000908	2355 N VAN PELT ST	3
690904	PA002000908	2513 N COLORADO ST	3
690957	PA002000908	2046 W GLENWOOD AVE	4
690986	PA002000908	2444 N COLORADO ST	3
691027	PA002000908	2327 N COLORADO ST	3
691040	PA002000908	2560 N SYDENHAM ST	3
691072	PA002000908	2425 N MARSTON ST	2
691135	PA002000908	2619 N CORLIES ST	3
691163	PA002000908	2469 N COLORADO ST	3
691296	PA002000908	2511 N NAPA ST	3
691312	PA002000908	2402 N MARSTON ST	2
691370	PA002000908	2402 W OAKDALE ST	3
804769	PA002000908	2260 N 17TH STREET	6
818004	PA002000908	2323 N COLORADO ST	3
818111	PA002000908	2357 N COLORADO ST	3
818126	PA002000908	2614 N 16TH STREET	5
818151	PA002000908	2528 N NATRONA ST	3
818230	PA002000908	2455 N BOUVIER ST	3
818275	PA002000908	2204 N 18TH STREET	6
818314	PA002000908	2605 N STANLEY ST	3
818342	PA002000908	2232 N 17TH STREET	6
818411	PA002000908	2513 N MARSTON ST	3

Unit ID	AMP	Unit Address	BR Size
818430	PA002000908	2449 W SERGEANT ST	3
818449	PA002000908	2271 N CHADWICK ST	3
818453	PA002000908	2519 N BOUVIER ST	3
818478	PA002000908	2616 N 29TH STREET	6
818526	PA002000908	2225 N BANCROFT ST	3
818547	PA002000908	1814 W HUNTINGDON ST	4
857222	PA002000908	2520 N 31ST STREET	3
857240	PA002000908	2324 N COLORADO ST	3
857271	PA002000908	2410 N NAPA ST	2
888572	PA002000908	2627 N 18TH STREET	3
888611	PA002000908	N BOUVIER ST	3
926739	PA002000908	2226 N BOUVIER ST	3
926742	PA002000908	2320 N CLEVELAND ST	3
926743	PA002000908	2347 N CLEVELAND ST	3
926758	PA002000908	N MYRTLEWOOD ST	3
926767	PA002000908	2403 W OAKDALE ST	4
041529	PA002000909	1940 N TAYLOR ST	2
041669	PA002000909	2156 N 30TH STREET	5
041715	PA002000909	2017 N BAMBREY ST	3
041721	PA002000909	1835 N VAN PELT ST	6
041722	PA002000909	1861 N BUCKNELL ST	3
041802	PA002000909	2115 N NEWKIRK ST	2
041816	PA002000909	2933 WESTMONT ST	2
041847	PA002000909	1857 N BUCKNELL ST	3
041868	PA002000909	2939 WESTMONT ST	2
041907	PA002000909	2841 DIAMOND ST	2
041908	PA002000909	2841 DIAMOND ST	6
041981	PA002000909	2843 DIAMOND ST	3
041982	PA002000909	2843 DIAMOND ST	4
041998	PA002000909	2956 WESTMONT ST	3
042030	PA002000909	2104 N 16TH STREET	3
042031	PA002000909	2104 N 16TH STREET	3
042032	PA002000909	2104 N 16TH STREET	1
042062	PA002000909	2936 WESTMONT ST	2
042083	PA002000909	2116 N 20TH STREET	6
042096	PA002000909	2016 N 19TH STREET	5
042142	PA002000909	2024 N 18TH STREET	2
042143	PA002000909	2024 N 18TH STREET	4
042146	PA002000909	2032 N 15TH STREET	2
042147	PA002000909	2032 N 15TH STREET	6

Unit ID	AMP	Unit Address	BR Size
042148	PA002000909	2034 N 15TH STREET	2
042149	PA002000909	2034 N 15TH STREET	6
042188	PA002000909	1843 N BOUVIER ST	6
042275	PA002000909	1731 W MONTGOMERY AVE	3
042276	PA002000909	1731 W MONTGOMERY AVE	4
042277	PA002000909	1731 W MONTGOMERY AVE	1
042278	PA002000909	1831 N 22ND STREET	2
042279	PA002000909	1831 N 22ND STREET	6
042308	PA002000909	2127 N 22ND STREET	2
042309	PA002000909	2127 N 22ND STREET	5
042310	PA002000909	2129 N 22ND STREET	2
042311	PA002000909	2129 N 22ND STREET	5
042389	PA002000909	2017 N 22ND STREET	4
042390	PA002000909	2017 N 22ND STREET	5
042391	PA002000909	2017 N 22ND STREET	5
042398	PA002000909	2538 RIDGE AVE	5
042411	PA002000909	1809 N 18TH STREET	2
042412	PA002000909	1809 N 18TH STREET	6
042484	PA002000909	1860 N ETTING ST	2
042555	PA002000909	2140 N MARSTON ST	3
042576	PA002000909	1923 N 20TH STREET	2
042577	PA002000909	1923 N 20TH STREET	4
042750	PA002000909	2805 DIAMOND ST	2
042751	PA002000909	2805 DIAMOND ST	5
042758	PA002000909	1627 DIAMOND ST	2
042759	PA002000909	1627 DIAMOND ST	3
042760	PA002000909	1627 DIAMOND ST	3
042795	PA002000909	1917 N 24TH STREET	5
042810	PA002000909	2117 N 15TH STREET	3
042811	PA002000909	2117 N 15TH STREET	3
042812	PA002000909	2117 N 15TH STREET	3
042882	PA002000909	2124 N 21ST STREET	2
042883	PA002000909	2124 N 21ST STREET	4
042958	PA002000909	1800 N BUCKNELL ST	1
042959	PA002000909	1800 N BUCKNELL ST	4
043021	PA002000909	2161 N 15TH STREET	1
043022	PA002000909	2161 N 15TH STREET	5
043159	PA002000909	2122 N 16TH STREET	3
043160	PA002000909	2122 N 16TH STREET	3
043161	PA002000909	2122 N 16TH STREET	3

Unit ID	AMP	Unit Address	BR Size
043199	PA002000909	1834 N 18TH STREET	2
043200	PA002000909	1834 N 18TH STREET	3
043201	PA002000909	1834 N 18TH STREET	3
043244	PA002000909	2153 N 15TH STREET	3
043245	PA002000909	2153 N 15TH STREET	3
043246	PA002000909	2153 N 15TH STREET	3
043311	PA002000909	1934 N 18TH STREET	2
043312	PA002000909	1934 N 18TH STREET	4
043396	PA002000909	2155 N 15TH STREET	2
043397	PA002000909	2155 N 15TH STREET	3
043398	PA002000909	2155 N 15TH STREET	3
043472	PA002000909	2020 N BAMBREY ST	3
043473	PA002000909	2020 N BAMBREY ST	3
043511	PA002000909	1803 N 18TH STREET	3
043512	PA002000909	1803 N 18TH STREET	3
043513	PA002000909	1803 N 18TH STREET	3
043519	PA002000909	1804 N 22ND STREET	4
043520	PA002000909	1804 N 22ND STREET	4
043543	PA002000909	2032 N 20TH STREET	2
043544	PA002000909	2032 N 20TH STREET	3
043578	PA002000909	1812 N 24TH STREET	5
043626	PA002000909	2018 N 32ND STREET	2
043627	PA002000909	2018 N 32ND STREET	6
043794	PA002000909	1800 N TANEY ST	1
043795	PA002000909	1800 N TANEY ST	4
043828	PA002000909	3114 FRENCH ST	3
043945	PA002000909	2032 N 18TH STREET	6
124952	PA002000909	1717 ARLINGTON ST	6
125134	PA002000909	3228 ARLINGTON ST	6
125138	PA002000909	1847 N JUDSON ST	3
125160	PA002000909	1824 N 24TH STREET	5
125196	PA002000909	1943 N GRATZ ST	5
125222	PA002000909	2415 ARLINGTON ST	3
125225	PA002000909	1951 N 31ST STREET	5
125235	PA002000909	1931 N RINGGOLD ST	3
125299	PA002000909	2018 N LAMBERT ST	5
125339	PA002000909	1914 N 24TH STREET	6
125351	PA002000909	2140 N CARLISLE ST	6
125487	PA002000909	1715 W BERKS ST	5
125510	PA002000909	2145 N DOVER ST	2

Unit ID	AMP	Unit Address	BR Size
125511	PA002000909	1817 N 19TH STREET	5
125526	PA002000909	2166 N DOVER ST	2
125575	PA002000909	2117 N 18TH STREET	6
125632	PA002000909	1632 EDGLEY ST	3
125798	PA002000909	3114 WESTMONT ST	3
125826	PA002000909	2719 W MONTGOMERY AVE	3
690004	PA002000909	1809 N 28TH STREET	3
690009	PA002000909	2228 PAGE ST	3
690013	PA002000909	1812 N 27TH STREET	5
690040	PA002000909	2131 N VAN PELT ST	4
690070	PA002000909	1816 N NEWKIRK ST	3
690072	PA002000909	1811 N 28TH STREET	3
690152	PA002000909	1860 N BUCKNELL ST	3
690189	PA002000909	2124 N 30TH STREET	5
690197	PA002000909	2021 N 19TH STREET	5
690218	PA002000909	2020 N 18TH STREET	5
690328	PA002000909	2910 WESTMONT ST	2
690404	PA002000909	2831 W MONTGOMERY AVE	3
690515	PA002000909	1824 N BUCKNELL ST	3
690516	PA002000909	1802 N BUCKNELL ST	3
690517	PA002000909	1804 N BUCKNELL ST	3
690524	PA002000909	1825 N BUCKNELL ST	3
690525	PA002000909	1847 N BUCKNELL ST	3
690526	PA002000909	1821 N BUCKNELL ST	3
690541	PA002000909	1843 N BUCKNELL ST	3
690557	PA002000909	1825 N 26TH STREET	3
690595	PA002000909	1833 N TANEY ST	3
690703	PA002000909	2909 WESTMONT ST	3
690714	PA002000909	2919 WESTMONT ST	3
690760	PA002000909	1802 N 28TH STREET	5
690781	PA002000909	1857 N MARSTON ST	2
690851	PA002000909	2151 N NATRONA ST	3
690867	PA002000909	2915 WESTMONT ST	2
691021	PA002000909	1838 N BUCKNELL ST	3
691031	PA002000909	2929 WESTMONT ST	2
691325	PA002000909	2908 WESTMONT ST	2
804065	PA002000909	2125 N 20TH STREET	4
804066	PA002000909	2125 N 20TH STREET	4
804208	PA002000909	1843 N 17TH STREET	3
804209	PA002000909	1843 N 17TH STREET	3

Unit ID	AMP	Unit Address	BR Size
804210	PA002000909	1843 N 17TH STREET	3
804316	PA002000909	2106 N 16TH STREET	3
804317	PA002000909	2106 N 16TH STREET	4
804330	PA002000909	1738 MONUMENT AVE	3
804331	PA002000909	1738 MONUMENT AVE	3
804404	PA002000909	1908 N 24TH STREET	3
804405	PA002000909	1908 N 24TH STREET	2
818011	PA002000909	2135 N NATRONA ST	3
818033	PA002000909	1844 N JUDSON ST	3
818121	PA002000909	2155 N 32ND STREET	4
818129	PA002000909	1921 N 24TH STREET	5
818154	PA002000909	1944 N 24TH STREET	4
818279	PA002000909	1860 N TANEY ST	3
818338	PA002000909	1820 N 22ND STREET	6
818362	PA002000909	1816 N RINGGOLD ST	5
818404	PA002000909	3218 W SUSQUEHANNA AVE	6
818416	PA002000909	3110 EUCLID ST	6
818418	PA002000909	1806 N TANEY ST	3
818463	PA002000909	3113 W NORRIS ST	3
818471	PA002000909	3106 W BERKS ST	3
818472	PA002000909	1826 N BUCKNELL ST	3
818494	PA002000909	1727 FONTAIN ST	4
818530	PA002000909	1923 N 24TH STREET	5
888566	PA002000909	2609 W MONTGOMERY AVE	5
888598	PA002000909	3110 PAGE ST	2
888623	PA002000909	3124 WESTMONT ST	3
888626	PA002000909	1837 N TANEY ST	3
888679	PA002000909	1830 N TANEY ST	3
888686	PA002000909	1838 N TANEY ST	3
041506	PA002000910	3026 W HARPER ST	3
041531	PA002000910	2126 W MASTER ST	5
041623	PA002000910	1334 N MYRTLEWOOD ST	2
041624	PA002000910	1336 N MYRTLEWOOD ST	2
041625	PA002000910	1338 N MYRTLEWOOD ST	2
041638	PA002000910	1346 N NEWKIRK ST	3
041682	PA002000910	2435 CLIFFORD ST	6
041744	PA002000910	2703 W JEFFERSON ST	5
041771	PA002000910	1255 N 23RD STREET	3
041844	PA002000910	1410 N ETTING ST	2
041866	PA002000910	1543 N MARSTON ST	2

Unit ID	AMP	Unit Address	BR Size
041881	PA002000910	2321 SHARSWOOD ST	5
041944	PA002000910	1326 N MYRTLEWOOD ST	2
042011	PA002000910	1625 N 32ND STREET	5
042019	PA002000910	1332 N DOVER ST	3
042098	PA002000910	3043 W HARPER ST	3
042261	PA002000910	2242 W MASTER ST	5
042364	PA002000910	1242 N NEWKIRK ST	2
042406	PA002000910	1402 N 21ST STREET	3
042407	PA002000910	1402 N 21ST STREET	4
042531	PA002000910	2515 CECIL B MOORE AVE	2
042532	PA002000910	2515 CECIL B MOORE AVE	6
042554	PA002000910	2308 SEYBERT ST	3
042779	PA002000910	3015 W HARPER ST	3
042803	PA002000910	1932 CAMBRIDGE ST	5
042860	PA002000910	2221 W THOMPSON ST	1
042861	PA002000910	2221 W THOMPSON ST	5
042884	PA002000910	2421 TURNER ST	5
042995	PA002000910	2324 SHARSWOOD ST	5
043073	PA002000910	2403 W OXFORD ST	6
043115	PA002000910	1348 N NEWKIRK ST	3
043252	PA002000910	1521 N 25TH STREET	6
043302	PA002000910	3132 CECIL B MOORE AVE	2
043303	PA002000910	3132 CECIL B MOORE AVE	4
043314	PA002000910	1639 N MARSTON ST	3
043358	PA002000910	1222 N TAYLOR ST	3
043448	PA002000910	1218 N 27TH STREET	5
043827	PA002000910	2440 NICHOLAS ST	5
043913	PA002000910	1535 N 22ND STREET	5
043930	PA002000910	3210 CECIL B MOORE AVE	3
043931	PA002000910	3210 CECIL B MOORE AVE	4
124840	PA002000910	1409 N HOLLYWOOD ST	3
124892	PA002000910	2319 SHARSWOOD ST	4
124949	PA002000910	1730 N MARSTON ST	3
124963	PA002000910	1744 N 27TH STREET	4
124994	PA002000910	1757 N STILLMAN ST	3
125110	PA002000910	1731 N TANEY ST	3
125113	PA002000910	2403 CECIL B MOORE AVE	3
125114	PA002000910	2403 CECIL B MOORE AVE	4
125192	PA002000910	2735 W JEFFERSON ST	5
125259	PA002000910	1447 N DOVER ST	2

Unit ID	AMP	Unit Address	BR Size
125274	PA002000910	2416 REDNER ST	4
125311	PA002000910	2211 W THOMPSON ST	6
125381	PA002000910	1266 N NEWKIRK ST	2
125407	PA002000910	2424 W OXFORD ST	5
125448	PA002000910	3015 CABOT ST	2
125451	PA002000910	1216 N 27TH STREET	5
125474	PA002000910	1258 N DOVER ST	3
125480	PA002000910	1517 N 25TH STREET	5
125485	PA002000910	1263 N DOVER ST	2
125539	PA002000910	2219 W THOMPSON ST	6
125569	PA002000910	2635 W JEFFERSON ST	3
125573	PA002000910	1420 N MARSTON ST	2
125641	PA002000910	1419 N MARSTON ST	2
125651	PA002000910	1448 N NEWKIRK ST	2
125700	PA002000910	2403 INGERSOLL ST	2
125729	PA002000910	1237 N 28TH STREET	4
125852	PA002000910	1418 N NEWKIRK ST	2
125854	PA002000910	1435 N DOVER ST	2
125867	PA002000910	1230 N DOVER ST	3
125882	PA002000910	1455 N DOVER ST	2
125895	PA002000910	1452 N ETTING ST	2
125915	PA002000910	1222 N 27TH STREET	5
125934	PA002000910	2238 INGERSOLL ST	4
690001	PA002000910	1314 N HOLLYWOOD ST	3
690003	PA002000910	2917 W THOMPSON ST	3
690015	PA002000910	2918 W THOMPSON ST	3
690017	PA002000910	1440 N HOLLYWOOD ST	3
690018	PA002000910	1430 N HOLLYWOOD ST	3
690020	PA002000910	1517 N MYRTLEWOOD ST	3
690021	PA002000910	1640 N DOVER ST	3
690022	PA002000910	1740 N 28TH STREET	4
690024	PA002000910	1317 N 23RD STREET	6
690030	PA002000910	1525 N HOLLYWOOD ST	3
690034	PA002000910	2933 W MASTER ST	3
690038	PA002000910	1424 N HOLLYWOOD ST	3
690044	PA002000910	1252 N DOVER ST	3
690046	PA002000910	1342 N DOVER ST	3
690052	PA002000910	1427 N HOLLYWOOD ST	3
690058	PA002000910	1349 N DOVER ST	4
690060	PA002000910	1234 N HOLLYWOOD ST	3

Unit ID	AMP	Unit Address	BR Size
690062	PA002000910	1426 N HOLLYWOOD ST	3
690064	PA002000910	1415 N HOLLYWOOD ST	3
690066	PA002000910	3033 W STILES ST	3
690067	PA002000910	3041 W STILES ST	3
690068	PA002000910	2945 W FLORA ST	3
690081	PA002000910	2514 CECIL B MOORE AVE	5
690084	PA002000910	1259 N 29TH STREET	3
690089	PA002000910	1420 N HOLLYWOOD ST	3
690094	PA002000910	1748 N BAILEY ST	3
690098	PA002000910	2534 CECIL B MOORE AVE	3
690114	PA002000910	1521 N NEWKIRK ST	3
690131	PA002000910	1451 N HOLLYWOOD ST	3
690160	PA002000910	3023 W HARPER ST	3
690551	PA002000910	1454 N HOLLYWOOD ST	3
690588	PA002000910	1347 N DOVER ST	3
690602	PA002000910	2526 TURNER ST	5
690603	PA002000910	1444 N HOLLYWOOD ST	3
690619	PA002000910	2313 W THOMPSON ST	4
690633	PA002000910	2931 CECIL B MOORE AVE	6
690643	PA002000910	1428 N CORLIES ST	3
690666	PA002000910	1428 N HOLLYWOOD ST	3
690700	PA002000910	1449 N HOLLYWOOD ST	3
690737	PA002000910	2402 W THOMPSON ST	5
690742	PA002000910	1343 N HOLLYWOOD ST	3
690744	PA002000910	1306 N NEWKIRK ST	3
690763	PA002000910	1411 N HOLLYWOOD ST	3
690770	PA002000910	1310 N NEWKIRK ST	3
690802	PA002000910	2427 NICHOLAS ST	5
690806	PA002000910	2408 W OXFORD ST	2
690807	PA002000910	2408 W OXFORD ST	3
690808	PA002000910	2441 W OXFORD ST	2
690809	PA002000910	2441 W OXFORD ST	4
690859	PA002000910	2614 W OXFORD ST	3
690925	PA002000910	1710 N DOVER ST	3
691090	PA002000910	1738 N NEWKIRK ST	3
691133	PA002000910	2430 W OXFORD ST	1
691134	PA002000910	2430 W OXFORD ST	3
691166	PA002000910	2907 W THOMPSON ST	1
691167	PA002000910	2907 W THOMPSON ST	3
691171	PA002000910	2440 W OXFORD ST	1

Unit ID	AMP	Unit Address	BR Size
691172	PA002000910	2440 W OXFORD ST	3
691304	PA002000910	2434 W OXFORD ST	2
691305	PA002000910	2434 W OXFORD ST	3
804029	PA002000910	2529 CECIL B MOORE AVE	3
804030	PA002000910	2529 CECIL B MOORE AVE	4
804060	PA002000910	2531 W OXFORD ST	3
804061	PA002000910	2531 W OXFORD ST	4
804395	PA002000910	2414 W MASTER ST	5
804571	PA002000910	2410 CECIL B MOORE AVE	5
804684	PA002000910	2828 W MASTER ST	4
804685	PA002000910	2828 W MASTER ST	4
818099	PA002000910	2724 W OXFORD ST	5
818137	PA002000910	1525 N 25TH STREET	6
818177	PA002000910	3040 W HARPER ST	2
818209	PA002000910	1713 N 27TH STREET	5
818219	PA002000910	3035 W HARPER ST	3
818226	PA002000910	2042 W MASTER ST	5
818255	PA002000910	2403 REDNER ST	4
818274	PA002000910	2446 W OXFORD ST	5
818337	PA002000910	2443 CECIL B MOORE AVE	6
818368	PA002000910	2415 TURNER ST	5
818369	PA002000910	2707 W JEFFERSON ST	3
818393	PA002000910	2709 W EYRE ST	3
818497	PA002000910	1728 N HOLLYWOOD ST	3
818546	PA002000910	1723 N BAMBREY ST	3
857223	PA002000910	1327 N 30TH STREET	3
888580	PA002000910	1402 N 27TH STREET	4
888607	PA002000910	2424 W THOMPSON ST	6
888633	PA002000910	2040 W MASTER ST	6
888636	PA002000910	2927 W MASTER ST	4
888667	PA002000910	1645 N 29TH STREET	6
888873	PA002000910	1423 N HOLLYWOOD ST	3

Philadelphia Housing Authority
Fiscal Year 2017 Moving to Work Annual Plan
Rental Assistance Demonstration Significant Amendment for
Alternate Management Entity (AME) Sites

The Philadelphia Housing Authority (PHA) is including in its Fiscal Year 2017 Moving to Work (MTW) Annual Plan the additional information as required by the US Department of Housing and Urban Development (HUD) concerning the planned conversion of certain public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program. This Significant Amendment covers the Martin Luther King Phase I (MLK I), Martin Luther King Phase III (MLK III), Eight Diamonds, Spring Garden II and Spring Garden Mixed Finance developments..

Background

In December 2013, the PHA Board of Commissioners authorized the submission of several applications to HUD under the RAD program. The Board's approval came after a series of public meetings were held to inform existing residents about the RAD program and their rights under a proposed RAD conversion.

In March 2015, HUD issued a series of RAD award letters to PHA that approved the applications for RAD conversion, subject to PHA meeting all of the conditions and requirements of the RAD program. This included award letters for MLK I, MLK III, Eight Diamonds, Spring Garden II and Spring Garden Mixed Finance. The award letters serve as HUD's Commitment to Enter into a Housing Assistance Payments Contract (CHAPs) for the subject public housing developments. Accordingly, PHA intends to proceed with RAD conversion under the guidelines of PIH Notice 2012-32, REV-2 dated June 15, 2015 ("HUD RAD Notice") and any other successor Notices issued by HUD. Any necessary resident relocation related to RAD conversions will be performed in accordance with the HUD RAD Notice, HUD Joint Housing Notice H-2014-09/PIH-2014-17 and any other successor Notices issued by HUD.

One of the conditions of the CHAP is that PHA submit a Significant Amendment to the MTW Annual Plan that incorporates required information on PHA's RAD conversion plans. (PHA is incorporating this Amendment into its initial FY 2017 Annual Plan submission.) This document provides the required information and serves as PHA's RAD Significant Amendment for the subject properties noted above. (Note also that PHA intends to propose further Significant Amendment(s) for additional HUD-approved RAD conversions at a future date.) PHA is providing a thirty-day public comment period and will conduct a Public Hearing to allow residents and the general public an opportunity to review and comment on the RAD Significant Amendment. Following this period, the PHA Board of Commissioners will conduct a vote on the RAD Significant Amendment at a public meeting.

RAD Conversion Plan

This Significant Amendment provides information on PHA's plans to convert public housing units to project-based assistance under RAD as follows:

1. Martin Luther King Phase I (also known as MLK I) consists of 49 public housing units. These existing units will be converted under the RAD program from public housing assistance to Project Based Voucher (PBV) assistance;
2. Martin Luther King Phase III (also known as MLK III) consists of 45 public housing units. These existing units will be converted under the RAD program from public housing assistance to Project Based Voucher (PBV) assistance;
3. Eight Diamonds consists of 152 public housing units. These existing units will be converted under the RAD program from public housing assistance to Project Based Voucher (PBV) assistance;
4. Spring Garden II consists of 32 public housing units. These existing units will be converted under the RAD program from public housing assistance to Project Based Voucher (PBV) assistance; and,
5. Spring Garden Mixed Finance consists of 86 public housing units. These existing units will be converted under the RAD program from public housing assistance to Project Based Voucher (PBV) assistance;

Attachment 1 includes current information on each development or Asset Management Project (AMP) proposed for RAD conversion. For <u>each development or AMP</u> approved for RAD conversion, Attachment 1 includes the following information:

Current Units:	Total number of units, bedroom size distribution and unit type.
Post-Conversion Units:	If applicable, any changes proposed to the current number of units, the bedroom size distribution or the unit type including de minimis reductions. No unit reductions are proposed under this Significant Amendment.
Transfer of Assistance:	Whether PHA intends to transfer assistance to another development as part of the RAD conversion and, if so, the location, number of units, bedroom size distribution, and unit type where known.
PBV or PBRA:	Whether PHA intends to convert the development to the Project Based Voucher (PBV) program or to the Project Based Rental Assistance (PBRA) program, along with information on resident rights, resident participation, waiting list and grievance procedures applicable to each program. PHA intends to convert assistance to the PBV program.
Capital Fund Impact:	The current amount of Capital Fund dollars received prior to RAD conversion. Developments converted through the RAD program are not eligible for Public Housing Capital Funds.
Transfer of Waiting List:	How existing waiting lists will be addressed as part of the conversion.

Conversion to Project Based Vouchers or Project Based Rental Assistance

Public housing developments that are converted to project-based assistance will no longer be subject to HUD rules and regulations pertaining to the public housing program. Upon conversion to RAD, the former public housing units will be subject to the rules and regulations pertaining to either the PBV or PBRA programs, depending on which program option is selected by PHA. HUD has modified the PBV and PBRA program rules and regulations to incorporate additional provisions that apply solely to units converted under RAD. These additional provisions provide important protections to current residents of public housing that are impacted by a RAD conversion.

PHA intends to convert the RAD units listed in Attachment 1 to the PBV program. As part of the conversion initiative, PHA will adopt all required RAD PBV rules, and will modify its existing Housing Choice Voucher Program Administrative Plan as needed to incorporate those rules related to resident rights, resident participation, waiting list, lease, waiting list, grievance processes and other areas.

Attachment 2 provides information on the RAD PBV program as required by the HUD RAD Notice and the HUD Joint Housing PIH Notice H-2014-9/PIH-2014-7 related to resident rights and participation, waiting list and grievance procedures.

Capital Fund Budget

Conversion of existing public housing developments under the RAD program will enable PHA to leverage existing funds to secure additional private and other funding. This new funding will be used to undertake long-deferred capital improvements and, in instances where transfer of assistance is involved, to construct or rehabilitate new affordable housing units.

PHA currently receives HUD Capital Funds on an annual basis, subject to Congressional appropriations for the majority of its public housing units. Attachment 1 includes the current Capital Fund allocation for each RAD conversion site. Upon conversion to RAD, PHA will no longer receive a Capital Fund allocation for units that have been converted and the annual Capital Fund grant will be decreased.

The total estimated reduction in PHA Capital Funds on an annual basis for the subject units covered under this Significant Amendment is $405,765 based on FY2015 funding levels. Over a five year period, the estimated Capital Fund reduction is $2,028,825 based on FY2015 funding levels. The actual amount of reduction may vary depending on Congressional appropriations. As RAD conversions are completed, PHA will modify its existing capital plans to reflect the reduction in funding and change in work scopes.

The RAD conversion will not impact PHA's existing Capital Fund Financing Program (CFFP) obligations. PHA will not utilize Replacement Housing Funds (RHF) to support the RAD conversions for the subject units described in this Significant Amendment.

Site and Neighborhood Standards

All proposed sites are existing public housing sites.

Relocation Plan

Any necessary relocation will conform to the applicable requirements of the HUD RAD Notice and the Joint Housing/PIH Notice H-2014-09/PIH 2014-07.

Compliance

PHA is not presently subject to a voluntary compliance agreement, consent order, consent decree, final judicial ruling or administrative ruling that has any relation to or impact on the planned RAD conversion.

Moving To Work

PHA may utilize MTW Block Grant fungibility and programmatic flexibility to support the RAD conversion effort subject to any necessary Board and HUD approvals. PHA certifies that regardless of any funding changes that may occur as a result of conversion under RAD, PHA will continue to administer and maintain service levels for its remaining portfolio of public housing units. PHA will do this by utilizing available funding including Public Housing Operating Fund, Capital Fund, and Tenant Rental Income.

Significant Amendment Definition

As part of the RAD conversion initiative, a Significant Amendment to the MTW Plan will <u>not</u> be required for the following RAD-specific actions, provided that the adjustments to the RAD plans are authorized by the Board of Commissioners in the normal course of business:

- Changes to the Capital Fund budget produced as a result of each approved RAD conversion regardless of whether the proposed conversion will include use of additional Capital Funds;

- Decisions to apply MTW funding or programmatic flexibility to post-conversion RAD developments;

- Decisions or changes related to the ownership and/or financing structures for each approved RAD conversion including decisions to allocate PHA financial resources as a source of funds to support the RAD conversion initiatives;

- Changes to the construction and rehabilitation plans and scheduled for each approved RAD conversion;

- Changes to the project names or sponsor entity names;

- Changes in the bedroom size distribution or the number of de minimis unit reductions up to the 5% permitted under RAD program rules; and,

- Decisions to convert to either Project Based Vouchers or Project Based Rental Assistance.

Philadelphia Housing Authority
Fiscal Year 2016 Moving to Work Annual Plan Amendment
Rental Assistance Demonstration Significant Amendment
Attachment 1 – Information on Public Housing Developments to be Converted

The following pages provide required information on each development and/or Asset Management Project (AMP) to be converted from public housing assistance to Project Based Voucher (PBV) assistance under the Rental Assistance Demonstration (RAD) program.

RAD Significant Amendment Attachment 1

Pre-Conversion Development Name	MLK I
PIC Development ID #	PA002000128
Conversion Type (PBV or PBRA)	PBV
Capital Fund Grant (FY15)	53,287
Pre-Conversion Total Units	49
Pre-Conversion Unit Type	Family
Pre-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	0
2 BR	24
3 BR	18
4 BR	7
5 BR	0
6 BR	0

Post-Conversion Total Units	49
Post-Conversion Unit Type	Family
Post-Conversion Development Name/Address	No change
Post-Conversion Sponsor	No change
Post-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	0
2 BR	24
3 BR	18
4 BR	7
5 BR	0
6 BR	0

Transfer of Assistance	No
De Minimis Reduction	N/A
Transfer of Waiting List	Following conversion to PBV under RAD, applicants on the existing site-based waiting list will be transferred to a PBV site-based waiting list. No changes are planned to waiting list preferences, and applicants will maintain their original date and time of application. The owner will manage and maintain the site-based waiting list in accordance with PHA's Housing Choice Voucher program Administrative Plan. PHA will post information on how to apply for the PBV site-based waiting list on the PHA website.

RAD Significant Amendment Attachment 1

Pre-Conversion Development Name	MLK III
PIC Development ID #	PA002000136
Conversion Type (PBV or PBRA)	PBV
Capital Fund Grant (FY15)	48,457
Pre-Conversion Total Units	45
Pre-Conversion Unit Type	PBV
Pre-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	12
2 BR	8
3 BR	17
4 BR	8
5 BR	0
6 BR	0

Post-Conversion Total Units	45
Post-Conversion Unit Type	Family
Post-Conversion Development Name/Address	No change
Post-Conversion Sponsor	No change
Post-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	12
2 BR	8
3 BR	17
4 BR	8
5 BR	0
6 BR	0

Transfer of Assistance	No
De Minimis Reduction	N/A
Transfer of Waiting List	Following conversion to PBV under RAD, applicants on the existing site-based waiting list will be transferred to a PBV site-based waiting list. No changes are planned to waiting list preferences, and applicants will maintain their original date and time of application. The owner will manage and maintain the site-based waiting list in accordance with PHA's Housing Choice Voucher program Administrative Plan. PHA will post information on how to apply for the PBV site-based waiting list on the PHA website.

RAD Significant Amendment Attachment 1

Pre-Conversion Development Name	Eight Diamonds
PIC Development ID #	PA002000126
Conversion Type (PBV or PBRA)	PBV
Capital Fund Grant (FY15)	182,981
Pre-Conversion Total Units	152
Pre-Conversion Unit Type	Family
Pre-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	0
2 BR	0
3 BR	117
4 BR	27
5 BR	8
6 BR	0

Post-Conversion Total Units	152
Post-Conversion Unit Type	PBV
Post-Conversion Development Name/Address	No change
Post-Conversion Sponsor	No change
Post-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	0
2 BR	0
3 BR	117
4 BR	27
5 BR	8
6 BR	0

Transfer of Assistance	No
De Minimis Reduction	N/A
Transfer of Waiting List	Following conversion to PBV under RAD, applicants on the existing site-based waiting list will be transferred to a PBV site-based waiting list. No changes are planned to waiting list preferences, and applicants will maintain their original date and time of application. The owner will manage and maintain the site-based waiting list in accordance with PHA's Housing Choice Voucher program Administrative Plan. PHA will post information on how to apply for the PBV site-based waiting list on the PHA website.

RAD Significant Amendment Attachment 1

Pre-Conversion Development Name	Spring Garden II
PIC Development ID #	PA002000162
Conversion Type (PBV or PBRA)	PBV
Capital Fund Grant (FY15)	33,367
Pre-Conversion Total Units	32
Pre-Conversion Unit Type	Family
Pre-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	12
2 BR	8
3 BR	9
4 BR	3
5 BR	0
6 BR	0

Post-Conversion Total Units	32
Post-Conversion Unit Type	Family
Post-Conversion Development Name/Address	No change
Post-Conversion Sponsor	No change
Post-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	12
2 BR	8
3 BR	9
4 BR	3
5 BR	0
6 BR	0

Transfer of Assistance	No
De Minimis Reduction	N/A
Transfer of Waiting List	Following conversion to PBV under RAD, applicants on the existing site-based waiting list will be transferred to a PBV site-based waiting list. No changes are planned to waiting list preferences, and applicants will maintain their original date and time of application. The owner will manage and maintain the site-based waiting list in accordance with PHA's Housing Choice Voucher program Administrative Plan. PHA will post information on how to apply for the PBV site-based waiting list on the PHA website.

RAD Significant Amendment Attachment 1

Pre-Conversion Development Name	Spring Garden Mixed Finance
PIC Development ID #	PA002000127
Conversion Type (PBV or PBRA)	PBV
Capital Fund Grant (FY15)	87,673
Pre-Conversion Total Units	86
Pre-Conversion Unit Type	PBV
Pre-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	28
2 BR	26
3 BR	23
4 BR	8
5 BR	1
6 BR	0

Post-Conversion Total Units	86
Post-Conversion Unit Type	PBV
Post-Conversion Development Name/Address	No change
Post-Conversion Sponsor	No change
Post-Conversion Bedroom Size	

	# of Units
0 BR	0
1 BR	28
2 BR	26
3 BR	23
4 BR	8
5 BR	1
6 BR	0

Transfer of Assistance	No
De Minimis Reduction	N/A
Transfer of Waiting List	Following conversion to PBV under RAD, applicants on the existing site-based waiting list will be transferred to a PBV site-based waiting list. No changes are planned to waiting list preferences, and applicants will maintain their original date and time of application. The owner will manage and maintain the site-based waiting list in accordance with PHA's Housing Choice Voucher program Administrative Plan. PHA will post information on how to apply for the PBV site-based waiting list on the PHA website.

Fiscal Year 2016 Moving to Work Annual Plan Amendment
Rental Assistance Demonstration Significant Amendment
Attachment 2 – Project Based Voucher Program (PBV)

Information on resident rights and participation, waiting list and grievance procedures for Rental Assistance Demonstration (RAD) program conversions to the Project Based Voucher (PBV) program are included in this attachment:

HUD PIH Notice 2012-32, REV-2 dated June 15, 2015, Sections 1.C and 1.D

HUD Joint Housing Notice H-2014-09/PIH-2014-17 in its entirety

C. PBV Resident Rights and Participation.

1. **No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households.[24] Once that remaining household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement.

2. **Right to Return.** See section 1.4.A.4(b) regarding a resident's right to return.

3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR § 983.257(b)(3) have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.

4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

[24] These protections (as well as all protections in this Notice for current households) apply when in order to facilitate repairs a household is relocated following the conversion and subsequently returns to the property, even if they are considered a "new admission" upon return.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies may not alter this requirement.

5. **Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are current FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any remaining PH FSS funds, to serve those FSS participants who live in units converted by RAD. Due to the

program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g. escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.[25] Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with converted PBV assistance will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

[25] The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

i. **Termination Notification**. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:
   a. A reasonable period of time, but not to exceed 30 days:
      i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
      ii. In the event of any drug-related or violent criminal activity or any felony conviction;
   b. 14 days in the case of nonpayment of rent; and
   c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:
   a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),[26] an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
      i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
      ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.

[26] § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate has been repealed.

b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

   Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion e.g., due to loss of employment; tenants that move into the property following conversion, etc.,) is covered by this waiver.

9. **Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant re-location and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.

10. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may only select an occupied unit to be included under the PBV HAP contract if

the unit's occupants are eligible for housing assistance payments (24 CFR §983.53(d)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR §983.258). Since the rent limitation under this Section of the Notice may often result in a family's TTP equaling or exceeding the gross rent for the unit, for current residents (i.e residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TTP equals or exceeds than the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family's TTP until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6.B.5 of this Notice.[27] In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance. The PHA is required to process these individuals through the Form- 50058 submodule in PIC.

Following conversion, 24 CFR §983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property; and, if the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

[27] For example, a public housing family residing in a property converting under RAD has a TTP of $600. The property has an initial Contract Rent of $500, with a $50 Utility Allowance. Following conversion, the residents is still responsible for paying $600 in tenant rent and utilities.

11. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR 983.259 is waived. MTW agencies may not modify this requirement.

D. PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. **Additional Monitoring Requirement.** The PHA's Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.[28]

3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.

4. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

    i. Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being

[28] For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

ii. Informing applicants on the site-based waiting list on how to apply for a PBV program-wide or HCV program-wide waiting list.

iii. Informing applicants on a public housing community-wide waiting list on how to apply for a voucher-wide, PBV program-wide, or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's public housing community-wide waiting list who wish to be placed onto the newly-established site-based waiting list must be done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).[29]

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA

[29] For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

6. **Agreement Waiver.** This section has been moved to 1.6.(B)(7).

7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of permanent debt during the HAP contract term, to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. **Administrative Fees for Public Housing Conversions during Transition Period**. For the remainder of the Calendar Year in which the HAP Contract is effective (i.e. "transition period"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2015, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time. .

   For fiscal years 2014 and 2015, PHAs operating HCV program received administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR § 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

   After this transition period, the section 8 ACC will be amended to include section 8 funding that corresponds to the units covered by the section 8 ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

9. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

   If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

   The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

   To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) and 24 CFR part 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

10. **Reserve for Replacement**. The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account covered under a General Depository Agreement (HUD-51999) or similar instrument, as approved by HUD, where funds will be held by the

Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines and as directed by HUD.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Special Attention of:	**Notice** H 2014-09
Public Housing Agencies	PIH 2014-17
Public Housing Hub Office Directors	
Public Housing Program Center Directors	Issued: July 14, 2014
Regional Directors	
Field Office Directors	This notice remains in effect until amended,
RAD Transaction Managers	superseded, or rescinded.
	Cross Reference: PIH Notice 2012-32 (HA) REV 1

Subject: **Relocation Requirements under the Rental Assistance Demonstration (RAD) Program, Public Housing in the First Component**

1. Purpose

This Notice provides public housing agencies (PHAs)[1] and their partners with information and resources on applicable program and relocation assistance requirements when planning for or implementing resident moves as a result of a **Rental Assistance Demonstration (RAD)** conversion[2] under the first component of the demonstration.[3] This Notice provides guidance on RAD relocation requirements and requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA), as they relate to the public housing conversion process under the first component.[4]

[1] This Notice always uses the term "PHA" to refer to the owner of the project prior to and after the RAD conversion, even though, in some cases, the owner of the converted RAD project may be another public entity, a non-profit organization, or other owner (e.g., low-income housing tax credit owner). In addition, this Notice uses "PHA" to refer to the "displacing agency," a URA term that means the agency or person that carries out a program or project, which will cause a resident to become a displaced person. Projects vary and, for any specific task described in this Notice, may require substituting in a reference to a party that is more appropriate for a specific project.
[2] The content of this Notice should not be relied upon in carrying out any other activities funded under any other HUD program, except where specifically directed by HUD.
[3] The "first component" of RAD allows public housing and Moderate Rehabilitation properties to convert assistance; the "second component" refers to conversion of Rent Supplement, Rental Assistance Payment, and Moderate Rehabilitation properties upon contract expiration or termination.
[4] Relocation concerns and URA requirements apply to both components of RAD. This notice provides guidance only as to the first component.

Relocation assistance provided pursuant to public housing and RAD requirements is broader than URA relocation assistance requirements. Not all specific situations requiring relocation under RAD may trigger URA assistance requirements. In addition, whereas all qualifying residents[5] of a converting public housing project are eligible for relocation assistance under RAD, some residents or household members may not meet the statutory and regulatory requirements for eligibility under URA. This Notice supersedes PIH Notice 2012-32 (HA), REV-1, with respect to relocation matters. This Notice also specifically addresses when relocation may begin (see Section 9 below). As necessary, the Department will issue additional guidance on relocation issues and requirements as they relate to RAD.

2. Background

RAD allows public housing properties to convert assistance to long-term project-based Section 8 contracts. In many cases, a RAD project may require relocation of residents when properties undergo repairs, are demolished and rebuilt, or when the assistance is transferred to another site. PIH Notice 2012-32 REV-1 (see also FR Notice 5630-N-05, 78 FR 39759-39763 (July 2, 2013)) details RAD program requirements.

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) is a federal law that establishes minimum standards for federally-funded programs and projects that include the acquisition of real property (real estate) and/or displace persons from their homes, businesses, or farms as a result of acquisition, rehabilitation, or demolition of real property.[6] The URA will apply to acquisitions of real property and relocation of persons from real property that occurs as a direct result of acquisition, rehabilitation, or demolition for a project that involves conversion of assistance to Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) programs under RAD.

Additionally, all relocation conducted as part of a RAD conversion and all relocation assistance provided under URA must be consistent with applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973.

Because each RAD proposal varies in its scope, this Notice may not address each PHA's specific circumstances. RAD PHAs and participants should carefully review the regulations, notices, and guidance material referenced in this Notice. Any questions related to the applicability of these requirements should be referred to the RAD Transaction Managers (TM) or may be emailed to rad@hud.gov.

3. Applicable Legal Authorities

[5] The term "resident" as used in this Notice refers to eligible resident families of public housing residing in a property applying for participation in RAD or a property that undergoes a conversion of assistance through RAD.

[6] HUD Handbook 1378 (Tenant Assistance, Relocation, and Real Property Acquisition), available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/relocation/policyandguidance/handbook1378.

- RAD: Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), with the implementing PIH Notice 2012-32, REV-1
- URA statute and implementing regulations: 49 CFR part 24
- FHEO: Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Fair Housing Act
- Section 104(d) of the Housing and Community Development Act of 1974, statute and implementing regulations (if CDBG and/or HOME funds are used): 24 CFR part 42, subpart C

4. Relocation Planning

If there is a possibility that residents will be relocated as a result of acquisition, demolition, or rehabilitation for a project converting under RAD, PHAs must undertake a planning process in conformance with URA in order to minimize the adverse impact of relocation (49 CFR 24.205(a)).

While a written Relocation Plan is not a requirement under RAD or URA, the Department strongly encourages PHAs to prepare a written Relocation Plan, both to establish their relocation process and to communicate this process consistently and effectively to all relevant stakeholders. Appendix 1 contains recommended elements of a Relocation Plan.

The following presents a general sequencing of relocation planning activities within the RAD milestones:

Stage	Activities
1. Prior to submission of RAD application	• Determine potential need for relocation • Meet with residents to discuss plans, communicate right to return, and solicit feedback • Provide *General Information Notice* (GIN) to residents • Survey residents to prepare Relocation Plan and relocation process cost estimate
2. After receipt of the Commitment to Enter into a HAP Contract (CHAP) Award	• Prepare Significant Amendment to PHA Plan • Assess and refine need for relocation • Develop a Relocation Plan (See Appendix 1 for recommended content) • Identify relocation housing options
3. Preparing Financing Plan (due to RAD Transaction Manager no later than 180 days following	• Budget for relocation expenses • Submit FHEO Accessibility & Relocation checklist (PHAs may submit Relocation Plan along with checklist)

Stage	Activities
CHAP award)	
4. Receipt of RAD Conversion Commitment (RCC)	• The date of issuance of the HUD RCC marks the date of "Initiation of Negotiations" (ION), as defined in the URA (49 CFR 24.2(a)(15)) • Provide residents with appropriate notice informing them if they will be relocated and any associated relocation assistance • Meet with residents to describe approved conversion plans and discuss required relocation
5. Closing/RAD conversion	• Generally, resident relocation should not begin until after the date of closing/conversion of assistance under RAD • PHAs must adhere to notification requirements (described in Paragraph 8 of this Notice): generally, a minimum of 30 days for residents to be temporarily relocated for up to a year, and 90 days for permanent relocation • PHAs seeking to move residents prior to closing must receive prior approval from HUD as described in Paragraph 9 of this Notice

5. Resident Right to Return

RAD program rules prohibit the permanent involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed and is in decent, safe, and sanitary conditions.[7] The period during which residents may need to be temporarily relocated is determined by the period of rehabilitation or construction, which will be specific to each project.

If proposed plans for a project would preclude a resident from returning to the RAD project, the resident must be given an opportunity to comment and/or object to such plans. If the resident objects to such plans, the PHA must alter the project plans to accommodate the resident in the converted project. If a resident agrees to such plans, the PHA must secure informed, written consent from the resident to receive permanent relocation assistance and payments consistent with URA and acknowledge that acceptance of such assistance terminates the resident's right to return to the project. In obtaining this consent, PHAs must inform residents of their right to return, potential relocation, and temporary and permanent housing options at least 30 days before residents must make a decision. The PHA cannot employ any tactics to pressure residents into

[7] Where the transfer of assistance to a new site is approved, residents of the converting project will have the right to reside in an assisted unit at the new site once rehabilitation or new construction is complete.

relinquishing their right to return or accepting permanent relocation assistance and payments.[8] A PHA may not terminate a resident's lease if it fails to obtain this consent.

PHAs must keep documentation of such information provided to residents and such consent by residents. While HUD does not require PHAs to submit documentation of obtaining this consent, PHAs and participants must properly brief residents on their housing and relocation options and must keep auditable written records of such consultation and decisions. HUD may request this documentation during a review of the FHEO Relocation and Accessibility Checklist or if relocation concerns arise.

Examples of project plans that may preclude a resident from returning to the converted RAD project include, but are not limited to:

- Changes in bedroom distribution (i.e. when larger units will be replaced with smaller units such that current residents would become under-housed or when smaller units will be replaced with larger units such that current residents would become over-housed);
- Where a PHA is reducing the number of assisted units at a property by a de minimis amount[9], but those units are occupied by assisted residents; or
- The reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery.

In all scenarios where residents voluntarily accept permanent relocation to accommodate project plans, these residents are eligible for permanent relocation assistance and payments under URA. If a resident accepts permanent relocation assistance, the resident surrenders his or her right to return to the completed project.

6. <u>Relocation Assistance</u>

Under RAD, relocation assistance may vary depending on the length of time relocation is required.[10]

a. In instances when the PHA anticipates that a resident will be relocated for more than a year, the PHA must offer the resident the choice of:

    - Permanent relocation assistance and payments at URA levels; or
    - Temporary relocation assistance, including temporary housing, while the resident retains his or her right to return and reimbursement for all reasonable out-of-pocket expenses associated with the temporary relocation.

[8] Persons with disabilities returning to the RAD project may not be turned away or placed on a waiting list due to a lack of accessible units. Their accessibility needs must be accommodated.
[9] A reduction in total number of assisted units at RAD project of 5% or less. (Section 1.5.B of PIH 2012-32 REV-1)
[10] Some residents may not qualify for relocation assistance under URA. A nonexclusive listing of persons who do not qualify as displaced persons under URA is at 49 CFR 24.2(a)(9)(ii). See also, Paragraph 1-4(J) of HUD Handbook 1378.

The PHA must give the resident no less than 30 days to decide between permanent and temporary relocation assistance. If the resident elects to permanently relocate with assistance at URA levels, the PHA must inform the resident that his or her acceptance of permanent relocation assistance terminates the resident's right to return to the completed RAD project.

b. In instances when a resident elects temporary relocation assistance and reoccupies a unit in the completed project within one year, the resident need not be offered permanent relocation assistance pursuant to URA.

   Great care must be exercised to ensure that residents are treated fairly and equitably. If a resident is required to relocate temporarily in connection with the project, his or her temporarily occupied housing must be decent, safe, and sanitary and the resident must be reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation. These expenses include, but are not limited to, moving expenses and increased housing costs during the temporary relocation.

c. In the event that a resident elects to receive temporary relocation assistance and the temporary relocation exceeds one year, the resident becomes eligible for all permanent relocation assistance and payments under URA. (This assistance would be in addition to any assistance the person has already received for temporary relocation, and may not be reduced by the amount of any temporary relocation assistance.) In such event, the PHA shall give the resident the opportunity to choose to remain temporarily relocated for an agreed-to period (based on new information about when they can return to the completed RAD unit), or choose to permanently relocate with URA assistance.

   PHAs may not propose or request that a displaced person waive rights or entitlements to relocation assistance under the URA. If the resident elects to permanently relocate with URA assistance, the PHA must inform the person that the person's acceptance of URA relocation assistance to permanently relocate will terminate the person's right to return to the completed RAD project. Conversely, unless and until the resident elects to be permanently relocated, the resident may remain temporarily relocated with a right to return to the completed project.

7. Initiation of Negotiations (ION) Date

Eligibility for URA relocation assistance is generally effective on the date of initiation of negotiations (ION) (49 CFR 24.2(a)(15)). For RAD projects, the ION date is the date of the issuance of the RAD Conversion Commitment (RCC).

8. Resident Notification

When a project converting under RAD will include relocation of residents, notice must be provided to those resident households. For each notice listed below, one notice shall be given to each resident household. The purpose of these notifications is to ensure that residents are

informed of their potential rights and the relocation assistance available to them. During initial meetings with residents about RAD and in subsequent communications with residents related to relocation, the PHA should inform residents that if they choose to move after receiving a written GIN, but prior to receiving a RAD Notice of Relocation, they may jeopardize their eligibility for relocation assistance. However, PHAs should note that a resident move undertaken as a direct result of the project may still require relocation assistance and the resident may be eligible to receive permanent relocation assistance under the URA even though the PHA has not yet issued notices.

a. *General Information Notice* (49 CFR 24.203(a) & Handbook 1378, Paragraph 2-3(B))

As soon as feasible in the planning process, the PHA must provide each resident with a written GIN (see sample in Appendix 2) to provide a general description of the project, the activities planned, and the relocation assistance that may become available. URA regulations state that the GIN should be provided *as soon as feasible*. Under RAD, PHAs must provide GINs during the initial RAD resident meetings, before submitting a RAD application. GINs must do at least the following:

- Inform the resident that he or she may be displaced for the project and generally describe the relocation payment(s) for which the resident may be eligible, the basic conditions of eligibility, and the procedures for obtaining the payment(s);
- Inform the resident that he or she will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the resident successfully relocate;
- Inform the resident that, if he or she qualifies for relocation assistance as a displaced person under the URA, he or she will not be required to move without at least 90 days advance written notice, and inform any person to be displaced from a dwelling that he or she cannot be required to move permanently unless at least one comparable replacement dwelling has been made available;
- Inform the resident that any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child (see 49 CFR 24.208(h) for additional information); and
- Describe the resident's right to appeal the PHA’s determination as to a person's eligibility for URA assistance.

b. *RAD Notice of Relocation*

If a resident will be relocated to facilitate the RAD conversion, the PHA shall provide notice of such relocation (RAD Notice of Relocation). The PHA shall issue this notice upon the PHA’s receipt of the RCC from HUD, which is the ION date.

If residents will not be relocated, notice of relocation is not required, but the PHA should

notify them that they are not being relocated.[11]

The RAD Notice of Relocation must conform to the following requirements:

- The notice must state the anticipated duration of the resident's relocation.
- PHAs must provide this notice a minimum of 30 days prior to relocation to residents who will be temporarily relocated.[12] Longer notice may be appropriate for persons who will be relocated for an extended period of time (over 6 months), or if necessary due to personal needs or circumstances.
- Residents whose temporary relocation is anticipated to exceed one year must be informed that they will have no less than 30 days to elect temporary or permanent relocation as described in Section 6 of this Notice. When timing is critical for project completion, the 30-day decision period can run concurrently with the 30-day notice period for temporary relocation and with the 90-day period for permanent relocation if the PHA makes available comparable replacement dwellings consistent with 24.204(a).
- Residents who will be permanently relocated must receive written notice a minimum of 90 days prior to relocation. This 90-day time period may only begin once the PHA has made available at least one comparable replacement dwelling consistent with 49 CFR 24.204(a).[13]
- The notice must describe the available relocation assistance, the estimated amount of assistance based on the individual circumstances and needs, and the procedures for obtaining the assistance. The notice must be specific to the resident and his or her situation so that the resident will have a clear understanding of the type and amount of payments and/or other assistance the resident household may be entitled to claim.
- The notice must explain the reasonable terms and conditions under which the resident may continue to lease and occupy a unit in the completed project.
- The notice must state that the PHA will reimburse the resident for all reasonable out-of-pocket expenses incurred in connection with any temporary move. These expenses include, but are not limited to, moving expenses and increased housing costs (rent, utilities, etc.).

c. *Notice of Intent to Acquire* (49 CFR 24.203(d))

---

[11] HUD policy generally requires a "notice of non-displacement" in certain instances; the RAD program does not require this notice. Although the scope of this notice is limited to guidance for projects requiring relocation, PHAs should note, however, that there may be notification requirements for projects that do not involve relocation. The RAD conversion will terminate the resident's public housing lease and commence a PBV or PBRA lease, even when there is no relocation required. In such instances, state law may impose certain notification requirements. In addition, public housing regulations generally require 30 days' notice prior to lease termination. PHAs are encouraged to review public housing requirements set forth in 24 CFR parts 5 and 966.

[12] HUD may approve shorter notice periods based on an urgent need due to danger, health, or safety issues or if the person will be temporarily relocated for only a short period.

[13] PHAs should note that URA regulations also require, where possible, that three or more comparable replacement dwellings be made available before a resident is required to move from his or her unit.

For RAD projects involving acquisition, residents may be provided with a notice of intent to acquire ("*Notice of Intent to Acquire"*) prior to the ION date with HUD's prior approval. Once the Notice of Intent to Acquire is provided, a resident's eligibility for relocation assistance and payments is established. Therefore, the RAD Notice of Relocation must be provided in conjunction with or after the Notice of Intent to Acquire. A RAD Notice of Relocation would not otherwise be sent prior to the ION date.

Since residents who accept permanent relocation must receive 90 days advanced written notice prior to being required to move, providing residents the Notice of Intent to Acquire and RAD Notice of Relocation prior to the ION date may be necessary to provide sufficient notice of relocation to a resident in instances where there may not be 90 days between the issuance of the RCC (ION date) and the anticipated closing date. This allows the PHA to issue the notice earlier so that relocation may begin upon closing. This allows program participants to conduct orderly relocation upon closing, minimize adverse impacts on displaced persons, and to expedite project advancement and completion.[14]

d. *URA Notice of Relocation Eligibility – for residents whose temporary relocation exceeds one year* (49 CFR 24.203(b) & Handbook 1378, Paragraph 2-3(C))

After a resident has been temporarily relocated for one year, the PHA must provide a notice of relocation eligibility in accordance with URA requirements ("*Notice of Relocation Eligibility*"). This notice is not required if the resident has already accepted permanent relocation assistance.

The Notice of Relocation Eligibility must conform to URA requirements as set forth in 49 CFR Part 24, to HUD Handbook 1378 and to the following requirements:

- The PHA must provide updated information as to when it is anticipated that the resident will be able to return to the completed project.
- The resident may choose to remain temporarily relocated based upon such updated information or may choose to accept permanent URA relocation assistance in lieu of exercising the right to return.
- If the resident chooses to accept permanent URA relocation assistance and such assistance requires that the resident move, the URA requires such resident to receive 90 days advance written notice of the earliest date they will be required to move (i.e., 90-Day Notice, 49 CFR 24.203(c)). The PHA should be mindful that the 90-day time period may only begin once the PHA has made available at least one "comparable replacement dwellings" as set forth in 49 CFR 24.204(a).

9. <u>Initiation of Relocation</u>

[14] PHAs and program participants should note that, in most instances, it will be most appropriate for the acquiring entity to send this notice.

Unless otherwise approved by HUD, relocation may not begin until the date of closing of the RAD transaction and recordation of the RAD Use Agreement. PHAs must provide residents being temporarily relocated at least 30 days advance written notice of the required move. PHAs must give residents being permanently relocated at least 90 days advance written notice of the required move. This means PHAs are advised to plan carefully to account for this 30-day or 90-day notice period to ensure the closing is not delayed.

However, HUD is aware that, in rare cases, some project plans necessitate relocation prior to closing. With prior HUD approval, for projects involving acquisition, PHAs may relocate residents prior to the closing date subject to public housing requirements (see 24 CFR part 5 and 24 CFR 966). PHAs must contact their assigned RAD transaction manager (TM) to discuss plans as early as possible in the process to ensure compliance with all RAD and URA requirements.

If relocation prior to closing is desired, PHAs should submit to the TM the following information, as early as possible in the process:

- A written request for relocation prior to closing. The request must include justification of why the early relocation is necessary for the viability of the RAD transaction. Justification may include the presence of outside financing, such as Low Income Housing Tax Credit (LIHTC) awards, if the PHA can show that early relocation is necessary to meet critical LIHTC deadlines.
- FHEO Accessibility and Relocation Checklist.
- Evidence of intent to comply with public housing requirements, as applicable. Generally, public housing regulations require public housing residents to receive 30 days' notice prior to relocation and that such notice either be published in the PHA's admissions and continued occupancy policies (ACOP) or published elsewhere at least 30 days prior to receipt of such notice (24 CFR parts 5 and 966).

When seeking to relocate residents prior to closing, submission of this request as early as possible is preferred, prior to the 180-day Financing Plan milestone if possible (with Financing Plan submission following the request).

HUD reserves the right to request additional follow-up information, including a Relocation Plan and related budget, prior to approving such requests. PHAs must receive written HUD approval before beginning relocation of residents prior to closing.

Early planning and submission of the Financing Plan and FHEO checklist to HUD will ensure the PHA has built in the 30- or 90-day notice period prior to initiating relocation.

10. Fair Housing and Civil Rights Requirements

PHAs must comply with all applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973, when conducting relocation planning and providing relocation assistance. Further, communication must be provided in a manner that is effective for persons

with disabilities (24 CFR 8.6) and for person who are Limited English Proficient (see 72 FR 2732). This section discusses some of the PHA's obligations under these laws and regulations. However, the applicability of civil rights laws is not limited to the activities discussed in this section. PHAs conducting relocation activities should familiarize themselves with applicable civil rights statutes, regulations, and guidance, including but not limited to, those listed at the end of this section.

- Effective Communication for Persons with Disabilities: Communications and materials must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6), and as applicable, the Americans with Disabilities Act; and for persons who are limited English proficient (*see* 72 Fed Reg 2732). This includes ensuring that training materials are in appropriate alternative formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters.

- Accessible Meeting Facilities for Persons with Disabilities: When holding public meetings, PHAs must give priority to methods that provide physical access to individuals with disabilities, i.e., holding the meetings, workshops, and briefings or any other type of meeting in an accessible location, in accordance with the regulations implementing Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990, as applicable. All programs and activities must be held in accessible locations unless doing so would result in an undue financial and administrative burden, in which case the PHA must take any action that would not result in such an alteration or such burden but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program or activity, e.g., briefings at an alternate accessible, in-home briefing. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs. The most integrated setting appropriate to the needs of qualified individuals with disabilities is a setting that enables individuals with disabilities to interact with nondisabled person to the fullest extent possible (28 CFR part 35, appendix B).

- Meaningful Access for Persons with Limited English Proficiency (LEP): PHAs must provide meaningful access to programs and activities for persons who have a limited ability to read, speak, or understand English. Any person with LEP who will be temporarily relocated or permanently displaced must have meaningful access to any public meetings regarding the project. In addition, any information provided to residents including, but not limited to, any notices required under the URA, should be provided in the appropriate language to persons with LEP. Generally, PHAs will be responsible for providing oral interpreters at meetings, including ensuring their competence, and covering any associated translation and interpretation costs.

- URA requires that PHAs provide persons who are unable to read or understand the notices, such as persons with disabilities or persons with LEP, with appropriate translation and counseling to ensure that they understand their rights and responsibilities and the assistance available to them (49 CFR 24.5). URA also requires that each notice indicate the name and telephone number of a person to contact with questions or for other

needed help (49 CFR 24.5). This notice should include the number for the telecommunication device for the deaf (TDD) or other appropriate communication device, if applicable (24 CFR 8.6(a)(2)).

- Comparable Housing for Persons with Disabilities: PHAs should identify the accessibility needs of residents to be relocated by consulting existing information (e.g., tenant characteristics forms, including identification of the need for accessible unit features; records of approved reasonable accommodations, and records of the presence of accessible unit features). For guidance on providing relocation assistance to persons with disabilities, see Exhibit 3-1 in HUD Handbook 1378.

- Advisory Services: PHAs should determine the advisory services that will be necessary to ensure a successful relocation program consistent with 49 CFR 24.205(c). Such advisory services may include housing counseling that should be facilitated to ensure that residents affected by the project understand their rights and responsibilities and the assistance available to them (49 CFR 24.205(c)). Advisory counseling must also inform residents of their fair housing rights and be carried out in a manner that satisfies the requirements of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Executive Order 11063 (49 CFR 24.205(c)(1)). In addition, PHAs should inform residents that if they believe they have experienced unlawful discrimination, they may contact HUD at 1-800-669-9777 (Voice) or 1-800-927-9275 (TDD) or at http://www.hud.gov.

Fair Housing References:

- Section 504 of the Rehabilitation Act of 1973
- Regulations: 24 CFR part 8
- Fair Housing Act Regulations: 24 CFR part 100
- Title VI of the Civil Rights Act of 1964
- Regulations: 24 CFR part 1
- Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance) (72 FR 2732)
- Exhibit 3-1 Compliance with Section 504 of the Rehabilitation Act in HUD Handbook 1378 (Tenant Assistance Relocation and Real Property Acquisition)

11. Other Requirements

a. Public Housing Program Compliance
PHAs should note that public housing resident provisions related to occupancy and termination, including grievances and related hearings, will remain in effect until the execution of the new PBV or PBRA Housing Assistance Payment (HAP) contract.

b. Evictions for Cause
If the PHA determines that a resident was evicted in accordance with applicable state and local law for serious or repeated violation of material terms of the lease, and the eviction was not undertaken for the purpose of evading the obligation to make available URA payments and other assistance, the resident is not entitled to relocation payments and assistance under the URA (49 CFR 24.206).

Jemine A. Bryon
General Deputy Assistant Secretary for
Public and Indian Housing

Carol Galante, Federal Housing
Commissioner – Assistant Secretary for
Housing

APPENDICES

Appendix 1
Recommended Relocation Plan Contents

Appendix 2
Sample RAD General Information Notice (GIN)

Appendix 3
Sample RAD Notice of Relocation (for relocation anticipated for a year or less)

Appendix 4
Sample RAD Notice of Relocation (for relocation anticipated for more than a year)

Appendix 5
Sample Notice of Eligibility for URA Relocation Assistance (for residents who have been temporarily relocated for more than a year)

Appendix 1: RECOMMENDED RELOCATION PLAN CONTENTS

While written Relocation Plans are not required under RAD or URA, the Department strongly encourages PHAs to document their relocation planning process and procedures in a written Relocation Plan. The following provides suggested content for Relocation Plans.

I. Project Summary

The Relocation Plan should provide a general description of and purpose for the project (e.g., year built, location, number of units, configuration, occupancy information, and funding sources).

The basic components of a plan include:

- A general description of the project and the site, including acquisition, demolition, rehabilitation, and construction activities and funding sources;
- A detailed discussion of the specific steps to be taken to minimize the adverse impacts of relocation, including when transferring the assistance to a new site;
- Information on occupancy (including the number of residents, residential owner-occupants and non-residential occupants, if any, to be permanently or temporarily relocated);
- Information on relocation needs and costs (including the number of residents who plan to relocate with Section 8 assistance);
- General moving assistance information;
- Temporary move assistance (including information on the duration of temporary moves);
- Permanent move assistance; and
- Appeals process.

II. Resident Return and Re-occupancy Policies

For residents that will be temporarily relocated, the plan should include the criteria that will be used to determine the priority for residents to re-occupy units at the project after rehabilitation, demolition, and/or construction is completed. For example, if units will come online in stages, the plan should outline how the PHA will determine when each resident will return to the project. PHAs should ensure that any written return or re-occupancy policy is compliant with related RAD requirements, such as the right-to-return policy and the “no re-screening upon conversion” policy, as described in the RAD Notice.

III. Summary of Moving Costs

The plan should include a summary of moving costs, identified by move types, including the following:

Temporary Moves

- Number of and cost amount for two-way moves (i.e., a move to another unit and then a return move) within the same building/complex.
- Number of and cost amount for two-way moves to a unit not in the same building/complex, carried out by the PHA.
- Number of and cost amount for two-way moves to a unit not in the same building/complex not carried out by the PHA.

Permanent Moves

- Number of and cost amount for one-time moves into another unit in the same building/complex.[15]
- Number of and cost amount for one permanent move to a unit not within the same building/complex, carried out by the PHA.
  PHAs should note that if a residential move is carried out by the PHA at no cost to the resident, this per-household estimate must include the required dislocation allowance (currently $100). The URA Fixed Residential Moving Cost Schedule lists the most current dislocation allowance:
  http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm
- Number of and cost amount for one permanent move to a unit not within the same building/complex that is not carried out by the PHA.

IV. Temporary Relocation Assistance

The PHA will assist residents who are required to move temporarily. At the Initiation of Negotiations (ION), the PHA will send a RAD Notice of Relocation to residents who will be relocated. Appendices 3 and 4 of this Notice contain sample RAD Notices of Relocation to be provided to residents that will be temporarily relocated.

The plan should detail the temporary relocation assistance the PHA will provide for residents (Paragraph 2-7 of HUD Handbook 1378). This assistance includes:

- Temporary Housing - The PHA will provide temporary housing that is decent, safe, and sanitary on a nondiscriminatory basis for residents who are relocated temporarily. The PHA will also pay for reasonable increased housing costs that the resident incurs in connection with the temporary relocation.

  NOTE: If a resident's relocation exceeds one year, the PHA must then issue a *Notice of Relocation Eligibility* (49 CFR 24.203(b)) to the resident and offer the resident permanent

[15] A resident who moved to another unit in the same building/complex may be considered a displaced person under URA if the resident moves from the building/complex permanently and was not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move within the same building/complex and/or if other conditions of the move within the building/complex were not reasonable.

relocation assistance and payments at URA levels. The PHA must provide this notice to affected residents as soon as the temporary relocation exceeds one year.

- Packing and Moving Assistance - Since most residents prefer to pack their own personal possessions and items of value, they should be provided packing instructions, boxes, markers, and tape for the move. If assistance in packing is needed, the PHA should provide the resident with information on how to request this assistance. The PHA is responsible for covering all reasonable moving expenses incurred in connection with temporarily relocating a resident. The PHA may reimburse the resident's out-of-pocket moving expenses and/or directly carry out the move.

- Payment for Temporary Relocation Moving Expenses - The plan should also indicate how the PHA intends to provide or reimburse for moving services and expenses. The PHA can choose to do one or more of the following:
  - Undertake the moves itself, using force account labor or a moving company;
  - Use PHA's contractor or moving company;
  - Carry out moves with employees of the PHA;
  - Reimburse residents for all actual and reasonable moving costs.

  NOTE***:*** The PHA will not make fixed payments since such payments may not be representative of actual reasonable costs incurred. However, in order for a resident to be sure of full reimbursement, the resident should submit a moving cost estimate to the PHA for approval prior to the move unless the PHA is directly carrying out the move and the resident will not incur any reasonable out-of-pocket moving expenses. Failure to do so may result in the resident not being fully reimbursed.

- Utility Costs - The PHA is responsible for covering the expenses relating to disconnection and reconnection of necessary utilities. If the resident has telephone, cable service or Internet access, the PHA is responsible for covering the expenses involved in transferring existing service. The PHA may also pay utility deposits, if required at the temporary relocation housing (HUD Handbook 1378, paragraph 2-7(A)(3)). If a resident is temporarily relocating from a public housing unit to a non-public housing unit, the resident must be reimbursed for reasonable increases in utility costs even if the PHA utility allowance is lower than the actual costs to the resident.

V. Permanent Relocation Assistance

Based on the local housing resources available, the PHA should identify the replacement housing options that will be available to meet the housing needs of residents to be permanently relocated. Replacement housing options for residents that meet the definition of a "displaced person" (49 CFR 24.2(a)(9)) under the URA include, but are not limited to:

- Other Public Housing;
- Section 8 Project-Based Voucher unit;
- Section 8 Housing Choice Voucher unit;
- Homeownership housing;

- Private-market rental housing (affordable, non-subsidized).[16]

The plan should describe each type of replacement housing projected to be available, including:

1. Number of units, by bedroom size, expected to be available, and discussion of whether available units will meet dwelling requirements of relocated residents;
2. General area or location of unit(s);
3. Criteria for receiving relocation assistance; and
4. Any other information that might benefit residents in their consideration of housing choices.

The plan should include a description of the permanent relocation assistance the PHA will provide to residents. This assistance includes:

- Availability of Comparable Replacement Housing – Under URA, no displaced resident will be required to move unless at least one comparable replacement dwelling (49 CFR 24.2(a)(6)) is made available at least 90 days before the required move (49 CFR 24.203(c)). Comparable replacement dwellings must contain the accessibility features needed by displaced persons with disabilities (49 CFR 24.2(a)(8)(vii); 49 CFR part 24, Appendix A, §24.2(a)(8)(vii)). If the comparable replacement dwelling is not subsidized housing, the PHA should contact the RAD staff for advice on replacement housing payment requirements.

- Referral to Housing Not Located in an Area of Minority Concentration - Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings that are within their financial means and not located in areas of minority concentration (49 CFR 24.205(c)(2)(ii)(D)). However, this policy does not require a PHA to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling unit.

- Permanent Relocation Moving Expenses from Public Housing to Public Housing - The PHA may choose one of the following options for covering the expenses involved in moving public housing residents that are relocated into other public housing:

  – Undertake the move itself, using force account labor or a moving company. Residents should incur no moving costs under this option, but if such expenses are incurred, the PHA is responsible for reimbursing the resident for any such actual and reasonable expenses. In such case, the resident is also entitled to a dislocation allowance (currently $100). The URA Fixed Residential Moving Cost Schedule lists the current dislocation allowance and is available at: http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

[16] Every effort should be made to find another subsidized unit as replacement housing for a resident relocating from subsidized housing so that the resident will continue receiving the housing subsidy as long as it is needed.

NOTE: Residents who prefer to pack their own personal possessions and items of value may be provided packing instructions, boxes, markers, and tape for their move. If a resident needs assistance in packing, they should contact the PHA. It is the responsibility of the PHA to pack and move all of their belongings and household goods, if so desired.

- Allow the resident to elect one of the following choices:

  1) The PHA will reimburse the resident for the cost of all actual reasonable and necessary moving and related expenses (49 CFR 24.301), such as:
     - Transportation of the resident and personal property. This may include reimbursement at the current mileage rate for personally owned vehicles that need to be moved. Transportation costs for a distance beyond 50 miles are not eligible, unless the PHA determines that relocation beyond 50 miles is justified.
     - Packing, crating, uncrating, and unpacking of personal property.
     - Storage of personal property for a period not to exceed 12 months, unless the PHA determines that a longer period is necessary.
     - Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property.
     - Insurance for the replacement value of the property in connection with the move and necessary storage.
     - The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.

  2) The PHA will pay directly to the resident the applicable and current fixed moving cost payment according to the URA Fixed Residential Moving Cost Schedule (49 CFR 24.302), available at: http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

- Permanent Relocation Moving Expenses for All Other Moves – Under URA, residents who are permanently displaced, except for those residents displaced from public housing and moving to other public housing, are entitled to the assistance described in the brochure *Relocation Assistance To Residents Displaced From Their Homes,* available in English at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_16280.doc and in Spanish at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_16281.doc. Residents may choose moving assistance from one of the following two options.

  1) The PHA will reimburse the resident for the cost of all actual reasonable moving and related expenses (49 CFR 24.301).

  2) The PHA will pay directly to the resident the applicable and current fixed moving cost payment according to the URA Fixed Residential Moving Cost Schedule (49

CFR 24.302), available at: http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm.

- Replacement Housing Payment - In addition to covering moving expenses, displaced residents may be entitled to a replacement housing payment (RHP). This payment is intended to cover the increase, if any, in monthly housing costs for a 42-month period.

  When calculating the RHP, the PHA must consider the comparable replacement housing unit offered to the resident. Since the PHA is not required to pay an RHP amount that exceeds the amount of RHP calculated for the offered comparable replacement dwelling, residents are cautioned to work closely with the PHA prior to their move.

- Accessible Housing for Persons with Disabilities - Under the URA, persons with disabilities who will be permanently displaced must be relocated to a replacement dwelling that contains the accessibility features they need (49 CFR 24.2(a)(8)(vii); 49 CFR Appendix A, 24.2(a)(8)(vii)). A person with disabilities who has been relocated must be offered a comparable replacement dwelling unit that contains accessible features comparable to the housing from which the tenant has been displaced or relocated. This is so even if the tenant has paid for the acquisition and/or installation of accessible features in the housing from which he or she has been relocated; in such instances, the recipient must ensure that the replacement housing contains comparable accessible features or provide relocation assistance to the tenant in an amount that covers the cost of acquiring and/or installing comparable accessible features. Under the URA, an agency may use project funds to remove architectural barriers for displaced owners and tenants with disabilities or take other last resort housing measures if comparable replacement dwelling units are not available within the monetary limits prescribed under the URA regulations (49 CFR 24.404(c)(vii); HUD Handbook 1378, Paragraph 3-8).

VI. **Relocation Budget**

Based on the results of the planning process, the PHA should create a relocation budget that includes the following six components:

1) The cost of administering the plan and providing assistance and counseling.

2) Reasonable moving expenses for a person with disabilities, which may include the cost of moving assistive equipment that is the personal property of the residents, the furnishings and personal belonging of a live-in aide, and/or other reasonable accommodations (HUD Handbook 1378, Paragraph 3-2).

3) The cost of the physical move of the residents' belongings. (It is suggested that the move costs be broken down by average cost per move type multiplied by the number of moves.)
   NOTE: This physical move cost total should be based on the move scenarios anticipated

or projected by the resident survey.

4) The cost estimated to pay for projected increases in monthly housing costs for temporary relocation.

5) The cost estimated to pay for the replacement housing payment (RHP) (42-month period for URA or 60-month period if section 104(d) applies).

6) Contingency costs estimated for carrying out the relocation process necessary to complete the proposed project. (The PHA should state where these costs are indicated in the application, or attach any other information required by HUD, to support these costs.)

VII. Appeal Process

If a resident disagrees with the PHA's decision as to the resident's eligibility to receive relocation assistance, the amount of a relocation payment, or the adequacy of a comparable replacement dwelling offered to a resident, the resident may file a written appeal to the PHA. The Relocation Plan should describe the specific appeal procedures to be followed consistent with 49 CFR 24.10 (and 24 CFR 42.390 if section 104(d) is involved). At a minimum, the resident will have 60 days to file an appeal with the PHA after receiving written notification of a claim or ineligibility determination.

VIII. Certification

The plan should contain a certification of compliance with the URA and, if applicable, section 104(d).

Technical Assistance

The PHA should direct questions on this Notice's relocation assistance requirements to their RAD Transaction Manager or email rad@hud.gov.

Appendix 2: SAMPLE RAD GENERAL INFORMATION NOTICE (GIN)

PHA LETTERHEAD

RENTAL ASSISTANCE DEMONSTRATION (RAD)
GENERAL INFORMATION NOTICE (GIN)

[Date]

Dear [Resident Name],

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. At this time, we expect that [the proposed acquisition, rehabilitation or demolition, may require you to be relocated (temporarily or permanently) from your unit]. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
2) At least 90 days' advance written notice of the date you will be required to move;
3) Payment for moving expenses; and
4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition

to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. [PHA] will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, [PHA] may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact: [Name, Title, Address, Phone, Email Address]. This letter is important to you and should be retained.

Sincerely,

[Name]
[Title]

NOTES:

1. Files must indicate how this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378)
2. This is a sample GIN. PHAs should revise it to reflect project-specific circumstances.
3. PHAs may provide residents with HUD brochure "Relocation Assistance To Residents Displaced From Their Homes" available at: http://www.hud.gov/offices/cpd/library/relocation/publications/1042.pdf.

Appendix 3: SAMPLE RAD NOTICE OF RELOCATION (For relocation anticipated for a year or less)

THIS IS A GUIDE FORM.
REVISE TO REFLECT THE PROJECT-SPECIFIC CIRCUMSTANCES.

PHA Letterhead

(date)

Dear [*Resident Name*],

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On [*date*], the [*Public Housing Authority*] (PHA) notified you of proposed plans to [acquire/ rehabilitate/demolish] the property you currently occupy at [*address*]. On [*date*], HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project. [*In instances where a Notice of Intent to Acquire is applicable and this notice is being sent before the RCC is issued, in lieu of the previous sentence noting the RCC issuance date, insert:* [*Name of entity acquiring the property*] (Displacing Agency) intends to acquire the property you currently occupy. **This is a Notice of Intent to Acquire.**]

In order for PHA to complete the project, you will need to be relocated for [*anticipated duration of relocation*]. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation payments and assistance.

However, **<u>you do not need to move now</u>.** This notice informs you that a decent, safe, and sanitary dwelling unit, listed below, has been made available to you and you will be required to move by [*insert date at least 30 days after the date of this notice*].

If your temporary relocation exceeds one year and you qualify as a "displaced person" under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may be eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

The relocation assistance to which you are entitled includes:

- <u>Payment for Moving Expenses</u>. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary

move. [*PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of this Notice.*]

- The location of your temporary replacement unit is [*address*]. This temporary housing has been determined to be decent, safe and sanitary.

- [*List appropriate relocation advisory services and any other services and assistance provided.*]

If you disagree with this determination, you may file a written appeal to the PHA in accordance with 49 CFR 24.10.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [*Name, Title, Address, Phone, Email Address*] before you make any moving plans. He/she will assist you with your move to a temporary unit and help ensure that you preserve your eligibility for any relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

_____
Print name:
Title:

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

Appendix 4: SAMPLE RAD NOTICE OF RELOCATION (For relocation anticipated for more than a year)

THIS IS A GUIDE FORM.
REVISE TO REFLECT THE PROJECT-SPECIFIC CIRCUMSTANCES.

PHA Letterhead

(date)

Dear [*Resident Name*],

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On [*date*], the [*Public Housing Authority*] (PHA), notified you of proposed plans to [acquire/ rehabilitate/demolish] the property you currently occupy at [*address*]. On [*date*], HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project. [*In instances where a Notice of Intent to Acquire is applicable and this notice is being sent before the RCC is issued, in lieu of the previous sentence noting the RCC issuance date, insert:* [*Name of entity acquiring the property*] (Displacing Agency) intends to acquire the property you currently occupy. **This is a Notice of Intent to Acquire.**]

In order for PHA to complete the project, you will need to be relocated for [*anticipated duration of relocation*]. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation assistance and payments. Because we expect your relocation to exceed one year, you have the choice to either:

- Receive temporary relocation assistance and return to a unit in the RAD project once it is complete; or
- Receive permanent relocation assistance and payments consistent with the URA instead of returning to the completed RAD project.

You must inform us of your choice within 30 days.

However, **<u>you do not need to move now</u>.** If you choose temporary relocation assistance, you will not be required to move sooner than 30 days after you receive notice that a temporary unit is available for you. If you choose permanent relocation assistance, you will not be required to move sooner than 90 days after you receive written notice that at least one comparable replacement unit is available to you in accordance with 49 CFR 24.204(a). [*Note to PHA: These time periods may start running as of the date of this Notice if the notice of relocation includes such information on the temporary and/or comparable replacement dwelling options, as applicable. In such circumstance, add applicable sentences to adequately notify the resident. For example:* This notice informs you that a temporary unit, listed below, has been made available to you and, if you choose this option, you will be required to move by [*date no sooner than 30 days after notice*]. This notice informs you

that a comparable unit, listed below, has been made available to you and, if you choose this option, you will be required to move by [*date no sooner than 90 days after notice*].]

If you choose temporary relocation, your relocation exceeds one year and you qualify as a "displaced person" under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may become eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

If you choose to receive temporary relocation assistance, this assistance will include:

- Payment for Moving Expenses. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move. [*PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of this Notice.*]

- The location of your temporary replacement unit is [*address*]. This temporary housing has been determined to be decent, safe and sanitary.

- [*List appropriate relocation advisory services and any other services and assistance provided.*]

If you elect to receive permanent relocation assistance, this assistance will include:

- Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you find another home and prepare to move.

- Payment for Moving Expenses. [*PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of this Notice.*]

- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present unit, and (3) 30% of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.

- [*PHA: list here any permanent relocation assistance offered, such as a Housing Choice Voucher.*]

- Listed below are three comparable replacement units that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

	Address	Rent & Utility Costs	Contact Info
1.			
2.			
3.			

We believe that the unit located at [*address*] is most representative of your original unit in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is [$ *amount*] and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately [$ (42 x monthly amount)], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#]__ installments.

You may choose to purchase (rather than rent) a decent, safe and sanitary replacement home. If you do, you would be eligible for a down-payment assistance payment which is equal to your maximum replacement housing payment, [$*amount*.] [*PHAs should note that, at the agency's discretion, a down-payment assistance payment that is less than $5,250 may be increased to any amount not to exceed $5,250. (See 49 CFR 24.402(c)(1)).*] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [*Name, Title, Address, Phone, Email Address*] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

_____

Print name:
Title:

Enclosure/s

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

Appendix 5: SAMPLE NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE (For residents who have been temporarily relocated for more than a year)

THIS IS A GUIDE FORM.
IT SHOULD BE REVISED TO REFLECT THE CIRCUMSTANCES.

PHA Letterhead

(date)

Dear [*Resident*]:

The property you formerly occupied at [*address*] is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program.
You have been temporarily relocated from that property since [*date*.] Your temporary relocation has exceeded one year.

It has been determined that you qualify as a "displaced person" according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). You are eligible for relocation assistance and payments under the URA.

You may choose to remain temporarily relocated and return to a unit in the RAD project once it is completed. It is currently estimated that you may return to the RAD project by [*date*]. If you choose to remain temporarily relocated, you will stay at your current location until the RAD project is completed.

Alternatively, you may choose permanent relocation assistance and payments for which you are eligible, as listed below. If you choose permanent relocation assistance, you give up your right to return to the completed RAD project. However, **<u>you do not need to move now</u>.** If you choose permanent relocation assistance instead of exercising your right to return to the completed RAD project, you will not be required to move sooner than 90 days from the date that at least one comparable replacement unit has been made available to you. [*Alternatively:* You will not be required to move sooner than 90 days from the date of this notice, which informs you of a comparable replacement unit that has been made available for you].

This is your Notice of Eligibility for relocation assistance.

The effective date of your eligibility is [*insert date that relocation exceeds one year*.]

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Enclosed is a brochure entitled, "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments.

The relocation assistance to which you are entitled includes:

- Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you find another home and prepare to move.

- Payment for Moving Expenses. [*PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of this Notice.*] This is in addition to any amounts received to reimburse for any reasonable out-of-pocket expenses incurred in connection with the temporary move.

- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present home, and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.

- [*PHA list here any other relocation assistance offered the resident, such as Housing Choice Voucher* .]

Listed below are three comparable replacement units that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

	Address	Rent & Utility Costs	Contact Info
1.			
2.			
3.			

We believe that the unit located at [*address*] is most representative of the original unit you occupied in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is $[*amount*] and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately $ [42 x $Amount], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#] installments.

Should you choose to purchase (rather than rent) a decent, safe and sanitary replacement home, you would be eligible for a downpayment assistance payment which is equal to your maximum replacement housing payment, [$ *amount*] [*PHAs should note that, at the agency's discretion, a downpayment assistance payment that is less than $5,250 may be increased to any amount not to exceed $5,250. (See 49 CFR 24.402(c)(1)).*] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe, and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Title, Address, Phone, Email Address] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for any applicable relocation payments.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

_____

Print Name:
Title:

Enclosure/s

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

APPENDIX D- Local Asset Management Plan

Introduction

Pursuant to the First Amendment to the Moving to Work Agreement, in Fiscal Year 2010 (MTW Year Nine) the Philadelphia Housing Authority implemented a local asset management plan for its Public Housing Program as described herein. In the implementation of the plan, PHA adopted cost accounting and financial reporting methods that comply with OMB Circular A-87, OMB Circular A- 133 and generally accepted accounting practices.

PHA's plan supports and is consistent with the agency's ongoing implementation of project based management, budgeting, accounting and financial management. PHA's project based management system emphasizes the provision of property management services that have met agency wide standards while responding to the unique needs of each property. Day to day operations of PHA sites are coordinated and overseen by Asset Managers assigned to each property. PHA Asset Managers oversee the following management and maintenance tasks:

- Marketing tenant services
- Rent collections
- Routine and preventative maintenance
- Unit turnover
- Security
- Resident services
- Resident and community relations
- Capital improvements planning
- Other activities necessary to support the efficient operations of the site

In the implementation of these project level management activities, other PHA departments including Client Services, Public Safety, Maintenance, Development, ISM, Finance, Legal and Budget, Quality Assurance, and the Office of Strategic Management support the PHA Asset Managers. Asset Managers are routinely provided with on-line detailed and summary budget management reports and key performance indicators to facilitate their monitoring and oversight of the property level activities. PHA also conducts multidisciplinary Performance Management meetings at quarterly intervals, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Asset Managers develop and monitor a property budget with support from the PHA Finance and Budget staff. Budget trainings are held annually to support the budget development process. Asset Managers are provided with tools to develop their budget estimates including property-specific expenses and utility cost data from the prior 18 months.

PHA's local asset management plan is consistent with the principles of asset management described in 24 CFR 990.255 and in the First Amendment of PHA's MTW Agreement. Further, the plan is generally consistent with the provisions of 24 CFR 990.260, 990.265, 990.270, 990.275, and 990.285. As allowed under the First Amendment of the MTW Agreement, PHA's local asset management plan deviates from parts of 24 CFR 990.280, including requirements related to property management fees and fees for services. PHA utilizes the Cost Allocation method referenced in paragraph 6.F.4.b of the First Amendment.

Due to the unique features of the Philadelphia market, PHA's housing portfolio, and the agency, PHA has determined that use of the Cost Allocation method is the most efficient, cost-effective means of achieving the asset management principles referenced above. The factors that impact PHA's asset management plans include, but are not necessarily limited to, the following:

- Scattered Site Portfolio. PHA has over 4,190 scattered site properties, which represents nearly 1/3 of its public housing portfolio. PHA manages the largest scattered site public housing portfolio in the country. The geographic diversity of these scattered site units impacts warehouse operations, locations and numbers of management offices, and staffing requirements. The scattered site portfolio also includes a number of vacant lots, for which no HUD subsidy is received and for which a fee-based asset management approach could not be implemented. PHA has developed a strategy for reconfiguring this portfolio in a way that would be more cost-effective to operate. These plans have been submitted and approved by HUD. Managing these scattered sites presents unique challenges that PHA's asset management plans are structured to address.

- Aging Housing Stock. PHA operates one of the oldest public housing stocks in the country. Due to the age and condition of these properties, they are more costly to operate than newer housing. PHA has engaged in an aggressive development program over the last few years to upgrade and redevelop these units. Due to a lack of adequate funds, this process is far from complete.

- Unionized Workforce. PHA has a heavily unionized workforce. Currently, PHA has contracts with approximately 11 unions. This significantly impacts the operations and costs of PHA's activities. As such, PHA's asset management plan is structured to be cost effective within the limits of these contracts.

- MTW Initiatives. Since the onset of its participation in MTW, PHA has sought to use its MTW flexibilities to implement agency-wide cost-cutting initiatives to increase efficiencies, maximize uses of federal dollars, and benefit PHA's clients. PHA has moved many functions to the site-based level, however a number of MTW initiatives require central administration to adequately manage and measure performance. For example, PHA has implemented innovative technological systems to maximize efficiencies in admissions, property management, and client services. PHA must fund the costs associated with development and implementation and maintenance of these systems before they are implemented at the site level. Under MTW, PHA has also implemented departmental oversight protocols through a Quality Assurance Program. PHA's quality control program has reduced programmatic errors and improved oversight.

- Local Costs. Philadelphia is an old, industrial city were labor costs for maintenance and construction activities are significantly high. These high costs can be attributed to, in part, to prevailing wage requirements, as well as the cost of materials and services in the Philadelphia market.

A description of the cost allocation plan and other technical components of PHA's local asset management plan are described below.

I. AMP Definitions

An AMP will include any site that receives Operating Subsidies through HUD'S Operating Fund Calculation. PHA has two types of AMPs (PHA managed AMPs and PAMC/AME managed AMPs). The revenue and expense allocations are different for each AMP type as PHA's revenues and expenses vary by site. (APPENDIX 1)

II. Balance Sheet Items (Assets, Liabilities & Equity)

PHA has analyzed and distributed all balance sheet account items between the AMPs and the Indirect Cost Departments. PHA completed the balance sheet distribution by May 31, 2009 in compliance with the Local Asset Management Plan of July 1, 2009. Since 2009, the FDS has been submitted in compliance with the Local Asset Management Plan annually.

A. Cash & Investments

PHA has distributed all reconciled cash for reporting purposes between the PHA Managed AMPs and the Indirect Cost Departments, except for the cash related to the insurance settlement for Plymouth Hall and the investments related to PHASI. The cash and investments and the related liabilities were presented with the Plymouth Hall AMP and for PHASI under the Other Projects column in the FDS, based on the HUD's Special Instructions for preparing Financial Data Schedules for MTW Agencies. PHA will report the PHASI activity in the MTW column. PHA has not created separate cash banking accounts for each of the PHA Managed AMPs. PHA's accounting system can separate the cash accounts between the PHA Managed AMPs in the general ledger. All cash activity is managed and housed in a general operating bank account. However, all cash receipt and disbursement activity and transactions are segregated and posted in PHA's ledger to the respective PHA Managed AMPs.

PHA has elected to charge each site for allocated indirect overhead and frontline expenses rather than utilizing the fee for service model. PHA calculates the total expenses for the Indirect Cost at the end of each fiscal year, and allocates the cost to each AMP. Each fiscal year, investment income is allocated between the PHA Managed AMPs and the Indirect Cost Departments based on the ending cash balance.

B. Tenant Accounts Receivable and Allowance for Doubtful Accounts

At fiscal year ending March 31, 2011, PHA adjusted the tenant accounts receivable balances for each of the PHA Managed AMPs to the appropriate PHA Managed AMP based on the latest tenant ledger from Emphasis. PHA's accounting policies recognizes the tenant accounts receivable balance as the

outstanding balance from all tenants in possession of a unit plus the outstanding balances due from tenants that have vacated during the fiscal year. All other vacated tenant accounts receivable balances are written off at the end of the fiscal year after board approval. PHA's tenant ledger from the Emphasis system provides PHA with the data to separate these amounts. PHA also adjusted the allowance for doubtful accounts at fiscal year ending March 31, 2011, so that the balances are distributed to the PHA Managed AMPs. PHA reconciles the tenant accounts receivable balance at the end of each fiscal year to the tenant ledger by AMP and makes any necessary adjustments to the allowance for doubtful accounts.

PAPMC/AME Managed AMPs are not included in the LIPH (Fund 001) financial statements. Tenant accounts receivable and allowance for doubtful accounts are included in the PHA Audited financial statements for each discretely presented component unit.

C. Other Account Receivable

Other accounts receivable is allocated based on the purpose and source of the receivable. Receivables related to a PHA Managed AMP and PAPMC/AME Managed AMP are distributed to the specific AMP. Any receivable that is not associated to a specific AMP is distributed to the Indirect Cost Departments.

D. PHASI Assets and Liability/ Worker's Compensation Liability

The PHASI and Worker's Compensation liabilities are accounted for in the Indirect Cost departments. PHA has determined that these liabilities are PHA Agency Wide liabilities. PHA utilizes the LIPH (Fund 001) cash accounts to pay most Agency Wide liabilities. Then, the LIPH (Fund 001) receives reimbursements from other programs where applicable. The expenses related to the PHASI liability and worker's compensation liability will continue to be charged to appropriate programs or AMPs. PHA has created a cash reserve for each of these liabilities that has been funded over the years by all programs based on the allocation of salaries. The cash reserves offset PHA's liability. PHA utilizes the reserves to pay the liabilities as needed. PHA reviews the treatment of these liabilities and corresponding cash reserves on an annual basis.

E. Prepaid Insurance

The prepaid insurance balances for the PHA Managed AMPs are distributed to the respective AMP based on the insurance expense allocation methodology.

PAPMC/AME Managed AMPs are not included in the LIPH (Fund 101) financial statements. Prepaid insurance is included in the PHA Audited financial statements for each discretely presented component unit.

F. Material Inventory

PHA implemented an e-procurement system that streamlines the purchasing process by connecting the site and support staffs' material needs directly to the vendor. This allows PHA's staff to order and receive materials on an as needed basis.

PAPMC/AME Managed AMPs are not included in the LIPH (Fund 001) financial statements. Materials inventory is included in the PHA Audited financial statements for each discretely presented component unit.

G. Fixed Assets and Accumulated Depreciation

Fixed assets and accumulated depreciation are reconciled to the PeopleSoft Asset Module and allocated to the respective PHA Managed AMPs and the Indirect Cost Departments. PHA has reviewed and analyzed all fixed assets to ensure that costs are allocated to the appropriate PHA Managed AMP or Indirect Cost Department. PHA identified the respective cost for each scattered site unit and has established each individual unit as an asset in the fixed asset module. PHA's Asset Module (AM) provides PHA with the ability to assign fixed assets and calculate depreciation by AMP or departments. AM tracks the fixed assets transactions and records monthly entries to the appropriate PHA Managed AMP or Indirect Cost Department.

PAPMC/AME Managed AMPs are not included in the LIPH (Fund 001) financial statements. Fixed assets and accumulated depreciation are included in the PHA Audited financial statements for each discretely presented component unit.

H. Accounts Payable and Accrued Liabilities

Other accounts payable and accrued liabilities includes all liabilities not specifically referred to in the following detailed liability categories. Other accounts payable and accrued liabilities have been distributed based on the purpose and source of the payable or liability. Payables or liabilities related to a PHA Managed AMP and PAPMC/AME Managed AMP will be distributed to the specific AMP. Any payable or liability that is not associated to a specific AMP has been distributed to the Indirect Cost Departments.

I. Payroll Liabilities

All Payroll liabilities are presented with the Indirect Cost Departments. PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. PHA utilizes the LIPH (Fund 001) cash accounts to pay for most Agency Wide liabilities. Then, the LIPH (Fund 001) receives reimbursements from other programs where applicable. The expenses related to the payroll liabilities are charged to appropriate programs or AMPs. PHA will review the treatment of these liabilities on an annual basis.

J. Compensated Absences

Compensated absences liabilities are distributed between in the Indirect Cost Departments and the PHA Managed AMPs based on where payroll is charged. No compensated absences liabilities are distributed to the PAPMC/AME AMPs because payroll is not charged to those AMPs.

K. Equity

Equity is reclassified based on the redistribution of all assets and liabilities. By definition, the Invested in Capital Assets equity balance will follow the Net Fixed Assets that are associated with AMPs or departments. Invested in Capital Assets are distributed between the Indirect Cost Departments and the PHA Managed AMPs based on the Net Fixed Assets distribution amount.

Based on the Special Instructions for Preparing Financial Data Schedule for Moving to Work Agencies, PHA reports all unrestricted new assets for the LIPH (Fund 001) program with the MTW column, CFDA #14,881. All unrestricted net asset balances for the PHA Managed AMPs are adjusted to zero, and PHA will only provide each PHA Managed AMP with funding to operate the program. Any excess funding or operating profit or loss will be absorbed into the MTW program based on the principle that the MTW program is treated as a single funding source.

PAPMC/AME Managed AMPs are not included in the LIPH (Fund 001) financial statements. Investments in capital assets are included in the PHA Audited financial statements for each discretely presented component unit. Unrestricted net assets are included in the PHA Audited financial statements for each discretely presented component unit.

III. Revenues

A. Tenant Revenues

1. PHA Managed AMPs

Tenant Revenues are directly charged to the appropriate AMP.

2. PAPMC/AME Managed AMPs

PAPMC/AME Managed AMPs are not included in the LIPH (Fund 001) financial statements. Tenant revenue is included in the PHA Audited financial statements for each discretely presented component unit.

B. Direct Revenues

Direct revenues include tenant fees and service charges that can be identified and charged to a specific site.

1. PHA Managed AMPs

PHA currently records all direct revenues to the proper PHA Managed AMP. PHA currently records all tenant charges and any direct revenue to the proper PHA Managed AMP. PHA's account structure includes the program code (AMP number) and the appropriate department code, which enables PHA to charge the revenues to the proper PHA Managed AMPs.

PHA's systems and procedures related to direct revenues currently in application are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset based accounting requirements of presenting all direct revenues under the proper AMP.

2. PAPMC/AME Managed AMPs

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 00) financial statements. Direct revenues are included in the PHA Audited financial statements for each discretely presented component unit.

C. Indirect Revenues

Indirect revenues are other income items that cannot be identified or charged to a specific AMP or to the Indirect Cost Departments. Indirect revenues will be allocated between the PHA Managed AMPs based on the percentage of units available. PHA will review the treatment of these liabilities on an annual basis to confirm the appropriate treatment.

D. HUD Operating Subsidy

1. PAPMC/AME Managed AMPs

The Operating Subsidy paid to the PAPMC/AME Managed AMPS is based on the amount agreed to in the R&O Agreement. The Operating Subsidy amount actually paid to the PAPMC/AME Managed AMPs is accounted for as operating subsidy revenue and direct expense under the appropriate AMP.

2. PHA Managed AMPs

For PHA's project based accounting purposes, Operating Subsidy is considered an indirect revenue source. PHA's Operating Subsidy is provided in one block as if PHA were one AMP. The funding for all AMPs is calculated using the same Allowable Expense Level per PHA's MTW Agreement. Since the basis of the funding calculation is the same across all AMPs, PHA considers Operating Subsidy an indirect revenue source. For all PAPMC and AME Managed AMPs, the amount of subsidy revenue allocated to these sited is based on the R&O Agreements.

PHA distributes the remaining operating subsidy to the PHA Managed AMPs based on the actual operating subsidy to the PHA Managed AMPs. The operating subsidy transferred will be sufficient for each PHA Managed AMP to have neither an operating profit nor loss.

PHA will examine the financial needs of each of the PHA Managed AMPs using its financial statements to determine that the HUD Operating Subsidy allocated to PHA Managed AMPs is sufficient for the AMPs financial needs.

E. Operating Transfers from the MTW Block (Excess HAP) & CFP

1. PHA Managed AMPs

PHA has included in its MTW Annual Plan operating transfers from the MTW Program and the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of operating transfers will comprise of allocating the operating transfers to all PHA Managed AMPs based on the number of available units. The operating transfers are provided to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the operating transfers in future fiscal years to assist the operating needs of a particular AMP as needed. PHA's MTW Agreement with HUD permits the PHA flexibility to move funds between its Public Housing, Section 8 HCV, and CFP programs. PHA reserves the right to adjust the allocations of the operating transfers to meet the financial needs of all the PHA Managed AMPs.

2. PAPMC/AME Managed AMPS

Operating Transfers are not allocated to the PAPMC/AME Managed AMPs.

IV. Expenses

A. Direct Expenses

1. PHA Managed AMPs

PHA records all direct expenses to the proper AMP. PHA's procurement and accounts payable processes include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

For payroll, PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge an employee's payroll costs. PHA can setup as many account labels as needed to ensure payroll costs charged correctly to the proper program, department, AMP, etc. PHA's accounting system gives the Authority the automated ability to charge payroll costs from the employee's timesheets to the proper account. When employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow employees to charge as many account labels as needed during the week. Employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies the accuracy of the account labels. PHA's systems and procedures related to direct expenses are in compliance with asset based accounting. PHA's systems and procedures require no transition period or transition procedures to comply with asset based accounting requirements of presenting all direct revenues and expenses under the proper AMP.

2. PAPMC/AME Managed AMPs

The only PAPMC/AME Managed AMPs direct expenses that will be included in LIPH (Fund 001) financial statements are PHA's payment of Operating Subsidies. All other direct expenses are included in the PHA Audited financial statements for each discretely presented component unit.

B. Corporate Legal

PHA has diverse legal activities due to the size of its programs. PHA analyzes legal expenses to determine the appropriate treatment of the legal expenditures. The treatments of the legal expenses are as following:

1. Direct Legal Expenses

Legal expenses that can be identified as a direct cost to a specific AMP will be charged to that AMP.

2. Indirect Legal Expenses for the Benefit of PHA Managed AMPs.

Indirect legal expenses that cannot be defined as costs for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs will be prorated across all AMPs.

3. Indirect Legal Expenses to Support MTW Objectives

Indirect legal expenses that cannot be defined as costs for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs will be considered legal expenses to support the MTW objectives. These legal expenses are charges to the Indirect Costs Departments. PHA will utilize interest income and MTW transfers to offset these expenses.

C. Maintenance Expenses

1. Payroll Expenses

PHA directly charges all maintenance payroll costs to the direct PHA Managed AMP by use of account labels. Account labels are used to identify the appropriate AMP. PHA's accounting system gives the Authority the automated ability to charge maintenance payroll costs from the employee's timesheets to the proper account. When maintenance employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow maintenance employees to charge as many account labels as needed during the week. Maintenance employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies the accuracy of the account labels and timesheet.

2. Materials and Contract Costs

PHA records all maintenance materials and contract costs directly to the proper PHA Managed AMP. PHA's procurement and accounts payables processes include identifying and assigning the proper

chart field or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

PHA's systems and procedures related to maintenance materials and contract costs are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset based accounting requirements of presenting all direct revenues and expenses under the proper AMP.

D. Indirect Expenses

1. PHA Managed AMPs

PHA uses an allocation to charge overhead from the Indirect Cost Departments to the AMPs. The Indirect Costs Departments expenditures are allocated to all PHA Managed AMPs. (APPENDIX 3) PHA has the ability to print reports that present the total revenues and operating expenses of the Indirect Cost Departments and show the overhead allocation amount as an offset to the operating expenses.

PHA reviews each cost department, Indirect Cost and Frontline, to determine the appropriate allocation for each department. PHA reviews all allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial impact to each of the AMPs. PHA will reserve the right to adjust the allocations as needed to reflect the proper cost structure for PHA Managed AMPs.

At the end of each fiscal year, PHA calculates the total expenses of the Indirect Cost Departments, and allocates the expenses across all of the PHA Managed AMPs.

2. PAPMC/AME Managed AMPs

The Indirect Cost Departments expenditures are not allocated to PAPMC/AME Managed AMPs. If expenditures are determined to benefit the PAPMC/AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC/AME Managed AMPs.

E. Frontline Expenses

1. PHA Managed AMPs

PHA has certain frontline expenses that may be provided centrally since as this is the most cost-effective way to provide these services. These services are provided to PHA's Managed AMPs only. The prorating of expenses to the AMPs will be determined on a department-by-department basis, so that the AMPs receiving services from the department are charged an appropriate percentage of the department expenses (APPENDIX 2). Frontline expenses are charged to the appropriate expense accounts for the AMPs.

PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the

financial effects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

2. PAPMC/AME Managed AMPs

The Indirect Cost Departments expenditures are not allocated to PAPMC/AME Managed AMPs. If expenditures are determined to benefit the PAPMC/AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC/AME Managed AMPs.

V. Capital Fund Program

PHA will apply expenditures under the Capital Fund Program to three areas, PHA Managed AMPs, PAPMC/AME Managed AMPs, and Capital Projects. Under PHA's MTW agreement, PHA is permitted flexibility with the expenditures of Capital Funds. Some Capital expenditures may not be able to be allocated to a specific PHA Managed AMP or PAPMC/AME Managed AMP. PHA will create a separate Capital Projects category to charge these expenditures.

Although PHA is an MTW agency and is not required to, PHA reports and tracks all CFP expenditures based on the CFP Budget Line Items. PHA has determined this method to be an accurate and efficient method to track CFP expenditures.

A. 1406 Expenditures

1406 expenditures are prorated across all PHA Managed AMPs. PHA has included in its annual plan Operating Transfers from the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based in the number of available units. PHA establishes an account number for the CFP Operating Transfers. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to assist the operating needs of one AMP over another AMP that may not need the assistance. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all of the PHA Managed AMPs. PHA will not present expenditures for the CFP under the Capital Projects cost department for BLI 1406.

B. 1408/ 1410/ 1430 Expenditures

PHA utilizes CFP Grant Funds in many different ways to support PHA's MTW objectives. PHA will analyze grant expenditures in these three Budget Line Items (BLIs) to determine the appropriate treatment of the expenditures. The three treatments are as follows:

1. Direct Expenditures

Expenditures that can be identifies as a direct cost to a specific AMP will be charged to that AMP.

2. Indirect Expenditures for the Benefit of PHA Managed AMPs

Indirect costs that cannot be defined as expenditures for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs are prorated across all AMPs. This would include expenditures in the 1410 BLI. PHA utilizes 10% of each year's annual award to charge an allocated percentage of administrative salaries and benefits per PHA's OMB circular A-133 compliant Indirect Cost Allocation Plan. PHA will continue to allocate administrative salaries and benefits to this BLI; however, at this time the expenditures will be prorated across all the PHA Managed AMPs. PHA will review these expenditures on an annual basis to determine if any adjustments to the allocation are required.

3. Indirect Expenditures to Support Capital Projects

Indirect costs that cannot be defined as expenditures for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs are considered expenditures to support the Capital Projects. Some CFP expenditures that are included in this area would include Staff Training, Software Improvements and Database Management, and Pre-Apprenticeship Job Training Programs.

C. 1501 Expenditures

1501 Expenditures are related to the repayment and interest on Construction Bonds that were approved by HUD in prior fiscal years. PHA currently has 2 bond series outstanding. HUD repays the bonds and interest on a semi-annual basis. PHA utilized the proceeds of the Construction Bonds for the benefit of several different PHA Managed AMPs, for Homeownership units that have been sold, and for PAPMC/AME Managed AMPs. PHA also utilized the interest earned on the proceeds for the benefit of construction projects. PHA will not be able to identify which specific PHA Managed AMP or PAPMC/AME Managed AMPs to charge the annual payments of principle and interest. PHA charges the expenditures to the Capital Projects category.

D. All Other CFP BLIs

PHA currently charges most of the grant expenditures under BLIs 1440 to 1499 to a specific PHA Managed AMP or PAPMC/AME Managed AMP. As with the other Capital Fund Program BLIs, there will be expenditures incurred that PHA will not be able to charge to a specific PHA Managed AMP or PAPMC/AME Managed AMP. In these few cases, PHA will charge the expenditures to the Capital Projects category.

E. Project Based Budgeting

PHA prepares project based operating budgets and operating budgets for all departments. PHA incorporates all of the budgets into the Automated Accounting System. Operating budgets are used in the procurement and accounts payable process. The operating budgets are consolidated for the purposes of preparing PHA's monthly financial statements. PHA's operating budget process is currently in compliance with the HUD Project Based Budgeting requirements.

When PHA prepares its Capital Fund Program Budgets, a project list is developed for specific capital work items that need to be completed at PHA's sites. PHA does not establish a Capital Budget by site, but by work item. As PHA determines which sites require work, the budget amount is reclassified from a PHA Wide work item to the respective site. PHA budgets are established at the Capital Projects category rather than PHA Wide.

VI. FDS Reporting- Financial Data Schedule ("FDS")

PHA will submit its FDS on a timely basis, in compliance with the HUD "Special Instructions for Preparing Financial Data Schedules for Moving to Work Agencies" published March 9, 2010.

APPENDIX 2 (CONTINUED)

PHA FRONTLINE PRORATION RATE CALCULATIONS

Project Number	Project Name	Units	Percentage
PA2-001	Johnson Homes	535	4.61%
PA2-003	Richard Allen	150	1.29%
PA2-010	Raymond Rosen	553	4.77%
PA2-013	Wilson Park	729	6.28%
PA2-014	Norris Apartments	147	1.27%
PA2-015	Harrison Plaza	300	2.59%
PA2-018	Arch Homes	77	0.66%
PA2-020	Spring Garden Apartments	203	1.75%
PA2-024	Queen Lane Apartments	19	0.16%
PA2-029	Hill Creek	339	2.92%
PA2-030	Abbottsford Homes	236	2.03%
PA2-031	Bartram Village	500	4.31%
PA2-032	Oxford Village	200	1.72%
PA2-034	Whitehall Apartments	252	2.17%
PA2-035	Haddington Homes	150	1.29%
PA2-039	West Park Apartments	327	2.82%
PA2-042	Champlost Homes	102	0.88%
PA2-046	Haverford Homes	24	0.21%
PA2-049	Morton Homes	250	2.15%
PA2-050	Blumberg Apts	510	4.40%
PA2-054	Parkview Apartments	21	0.18%
PA2-055	Fairhill Apartments	264	2.28%
PA2-062	Cassie L Holley	72	0.62%
PA2-063	Katie B Jackson	59	0.51%
PA2-065	College View	54	0.47%
PA2-066	Holmecrest Homes	84	0.72%
PA2-076	Emlen Arms	159	1.37%
PA2-077	Bentley Hall	100	0.86%
PA2-079	Plymouth Hall	53	0.46%
PA2-093	Westpark Plaza	66	0.57%
PA2-100	Cecil B Moore	30	0.26%
PA2-104	Arlene Homes	32	0.28%
PA2-114	Gladys B Jacobs	80	0.69%
PA2-901	Scattered Sites - Haddington	465	4.01%
PA2-902	Scattered Sites - Mantua	474	4.09%
PA2-903	Scattered Sites - Kingsessing	549	4.73%
PA2-904	Scattered Sites - Germantown/Hunting Park	406	3.50%
PA2-905	Scattered Sites - Fairhill Square	506	4.36%
PA2-906	Scattered Sites - Francisville	495	4.27%
PA2-907	Scattered Sites - Ludlow	494	4.26%
PA2-908	Scattered Sites - Susquehanna	466	4.02%
PA2-909	Scattered Sites - Strawberry Mansion	592	5.10%
PA2-910	Scattered Sites - Oxford Jefferson	479	4.13%
Total		**11,603**	**100.00%**

APPENDIX 2 (CONTINUED)

PHA FRONTLINE PRORATION RATE CALCULATIONS

Project Number	Project Name	Area	Units	Percentage
PA2-024	Queen Lane Apartments	Germantown	19	2.4%
PA2-030	Abbottsford Homes	Germantown	236	30.0%
PA2-042	Champlost Homes	Germantown	102	13.0%
PA2-049	Morton Homes	Germantown	250	31.8%
PA2-076	Emlen Arms	Germantown	159	20.2%
PA2-178	Queen Row	Germantown	20	2.5%
PA2-204	Queen Row Market Rate	Germantown	0	0.0%
Germantown Region Totals			**786**	**100.0%**
PA2-003	Richard Allen	North	150	13.1%
PA2-014	Norris Apartments	North	147	12.8%
PA2-015	Harrison Plaza	North	300	26.2%
PA2-020	Spring Garden Apartments	North	203	17.7%
PA2-055	Fairhill Apartments	North	264	23.1%
PA2-114	Gladys B Jacobs	North	80	7.0%
North Region Totals			**1,144**	**100.0%**
PA2-001	Johnson Homes	North Central	535	29.2%
PA2-010	Raymond Rosen	North Central	553	30.1%
PA2-050	Blumberg Apts	North Central	510	27.8%
PA2-077	Bentley Hall	North Central	100	5.4%
PA2-100	Cecil B Moore	North Central	30	1.6%
PA2-104	Arlene Homes	North Central	32	1.7%
PA2-054	Parkview Apartments	North Central	21	1.1%
PA2-065	College View	North Central	54	2.9%
North Central Region Totals			**1,835**	**100.0%**
PA2-029	Hill Creek	Northeast	339	36.5%
PA2-032	Oxford Village	Northeast	200	21.6%
PA2-034	Whitehall Apartments	Northeast	252	27.2%
PA2-066	Holmecrest Homes	Northeast	84	9.1%
PA2-079	Plymouth Hall	Northeast	53	5.7%
Northeast Region Totals			**928**	**100.0%**
PA2-901	Scattered Sites - Haddington	Scattered Sites	465	9.4%
PA2-902	Scattered Sites - Mantua	Scattered Sites	474	9.6%
PA2-903	Scattered Sites - Kingsessing	Scattered Sites	549	11.1%
PA2-904	Scattered Sites - Germantown/Hunting Park	Scattered Sites	406	8.2%
PA2-905	Scattered Sites - Fairhill Square	Scattered Sites	506	10.3%
PA2-906	Scattered Sites - Francisville	Scattered Sites	495	10.0%
PA2-907	Scattered Sites - Ludlow	Scattered Sites	494	10.0%
PA2-908	Scattered Sites - Susquehanna	Scattered Sites	466	9.5%
PA2-909	Scattered Sites - Strawberry Mansion	Scattered Sites	592	12.0%
PA2-910	Scattered Sites - Oxford Jefferson	Scattered Sites	479	9.7%
Scattered Sites Region Totals			**4,926**	**100.0%**
PA2-013	Wilson Park	South	729	51.1%
PA2-031	Bartram Village	South	500	35.1%
PA2-062	Cassie L Holley	South	72	5.0%
PA2-063	Katie B Jackson	South	59	4.1%
PA2-093	Westpark Plaza	South	66	4.6%
South Region Totals			**1,426**	**100.0%**
PA2-018	Arch Homes	West	77	13.3%
PA2-035	Haddington Homes	West	150	26.0%
PA2-039	West Park Apartments	West	327	56.6%
PA2-046	Haverford Homes	West	24	4.2%
West Region Totals			**578**	**100%**

APPENDIX 2 (CONTINUED)

PHA FRONTLINE PRORATION RATE CALCULATIONS

Project Number	Project Name	Units	Percentage
PA2-001	Johnson Homes	535	8.0%
PA2-003	Richard Allen	150	2.2%
PA2-010	Raymond Rosen	553	8.3%
PA2-013	Wilson Park	729	10.9%
PA2-014	Norris Apartments	147	2.2%
PA2-015	Harrison Plaza	300	4.5%
PA2-018	Arch Homes	77	1.2%
PA2-020	Spring Garden Apartments	203	3.0%
PA2-024	Queen Lane Apartments	19	0.3%
PA2-029	Hill Creek	339	5.1%
PA2-030	Abbottsford Homes	236	3.5%
PA2-031	Bartram Village	500	7.5%
PA2-032	Oxford Village	200	3.0%
PA2-034	Whitehall Apartments	252	3.8%
PA2-035	Haddington Homes	150	2.2%
PA2-039	West Park Apartments	327	4.9%
PA2-042	Champlost Homes	102	1.5%
PA2-046	Haverford Homes	24	0.4%
PA2-049	Morton Homes	250	3.7%
PA2-050	Blumberg Apts	510	7.6%
PA2-054	Parkview Apartments	21	0.3%
PA2-055	Fairhill Apartments	264	4.0%
PA2-062	Cassie L Holley	72	1.1%
PA2-063	Katie B Jackson	59	0.9%
PA2-065	College View	54	0.8%
PA2-066	Holmecrest Homes	84	1.3%
PA2-076	Emlen Arms	159	2.4%
PA2-077	Bentley Hall	100	1.5%
PA2-079	Plymouth Hall	53	0.8%
PA2-093	Westpark Plaza	66	1.0%
PA2-100	Cecil B Moore	30	0.4%
PA2-104	Arlene Homes	32	0.5%
PA2-114	Gladys B Jacobs	80	1.2%
Coventional Sites Totals		**6,677**	**100%**

APPENDIX 3

INDIRECT COST DEPARTMENTS OVERHEAD ALLOCATION RATES

Project Number	Project Name	Units	Percentage
PA2-001	Johnson Homes	535	4.6%
PA2-003	Richard Allen	150	1.3%
PA2-010	Raymond Rosen	553	4.8%
PA2-013	Wilson Park	729	6.3%
PA2-014	Norris Apartments	147	1.3%
PA2-015	Harrison Plaza	300	2.6%
PA2-018	Arch Homes	77	0.7%
PA2-020	Spring Garden Apartments	203	1.7%
PA2-024	Queen Lane Apartments	19	0.2%
PA2-029	Hill Creek	339	2.9%
PA2-030	Abbottsford Homes	236	2.0%
PA2-031	Bartram Village	500	4.3%
PA2-032	Oxford Village	200	1.7%
PA2-034	Whitehall Apartments	252	2.2%
PA2-035	Haddington Homes	150	1.3%
PA2-039	West Park Apartments	327	2.8%
PA2-042	Champlost Homes	102	0.9%
PA2-046	Haverford Homes	24	0.2%
PA2-049	Morton Homes	250	2.2%
PA2-050	Blumberg Apts	510	4.4%
PA2-054	Parkview Apartments	21	0.2%
PA2-055	Fairhill Apartments	264	2.3%
PA2-062	Cassie L Holley	72	0.6%
PA2-063	Katie B Jackson	59	0.5%
PA2-065	College View	54	0.5%
PA2-066	Holmecrest Homes	84	0.7%
PA2-076	Emlen Arms	159	1.4%
PA2-077	Bentley Hall	100	0.9%
PA2-079	Plymouth Hall	53	0.5%
PA2-093	Westpark Plaza	66	0.6%
PA2-100	Cecil B Moore	30	0.3%
PA2-104	Arlene Homes	32	0.3%
PA2-114	Gladys B Jacobs	80	0.7%
PA2-901	Scattered Sites - Haddington	465	4.0%
PA2-902	Scattered Sites - Mantua	474	4.1%
PA2-903	Scattered Sites - Kingsessing	549	4.7%
PA2-904	Scattered Sites - Germantown/Hunting Park	406	3.5%
PA2-905	Scattered Sites - Fairhill Square	506	4.4%
PA2-906	Scattered Sites - Francisville	495	4.3%
PA2-907	Scattered Sites - Ludlow	494	4.3%
PA2-908	Scattered Sites - Susquehanna	466	4.0%
PA2-909	Scattered Sites - Strawberry Mansion	592	5.1%

PA2-910	Scattered Sites - Oxford Jefferson	479	4.1%
		11,603	**100.0%**

APPENDIX 3 (CONTINUED)
INDIRECT COST DEPARTMENTS

Department ID	Department Description
100100	Office, Executive Director
110110	Office, Senior Deputy Executive Director
200200	Office, Inspector General
338338	Office, Assistant Executive Director, Supply Chain Mgmt
339339	Contracts Administration
340340	Contracts & Procurement
341341	Affirmative Action
342342	Purchasing
343343	Office Services
400400	Office, AED for Operations
401401	Office, Executive General Manager
496496	Risk Management
500500	Office, General Manager Human Resources
501501	Recruitment & Replacement
502502	Compensation & Benefits
503503	Labor/Employment Relations
504504	Student Interns
505505	Technical Aides
507507	Temorary Personnel
508508	Payroll
510510	Corporate Legal
511511	Real Estate Investment
521521	Strategic Management
522522	Organizational Development
523523	Quality Assurance
600600	Communications
630630	Program Compliance
700700	Office, Assistant Executive Director, Finance
701701	Finance
707707	Budget
709709	Office, Chief Information Officer, ISM
709711	Enterprise Systems
709714	ISM Financial Information Systems
800800	Office, Assistant Executive Director, Real Estate Services
810811	Program Management
810812	Program Development
810813	Policy
344344-344345	Inventory -Warehouses

Appendix G PHA Asset Management Table - Updated November 2015

The Asset Management Table below is periodically updated to provide an overview of planned or potential development, disposition, conversion and/or homeownership activities at PHA sites.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Abbottsford Homes PA002030	Phases I & II; 688 Family Units	Intent for RAD Conversion	Possible site for additional redevelopment including commercial space, through mixed financing.	Possible disposition of a portion of the site in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Arch Homes PA002018	77 Family	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Bartram Village PA002031	492 Family Units	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Bentley Hall PA002077	100 Elderly Units		As part of Sharswood Blumberg revitalization, possible façade improvements.		99 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Blumberg Apartments PA002050	499 Units: High/Low Rise: Family & Elderly	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	94 units designated.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Brewerytown	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Cambridge Plaza Phase I PA-002137	44 LIHTC Rental Units						
Cambridge Plaza Phase II PA-002129	40 LIHTC Rental Units						
Cambridge Plaza Phase III Phase I PA002147	40 LIHTC Rental Units						

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Cassie Holly (Point Breeze Court) PA002062	71 Elderly Units	Security Upgrades Planned	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		71 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Champlost Homes PA002042	102 Family					Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
City-Wide	To be determined		Provision of ACC subsidy, capital funds or HCV.	Dispo/Demo application to be submitted to HUD.			
Collegeview Homes PA002065	54 Elderly	As part of Sharswood Blumberg revitalization, possible façade improvements and RAD conversion.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		54 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Courtyard Apartments at Riverview PA002053 New PA#: PA002121	470 LIHTC Rental Units	Intent for RAD Conversion					

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Eastern Germantown Infill	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Eastern North Philadelphia	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Eight Diamonds PA00126 PA00141 (Formerly known as Raymond Rosen Off-Site PA002126)	Phases A & B; 152 Family	Intent for RAD Conversion					

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Emlen Arms PA002076	156 Elderly High Rise				156 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Fairhill Apartments PA002055	264 Family						
Falls Ridge PA002130	135 LIHTC Rental Units		Development partnership planned on vacant land.				
Francisville	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Germantown House PA002152	133 Units	Planned renovation and leasing of adult care space.			133 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Gladys B. Jacobs PA002114	80 Elderly		Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Greater Grays Ferry Estates (Formerly known as Tasker Homes) New AMP#s: PA002139 PA002143	429 LIHTC rental units; 125 replacement home ownership units.	Water penetration repairs planned.	Possible mixed-finance development and commercial development including community building on PHA vacant lots and public parcels .	Possible disposition in connection with non-dwelling commercial development including community building.			
Haddington Homes PA002035	150 Family	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Harrison Plaza PA002015	300 Family High and Low Rise	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Haverford Homes PA002046	24 Family		Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Herbert Arlene Homes PA002104	32 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Hill Creek Apts I & II PA002029	334 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Holmecrest Apartments PA002066	84 Elderly		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		84 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Inglis House	TBD		May provide capital funds, ACC subsidy and/or Section 8 vouchers for this project.				
James Weldon Johnson House PA002001	535 Family	Master planning for historic renovations and modernization.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Katie B. Jackson PA002063	59 Elderly 9 Family		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		59 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Liddonfield Homes I PA002023	412 Family Low Rise (VACANT)		Possible candidate for revitalization/development by third party developer, which may include some demolition with capital funds, MTW, program incomes.	Completed demolition in connection with the required conversion and/or disposition for FMV. Disposition pending developer selection.		Completed mandatory conversion of units/parcels for residential development, and/or commercial, economic development.	Possible RFP Partnership Selection component in connection with potential land lease and revitalization.
Lucien E. Blackwell Homes Phase I PA002145	80 LIHTC Rental Units						
Lucien E. Blackwell Homes Phase II PA002150	80 LIHTC Rental Units						
Lucien E. Blackwell Homes Phase III PA002153	50 LIHTC Rental Units						
Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156	80 LIHTC Rental Units						

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Ludlow HOPE 6 Area Scattered Sites PA #s: PA002154	Phases I, II, III, IV & V; 75 LIHTC and 103 Homeownership units		Development completed				
Mantua Hall PA002045	152 Family High-Rise Units	Water penetration repairs and leasing of commercial spaces.	Under revitalization, which includes some demolition with capital funds, bond proceeds, MTW, Stimulus, program incomes, private funds and LIHTC equity to develop 101 new units.	Building demolished and disposition for mixed-finance development.			
Martin Luther King Plaza PA002036 New PA#s: PA002128 PA002136 PA002149	Phases I, II, III, IV, V & VI; 136 LIHTC Rental Units and 109 Replacement Homeownership Units.	Possible disposition of undeveloped parcels in connection with mixed-finance development and/or other sale transactions to City and private developers.	All Phases completed. New construction of 19 market rate homeownership units on a portion of the site.	Possible disposition in connection with mixed-finance development and/or other sale transactions to City and private developers.			109 Homeownership Units. HOPE VI HO Middle income Program essential elements of Nehemiah, USHA of 1937.
Mill Creek Extension East	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Mill Creek Extension West	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Morton Homes PA002049	65 Units	Planned electrical Upgrades as part of the Better Building Challenge.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	47 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Mt. Olivet PA002138	161 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved.		161 Elderly Units		
Nellie Reynolds Garden PA002158	64 Elderly housing units.		Development completed		64 Elderly housing designation.		
Neumann North PA002148	67 LIHTC Rental Units				67 Elderly Units Designated		

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Norris I Apartments PA002014	157 Family High Rise, 68 Family Low-Rise	RAD Choice Neighborhood Redevelopment	Modernization, rehabilitation, revitalization, which will include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA will use Choice Neighborhood and/or LIHTC Application when available.	Possible demolition in connection with the revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Homeownership component in connection with potential modernization and revitalization.
Oak Lane	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only designation.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Oxford Village PA002032	200 Family Units		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Parkview Apartments PA002054	20 Elderly Low Rises						

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Paschall Homes PA002061	223 Family		Under revitalization, which includes demolition with capital funds, bond proceeds, MTW, Stimulus, program incomes, private funds and LIHTC equity to develop 100 new units.	Demolition in connection with the modernization and revitalization, and possible acquisition/disposition in connection with mixed-finance development.	Possible Elderly Designation		Possible homeownership component in connection with potential modernization and revitalization.
Plymouth Hall PA002079	69 Elderly High Rise	Intent for RAD Conversion	Rehabilitation with capital funds to develop 53 ACC units		53 Elderly Units Elderly Designation to be revised	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Reduce unit count from 60 to 53 with new community space.	
Poplar to Oxford: Planning and Development Initiative	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. PHA plan to submit the LIHTC and/or other State, City funding sources for new development.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Queen Lane I Apartments PA002024	120 Family high Rise		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA plan to apply for Choice/RAD, Choice Neighborhood and/or LIHTC Application when available.	Potential demolition and disposition applications in connection with new development and mixed finance.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Raymond Rosen On-Site PA002010	356 Family.						
Richard Allen Homes Phase III PA002133	178 LIHTC Rental Units						Includes 15-year tax credit and lease purchase homeownership components.
Richard Allen Homes Phase II PA002003	150 Units		Possible new development for residential and non-residential on vacant undeveloped parcels	Possible disposition in connection with the new development.			Possible homeownership component in connection with potential modernization and revitalization.
Scattered Site Disposition: City-Wide	To be determined		Disposition Plan to be developed and implemented. Disposition of properties at market rate.	Possible demolition in connection with the modernization and revitalization. Disposition application may be required.			Possible Homeownership Component: Revised 5(h)/Section 32 of USHA of 1937.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000906	412 Family Units	Intent for RAD Conversion - 69 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000907	958 Family Units	Intent for RAD Conversion - 85 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000908	14 Family Units	Intent for RAD Conversion - 104 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000901	1,869 Family	Intent for RAD Conversion - 63 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000902	21 Family Units	Intent for RAD Conversion - 111 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000903	988 Family Units	Intent for RAD Conversion - 70 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000904	41 Family Units	Intent for RAD Conversion - 71 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000905	173 Family Units	Intent for RAD Conversion - 77 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000909	604 Family Units	Intent for RAD Conversion - 173 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000910	514 Family Units	Intent for RAD Conversion - 163 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Sharswood Area Condemnation	1300 parcels to acquired	Filing Declaration of Taking and Preliminary Objection Period	Land assembly activities to support revitalization activities in the Blumberg area. Activities to include demolition, disposition and new construction activities by PHA and/or Development Partners.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers.		Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
South Phila area planning	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Southwest Phila Area planning	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Spring Garden Apartments PA002020	203 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Potential demolition and disposition applications may be submitted for a portion of site.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Spring Garden Area Unit Conversion	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Spring Garden Revitalization: Phase 1 PA002127	84 LIHTC Rental Units	Intent for RAD Conversion					
Spring Garden Revitalization: Phase 2 PA002162	58 LIHTC Units 32 ACC units	Intent for RAD Conversion	Mixed-finance development by third party developer.	Disposition of scattered site properties for new development.			
St Anthony's Senior Residence: PA002131	38 Elderly LIHTC Units	Intent for RAD Conversion			38 Elderly Units		
St Ignatius Phase I (Angela Court II) PA002146 PA002159	Phases I; 67 Elderly Units Phase II 64?				67 and 54 Elderly Units Designated		

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Suffolk Manor PA002132	137 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved.		77 Elderly Units		
Transitional Housing	500 Rental Units		New construction of transitional housing units for homeless families and individuals and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Warnock PA002160	Phase I 50; TBD		Development completed.				
Warnock PA002161	Phase II Transitional housing; 45 units		Acquisition, new development for 45 housing units and rehabilitation of housing stock along with neighborhood revitalization efforts with PHA offices and Elderly Services space.		45 Elderly housing designation.		
West Park Plaza PA002093	66 Units	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
West Philadelphia North of Market Street	45	Market West to be planned and begin acquisition activities.	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Westpark Apartments PA002039	325 Family High-Rise Units	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Whitehall Apartments I PA002034	188 Family		Modernization completed.				
Whitman Park PA002051	Originally 120 Units, Total development slated for homeownership						Homeownership development;
Wilson Park PA002013	741 Family, Low-rise; Elderly, High-rise		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.		279 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, community and supportive services offices and/or open space.	

Name, Number and Location	Number and Type of Units	Note for 2017 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Walton School		Intent for RAD Conversion	Redevelopment into Senior Housing.				
Reynolds School			Redevelopment of Vacant School in Sharswood Neighborhood.				