

# PHILADELPHIA HOUSING AUTHORITY



## MOVING TO WORK ANNUAL PLAN FISCAL YEAR 2018 (APRIL 1, 2017 TO MARCH 31, 2018)

**DRAFT FOR PUBLIC COMMENT  
NOVEMBER 4, 2016**

**PHILADELPHIA HOUSING AUTHORITY  
MOVING TO WORK ANNUAL PLAN – FISCAL YEAR 2018**

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## 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 2018, i.e. the period from **April 1, 2017 to March 31, 2018**.

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. PHA and HUD have recently extended the MTW Agreement through 2028.

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.

In FY 2018 and beyond, PHA plans to continue to substantially transform its properties and programs, and to support the revitalization of Philadelphia's neighborhoods, by leveraging its funding and utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations.

The FY 2018 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. HUD has indicated its intention to further modify the MTW Plan requirements in FY 2018.

### **MTW Long-Term Goals and Objectives**

PHA established five (5) broad objectives in its first MTW Annual Plan:

- 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 as described in the Strategic Directions Plan discussed in the FY 2015 Annual Plan. 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. The following are the twelve priorities identified in the Strategic Directions Plan, which provide a framework for PHA's activities and resource allocation in FY 2018 and beyond:

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

PHA and the City of Philadelphia have recently collaborated on the development of an Assessment of Fair Housing (AFH) Plan in compliance with the December 2015 Affirmatively Further Fair Housing Final Rule, a process that involved PHA residents and a wide range of community stakeholders. The draft AFH Plan, including proposed fair housing priority goals and strategies, was published in October 2016. It calls for a balanced approach to fair housing planning, one that encompasses: preservation of existing affordable housing resources; development of new affordable housing throughout the City including in low poverty areas; investments in distressed areas to remove barriers and expand opportunities related to education, job creation and transportation; expansion of PHA's HCV Mobility program to support movement of voucher holders to high opportunity areas in Philadelphia and beyond the city boundaries; enhancements to ongoing fair housing outreach, education and enforcement efforts; implementation of an ongoing local and regional dialogue and planning on fair housing issues; and, ongoing efforts to ensure that all citizens have open and fair access to information on housing programs and services. PHA anticipates that feedback received during the AFH public comment period will result in enhancements to the proposed goals and strategies. Further, PHA and the City look forward to ongoing engagement with community stakeholders regarding efforts to ensure fair housing for all citizens. The draft AFH goals and strategies are reflected in PHA's FY 2018 MTW Annual Plan, and will help inform PHA's long-term MTW goals and objectives.

### **FY 2018 Goals and Objectives**

PHA plans to implement a coordinated, comprehensive program of capital improvements, housing and neighborhood development activities, maintenance and management initiatives, and resident supportive services in FY 2018. As PHA's funding for FY 2018 is unknown as of the publication date of the MTW Annual Plan, 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** – The "6 in 5" initiative encompasses an array of initiatives 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 leverages MTW Block Grant and other non-MTW funding to support many

of these development projects. In addition to utilizing MTW Block Grant funding, PHA incorporates MTW flexibility in admissions, continued occupancy and other areas. In FY 2018, PHA projects that 48 new public housing units will come on line through partnership initiatives as shown in Table 1 of the MTW Plan. During this period, an additional 1,540 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’s most ambitious and far reaching development initiative continues to move forward in the Blumberg/Sharswood neighborhood. Spurred on by a HUD Choice Neighborhoods Planning Grant, the Blumberg/Sharswood Transformation Plan 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 including construction of a new supermarket; development of a new PHA office facility; creation of new recreational facilities and green space; and, the establishment of a high performing K-8 school. Progress to date includes: all residents have been relocated; obsolete high-rise and low-rise family units have been demolished; a 9% Low Income Housing Tax Credit (LIHTC) award was received for Phase I; construction commenced on 57 Phase I rental units; use of eminent domain to acquire approximately 1300 mostly vacant lots and/or structures that were predominately tax delinquent properties; firm commitments were received for a new supermarket operator; and, developer RFPs were issued for mixed income housing development on neighborhood sites. Financing for the PHA office facility is expected to be in place by the end of FY 2017. In FY 2018, Phase I is expected to be fully occupied. PHA will also commence rehabilitation of the 96-unit senior tower; commence construction for a 150-unit off-site rental phase, a 27-unit off-site homeownership phase and the PHA office facility; commence construction on the new supermarket; 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, public housing 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.
- ***2012 Chestnut Street Redevelopment*** –PHA selected a developer for the redevelopment of the former PHA headquarters site located at 2012 Chestnut Street in FY 2017. The new development, located in a prime neighborhood of Philadelphia, will consist of approximately 200 market rental units, with 20% of the units to be affordable rentals targeted for families earning at or below 60% of Area Median Income, and 7,000 square feet of commercial space. Construction is expected to begin in FY 2018. MTW Block Grant funds will be utilized to support the long-term affordable units.
- ***Homeless Veterans Initiative*** – In FY 2018, PHA will partner with a non-profit organization to add 37 units of project-based housing for veterans at the H.E.L.P. V development in the

Northern Liberties neighborhood of Philadelphia. PHA continues to collaborate with the City, the Department of Veterans Affairs, and local non-profit organizations to eliminate homelessness among our nation's veterans, including maximizing leasing under the Veterans Affairs Supportive Housing program (VASH) and providing operating support from the MTW Block Grant for new project-based developments such as H.E.L.P. V that provide housing and services for veterans and their families.

- ***Rental Assistance Demonstration (RAD)*** – In FY 2018, PHA will continue its efforts to preserve existing public housing developments, reposition the scattered site portfolio and expand housing opportunities through the Rental Assistance Demonstration (RAD) program. PHA utilizes its MTW Block Grant and MTW programmatic flexibility to support RAD conversions. This includes transferring subsidies through the RAD “transfer of assistance” provision from long-term vacant and uninhabitable scattered sites to new projects developed throughout the City by PHA and other development partners. PHA projects that 1,012 units at 2 existing public housing sites and 10 new transfer of assistance sites will have closed under the RAD program by the end of FY 2017. PHA plans to convert an additional 1,900 public housing units to project-based assistance through RAD in FY 2018.
- ***Energy Performance Contracting*** - The MTW Agreement authorizes PHA, without prior approval from HUD, to enter into new Energy Performance Contracts (EPCs) or modify existing EPCs. As part of efforts to determine the financial feasibility and benefits of an EPC, PHA competitively procured a firm to perform a series of comprehensive energy-related audits which will be completed by the end of FY 2017. In FY 2018, PHA expects to analyze and make decisions about whether to proceed with an EPC and/or other energy investments based on a review of the completed audit reports.
- ***Self-Sufficiency and Youth Development Programs*** – Youth development, adult education, employment and training, financial literacy and nutritional services are among the supportive service programs that will continue to be provided by PHA and a network of partners in FY 2018. PHA will also continue to operate the Jobs Plus Pilot Program at Raymond Rosen, which provides intensive supportive services, job training, job placement and retention efforts focused on work-able residents from the Raymond Rosen community. Additionally, PHA plans to continue its Summer Jobs Program which provides six weeks of employment for youth. PHA will also provide scholarships, afterschool, summer camp, and preschool programming for PHA's young residents. PHA also plans to continue its Smoke Free Housing program. These initiatives all leverage MTW Block Grant funding to secure additional public and private funding. A critical ongoing objective is for PHA to maximize and leverage its MTW Block Grant investments through innovative partnerships with State, City, and non-profit agencies, universities, and social services organizations. A summary of PHA's MTW and Non-MTW funded resident services programs is found on Table 11.
- ***HCV Mobility Program*** – The overall goal of PHA's Mobility Program 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. PHA will continue implementation of the Housing Choice Voucher Mobility Program in FY 2018 and will incorporate portability and homeownership into the program. HUD funded the

initial pilot program; however, due to its successes, PHA elected to use MTW funding to continue it indefinitely. 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, 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. In FY 2018, PHA will issue permanent tenant based vouchers to graduating participants in the Second Chance program and will look to expand the program to include referrals from the Pennsylvania First Judicial Court ex-offender programs.
- ***Nursing Home Transition*** – The Nursing Home Transition activity continues to provide needed housing opportunities for persons with disabilities who are transitioning from nursing home to community-based settings. In FY 2018 PHA will continue to work with the City and State to provide affordable housing opportunities for people with disabilities.
- ***Rent Simplification Initiatives*** – PHA does not anticipate adding any new rent simplification activities in FY 2018; however, PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.
- ***Local FSS Program*** – During FY 2018 PHA will continue to work on the development of modifications to the MTW FSS program. PHA plans to meet with local organizations to determine feasibility of developing a partnership with an outside service provider to coordinate and manage the supportive service and contract portions of the FSS. PHA may also look to establish a partnership with a local provider to develop a financial stability and savings program. PHA’s MTW FSS Program will be open to eligible participants in the HCV, PBV/UBV and PH Programs. The FSS program may include short term incentives such as streamlined escrow calculations and modifications to the Contract of Participation and Individual Training & Service Plan. PHA may submit more specific program waivers in a future MTW Plan.

Along with its MTW implementation activities, PHA will implement other initiatives in FY 2018 that do not specifically require MTW authority or Block Grant flexibility to administer. Highlights of PHA’s planned Non-MTW activities include:

- ***Small Area Fair Market Rent Rule*** - Under HUD’s proposed rule regarding implementation of Small Area Fair Market Rents (SAFMRs), Philadelphia is one of the metropolitan areas likely to be selected to transition from a metropolitan area-wide approach to setting FMRs at the zip code level as a means to expand the options PHA families have to live in higher opportunity neighborhoods. While PHA supports the concept of higher payment standards for higher opportunity areas, it is essential that a transition to a new payment standard model minimize any hardship for current HCV program participants. As the SAFMR methodology

does not include new funding, PHA is also concerned that funding may not be sufficient to support the current number of households served in the HCV program. PHA will monitor the progress of this proposed rule and determine, upon issuance of the final rule, if alternative MTW policies are necessary.

- ***Asset Management*** – PHA’s goal 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. In FY 2018, PHA will continue efforts to consolidate and streamline property management and maintenance operations based on asset management principles and in response to funding levels.
- ***Reducing Homelessness Initiative*** – As part of PHA’s commitment to service homeless families and individuals, 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, in FY 2018, PHA plans to provide 300 housing opportunities annually for formerly homeless families that are leaving transitional housing and 200 hundred housing opportunities for homeless individuals leaving transitional housing.
- ***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 effort first targeted grossly over-housed families who were over housed by four or more bedrooms. Where PHA has identified appropriate sized units for over-housed families and approved reasonable accommodations are received, the right sizing efforts may be impacted. 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’s Board-approved Language Access Plan continues to serve as the road map to ensure open access to PHA programs to non-English speakers as well as to individuals with hearing/sight disabilities. In FY 2018, consistent with the draft goals of the Assessment of Fair Housing Plan referenced above, PHA will continue to refine its list of vital documents and ensure that such documents are translated into LAP required languages. Other forms may include guidance for translation in required languages so that non-English speaking individuals can obtain important program information.
- ***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. In FY 2018, PHA will develop and implement a new model lease and ACOPs for the PAPMC developments. Residents will be informed and provided an opportunity to comment on the revised policies and lease per program notice requirements.

- ***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 2018, in addition to potential implementation of an EPC as noted above, PHA will continue implementing 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*** –PHA is one of the largest Housing Authorities in the country to prohibit smoking at all properties except for designated smoking areas. PHA's smoke free 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 2018, PHA will continue to offer smoking cessation programs and enforce the provisions of the Smoke Free policy.
- ***Prudent Fiscal Management and Internal Controls*** – PHA will continue to implement a comprehensive program of internal audit, compliance reviews and fiscal management.
- ***Grants and Grant Opportunities*** – In FY 2018, PHA will administer existing grants and utilize MTW funds where feasible to leverage new grant opportunities. Existing grants include a \$2M grant from Pennsylvania Redevelopment Assistance Capital to support the Sharswood/Blumberg supermarket and PHA office facilities referenced above. PHA will also continue to administer grants including Jobs Plus, Assets for Independence, Choice Neighborhoods, FSS Coordinators, Congregate Housing Services, and Juvenile Reentry Assistance. In FY 2018, PHA will also seek out and work to submit additional funding applications including, but not limited to, the Youth Homelessness Demonstration Project, the Pennsylvania Dept. of Aging Senior Community Center, ROSS Coordinators, ROSS for Education and Assets for Independence, Choice Neighborhoods Implementation (or successor program) to support full implementation of the Transformation Plan for Blumberg/Sharswood.

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**

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. 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 and obtained Board of Commissioners approval prior to submission of the Plan to HUD. See Section VI and Appendix I for additional information.

## II. GENERAL OPERATING INFORMATION

### A. Housing Stock Information

#### Planned New Public Housing Units

PHA plans to add 48 new public housing units to its inventory in FY 2018. As detailed in Table 1 below, this includes planned new units at Anthony Wayne Senior Housing and 1315 N. 8<sup>th</sup> Street.

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 and/or other state and local 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. PHA reports on actual new units in the MTW Annual Report.

**Table 1: Planned New Public Housing Units During FY 2018**

AMP Name and Number	Bedroom Size						Total Units	Population Type	# of UFAS Units	
									Fully Accessible	Adaptable
	0	1	2	3	4	5				
Anthony Wayne Senior Housing		12	11				23	Elderly	6	0
1315 N. 8 <sup>th</sup> Street		25					25	Homeless Young Adults	4	2
Total Public Housing Units to be Added							48			

#### 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, in FY 2018, PHA plans to demolish and/or dispose of a projected total of 2,189 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 2018\***

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PA2-901 Haddington Scattered Sites	16	RAD Conversion
PA2-902 Mantua Scattered Sites	91	RAD Conversion

<b>PIC Dev. # / AMP and PIC Dev. Name</b>	<b>Number of Units to be Removed</b>	<b>Explanation for Removal</b>
PA2-903 Kingsessing Scattered Sites	25	RAD Conversion
PA2-904 Germantown Scattered Sites	35	RAD Conversion
PA2-905 Fairhill Square Scattered Sites	68	RAD Conversion
PA2-906 Francisville Scattered Sites	68	RAD Conversion
PA2-907 Ludlow Scattered Sites	36	RAD Conversion
PA2-908 Susquehanna Scattered Sites	74	RAD Conversion
PA2-909 Strawberry Mansion Scattered Sites	92	RAD Conversion
PA2-910 Oxford Jefferson Scattered Sites	43	RAD Conversion
PA2-901 Haddington Scattered Sites	9	Demo/Dispo of Nonviable Structures
PA2-903 Kingsessing Scattered Sites	3	Demo/Dispo of Nonviable Structures
PA2-904 Germantown Scattered Sites	4	Demo/Dispo of Nonviable Structures
PA2-905 Fairhill Square Scattered Sites	6	Demo/Dispo of Nonviable Structures
PA2-907 Ludlow Scattered Sites	3	Demo/Dispo of Nonviable Structures
PA2-908 Susquehanna Scattered Sites	9	Demo/Dispo of Nonviable Structures
PA2-909 Strawberry Mansion Scattered Sites	9	Demo/Dispo of Nonviable Structures
PA2-910 Oxford Jefferson Scattered Sites	5	Demo/Dispo of Nonviable Structures
PA2-901 Haddington Scattered Sites	2	Disposition of Vacant Lots
PA2-902 Mantua Scattered Sites	64	Disposition of Vacant Lots
PA2-903 Kingsessing Scattered Sites	23	Disposition of Vacant Lots
PA2-904 Germantown Scattered Sites	36	Disposition of Vacant Lots
PA2-905 Fairhill Square Scattered Sites	253	Disposition of Vacant Lots
PA2-906 Francisville Scattered Sites	159	Disposition of Vacant Lots
PA2-907 Ludlow Scattered Sites	442	Disposition of Vacant Lots
PA2-908 Susquehanna Scattered Sites	100	Disposition of Vacant Lots
PA2-909 Strawberry Mansion Scattered Sites	323	Disposition of Vacant Lots
PA2-910 Oxford Jefferson Scattered Sites	191	Disposition of Vacant Lots

**Total Number of Units to be Removed**

**2189**

*\*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 F to this Plan.*

## Planned Rental Assistance Demonstration (RAD) Program Conversions

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 in FY 2018. Table 2 also includes information on PHA’s plans to transfer existing public housing assistance from long-term vacant and uninhabitable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts in FY 2018. For informational purposes, Table 3A includes those developments which PHA has converted through the RAD program, as well as the developments PHA expects to convert through the RAD program through the close of FY 2017.

The timetable for RAD conversions extends beyond FY 2018 and continues to be refined 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 RAD Significant Amendment to the FY 2015, FY 2016 and FY 2017 Annual Plans for several developments.

As part of this FY 2018 MTW Annual Plan, in Appendix A, PHA has included RAD Significant Amendments for Westpark Plaza and Blumberg Senior Apartments. Additional Significant Amendments for other planned RAD developments will be submitted in the future.

**Table 3: Planned Rental Assistance Demonstration Conversions in FY 2018**

PIC Dev. # / AMP and PIC Dev. Name	RAD Units	Description
PA2-093 Westpark Plaza	66	Conversion of existing public housing development
PA2-018 Arch Homes	77	Conversion of existing public housing development
PA2-030 Abbottsford Homes	236	Conversion of existing public housing development
PA2-015 Harrison Plaza	299	Conversion of existing public housing development
PA2-035 Haddington Homes	150	Conversion of existing public housing development
PA2-014 Norris Apartments Phase II	74	Choice Neighborhoods RAD conversion
PA2-014 Norris Apartments Phase III	38	Choice Neighborhoods RAD conversions
PA2-031 Bartram Village	500	Conversion of existing public housing development
PA2-128 MLK Phase I AME	49	Conversion of existing AME public housing development
PA2-136 MLK Phase III AME	45	Conversion of existing AME public housing development

PIC Dev. # / AMP and PIC Dev. Name	RAD Units	Description
PA2-126 Eight Diamonds	152	Conversion of existing AME public housing development
PA2-127 Spring Garden Mixed Finance AME	86	Conversion of existing AME public housing development
PA2-162 Spring Garden II AME	32	Conversion of existing AME public housing development
PA2-050 Blumberg Senior Tower	96	Conversion of senior tower in existing public housing development
Total Units	<b>1,900</b>	

**Planned Total Number of RAD Units** **1,900**

**Table 3A: Rental Assistance Demonstration Conversions Completed or Projected to be Completed by the Close of FY 2017**

Property Name	RAD Units	Description
2415 N. Broad St.	88	Transfer of Assistance
St John Neumann Place II	52	Transfer of Assistance
H.E.L.P Philadelphia V	37	Transfer of Assistance
New Courtland at St. Bartholomew	42	Transfer of Assistance
Strawberry Mansion	55	Transfer of Assistance
Roberto Clemente House	38	Transfer of Assistance
Lehigh Park I and II	49	Transfer of Assistance
Plymouth Hall	53	Conversion of existing public housing development
Norris Square	29	Transfer of Assistance
Haddington III	48	Transfer of Assistance
Blumberg Phase I	51	Transfer of Assistance
Southwark Plaza	470	Conversion of existing AME public housing development
Witherspoon Senior Apartments	60	Transfer of Assistance
Cantrell Place	61	Transfer of Assistance
<b>Total Units</b>	<b>1,133</b>	

### **Planned New Project-Based Voucher Leasing**

PHA provides project-based subsidies to non-profit sponsors and other 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 2018. Overall, PHA projects that 1,540 additional units will be placed under contract in FY 2018 and 2,656 units currently under contract will remain as such at the end of FY 2018. PHA anticipates a leasing rate of over 90% for new and existing project-based units at the close of FY 2018.

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 2018**

Property Name	Anticipated # of New Vouchers to be Project-Based	Description of Project
Strawberry Mansion	55	New construction in North Philadelphia for low income families – RAD transfer of assistance site
2415 N Broad Street	88	New Construction in North Philadelphia serving homeless individuals - RAD transfer of assistance site
4050 Apartments	20	New construction development located in West Philadelphia for artists
Blumberg Phase I	57	New Construction in Blumberg/Sharswood neighborhood serving low-income families including 51 RAD transfer of assistance and 6 other project-based vouchers
Cantrell Place	61	Substantial rehabilitation development in South Philadelphia for seniors. RAD transfer of assistance.
Centennial Village	23	New Construction and rehab in West Philadelphia serving low-income families
Eight Diamonds	152	Rehabilitation of existing AME family public housing – RAD conversion
Francis House	10	New Construction in West Philadelphia for frail seniors
Haddington III	48	Scattered site rehabilitation in West Philadelphia for homeless and low income families – RAD transfer of assistance site
Help V	37	Rehab in Northern Liberties section of Philadelphia serving veterans and senior veterans - RAD transfer of assistance site
Lehigh Park I & II	49	Rehab of existing housing serving low-income families– RAD transfer of assistance site
Liddonfield	300	New Construction in Northeast Philadelphia for seniors
MLK Phase I AME	49	RAD conversion of existing AME units
MLK Phase III AME	46	RAD conversion of existing AME units
Mt. Vernon	15	Rehabilitation of a site located at 3202 Mantua Avenue in the Mantua section of West Philadelphia serving low income families.
New Courtland at Allegheny II	40	New Construction in North Philadelphia serving seniors
New Courtland at St. Barts	42	New construction in Northeast Philadelphia for seniors – RAD transfer of assistance site
Norris Homes Phase II	74	RAD conversion of Choice Neighborhood public housing units (new construction replacement units)
Norris Square	29	Rehabilitation of existing family units in North Central Philadelphia – RAD transfer of assistance site
Plymouth Hall	53	Rehab of existing PH. RAD conversion
Roberto Clemente House	38	Substantial rehabilitation development in North Philadelphia serving low-income families - RAD transfer of assistance site
Spring Garden II AME	32	Rehabilitation of existing AME scattered site family public housing – RAD conversion
Spring Garden Mixed Finance AME	86	Rehabilitation of existing AME scattered site family public housing – RAD conversion
St. John Neumann Place II	52	New Construction in South Philadelphia serving seniors - RAD transfer of assistance site
Tioga Family Center	24	New Construction in North Philadelphia for low income families
Witherspoon Senior Apartments	60	Substantial rehab in West Philadelphia serving seniors. RAD transfer of assistance site

Anticipated Total  
New Vouchers to be  
Project-Based

**1,540**

Anticipated Total Number of Project-Based  
Vouchers Committed at the End of the Fiscal  
Year

**4,196**

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

**3,860**

### Other Planned Changes to Housing Stock

In FY 2018, PHA’s 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. The development principles provide the framework for future development activities undertaken with public and private partners; 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 funding constraints, PHA’s policy also emphasizes the importance of achieving maximum leverage with limited public funds.

PHA’s development efforts also support the goals established in the draft Assessment of Fair Housing Plan jointly issued by the City and PHA in October 2016. These goals emphasize the importance of a balanced approach to fair housing including preservation of existing housing, development of new affordable rental and homeownership housing, investments to improve the quality of life in distressed neighborhoods, and mobility initiatives to support housing in high opportunity areas.

Working in collaboration with the City of Philadelphia, PHA will continue to further the shared goal of creating significant new affordable housing opportunities citywide. 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 E 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

Site	Description of Project
	market rate housing by Pennrose.
27 <sup>th</sup> 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 finalizing a sales agreement with the selected developer who plans to build 300 rental units on the site.
2012 Chestnut Street	In October 2016, PHA announced the selection of a private developer (Alterra Property Group) to develop the vacant, former PHA headquarters site at 2012 Chestnut Street into approximately 200 units of housing including 160 market and 40 units targeted to households with incomes at or below 60% of Area Median Income. The development will also include 7,000 square ft. of commercial space. The developer was chosen through an RFP process.
Bartram Village	PHA is soliciting development proposals for the redevelopment of Bartram Village.
Vaux School	Proposed Acquisition of vacant school site for Sharswood development. Educational or residential uses being developed.
Strawberry Mansion (RFP)	Acquisition of 8 H/O Units in Strawberry Mansion area

## 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 continues to be a 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 and development expenditures for FY 2018. Pursuant to the MTW Agreement, PHA may, at its discretion and without prior HUD approval, utilize the force account method to conduct capital improvements during the Plan year. 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 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.

**Table 6: Planned Capital Expenditures During FY 2018**

Site Name	Description	Total Estimated Budget	Estimated FY 18 Capital Fund Expenditures
Blumberg	Phase II (Senior Tower) - 96 units	\$ 21,900,739	\$ 10,000,000
Blumberg	Modular 83 Units	\$ 26,593,413	\$ 5,000,000
Blumberg	Phase III (Off-Site) - New construction of approximately 300 units	\$ 120,000,000	\$ 5,000,000
Blumberg	Streets & Infrastructure	\$ 9,000,000	
Blumberg	Scattered Site Demolition & Stabilization	\$ 8,400,000	\$ 7,000,000
Blumberg Reynolds School Conversion	Reynolds School Acquisition - Adaptive Reuse (60 Units)	\$ 21,000,000	\$ 1,000,000
Strawberry Mansion	Strawberry Mansion Street Planning - New Construction of 55 Affordable Housing Units	\$ 20,000,000	\$ 5,000,000
Arlene Homes	RAD Conversions	\$ 3,000,000	\$ 3,000,000
Plymouth Hall	RAD Conversions	\$ 3,065,146	\$ 3,065,146
West Park Plaza	RAD Conversions	\$ 9,281,164	\$ 4,000,000
Collegeview	Sanitary upgrade	\$ 900,000	\$ 900,000
Community Centers	Lawful Occupancy (As determined by A&E Consultant)	\$ 250,000	\$ 250,000
District 3	20 New Units	\$ 8,000,000	\$ 4,000,000
District 4	20 New Units	\$ 8,000,000	\$ 4,000,000
Emlen Arms	Roof Replacement	\$ 150,000	\$ 130,000
Haddington (901)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Mantua (902)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Kingsessing (903)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Germantown/Hunting Park (904)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Fairhill Square (905)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Francisville (906)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Ludlow (907)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Susquehanna (908)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Strawberry Mansion (909)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Oxford Jefferson (910)	Comprehensive SS Unit Rehabilitation	\$ 600,000	\$ 600,000
Haddington (901)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Mantua (902)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Kingsessing (903)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Germantown/Hunting Park (904)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500

Site Name	Description	Total Estimated Budget	Estimated FY 18 Capital Fund Expenditures
Fairhill Square (905)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Francisville (906)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Ludlow (907)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Susquehanna (908)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Strawberry Mansion (909)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Oxford Jefferson (910)	SS Repairs/Replacements/Upgrades	\$ 237,500	\$ 237,500
Harrison Plaza	Water Penetration Need	\$ 5,000,000	\$ 5,000,000
Harrison Plaza	Fire Protection	\$ 300,000	\$ 300,000
Hillcreek	Roof Replacement	\$ 526,000	\$ 526,000
Hillcreek	Continued Upgrade for Building Distribution	\$ 2,000,000	\$ 2,000,000
Johnson Homes	Tub Diverter Replacement	\$ 500,000	\$ 500,000
Katie B Jackson	Roof Replacement Drainage and Flashing	\$ 130,000	\$ 130,000
Markoe Street	Phase III - Development of 6 residential units	\$ 1,000,000	\$ 1,000,000
Millcreek	LEB Community Center	\$ 6,011,386	\$ 4,000,000
Mount Olivet	Exterior Envelope and Moisture Protection	\$ 500,000	\$ 500,000
Norris Choice	Phase II 89 Rental	\$ 35,600,000	\$ 1,000,000
PHA WIDE	504 Unit Modifications/Fair Housing	\$ 900,000	\$ 900,000
Queen Lane	Queen Lane - Low Rise	\$ 600,000	\$ 600,000
Spring Garden	Mechanical Upgrade for Underground and Building Distribution	\$ 2,500,000	\$ 2,500,000
Total:		\$ 323,482,848	\$ 79,676,146

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 are not likely to begin in FY 2018. The listing of proposed projects and estimated budgets is preliminary and subject to change. With regards to the Blumberg Revitalization and as part of PHA's long-term strategy to consolidate PHA's operations, PHA has approximately \$45 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 will likely involve disposition or conveyance of existing administrative facilities. PHA may utilize bond financing through the Operating Fund Financing Plan for the administrative office facility project subject to HUD approval.

**Table 6A: Additional Planned Capital Projects and Estimated Budget**

Site Name	Description	Total Budget
Blumberg	Residential Phase V-X	\$ 348,800,000
Blumberg	New Grade School	\$ 24,000,000

Site Name	Description	Total Budget
Blumberg	Blumberg Commercial Development	\$ 40,000,000
Blumberg	Office Consolidation	\$ 45,000,000
Westpark Apartments	Upgrades/Modernization	\$ 76,000,000
Harrison	RAD Conversions	\$ 74,750,000
Abbotsford	RAD Conversions	\$ 58,750,000
Westpark Plaza	RAD Conversions	\$ 16,250,000
Haddington Homes	RAD Conversions	\$ 36,750,000
Arch Homes	RAD Conversions	\$ 29,200,000
Bartram Village Redevelopment	Redevelopment/RAD Conversion	\$ 199,600,000
Abbotsford	RAD Conversions	\$ 8,755,109
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
West Market Developments	Mixed Use Developments at: 5900 Market, 5700 Market, 60th Haverford, 55th Haverford, Salvation Army Site	\$ 60,000,000
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
Strawberry Mansion	Strawberry Mansion - Learning Center	\$ 4,000,000
PHA Wide	GPNA	\$ 600,000
2700 Susquehanna	Development of Mixed Use	\$ 24,000,000
Ludlow Extension	Develop Affordable Housing (50-55 Units)	\$ 20,000,000
Oxford Village	Sanitary Upgrade	\$ 3,650,000
PHA WIDE	Conventional Fire Units Rehab	\$ 1,200,000
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
Wilson Park	Water Penetration Need	\$ 3,069,111
Bartram Village	Domestic Hot/Cold Water Boiler; Domestic Hot/Cold Pumps	\$ 410,000
Bartram Village	Window Replacement	\$ 2,200,000
Collegeview	Main Service & Distribution Panels	\$ 490,000
Collegeview	Cold Water Lines; Domestic Water Piping; Heating Hot Water Piping	\$ 610,200
Conventional	Electrical - Repair replace / upgrade electrical systems and lighting	\$ 269,735
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
Fairhill	Fire Protection Riser	\$ 600,000

Site Name	Description	Total Budget
GGFE	HVAC Controls Upgrade	\$ 80,000
Harrison Plaza	HVAC Upgrade - Low Rises Unit Heater Replacement (RAD Conversion)	\$ 500,000
Hillcreek	Retaining Walls	\$ 75,000
Holmecrest	New Underground Heating Distribution	\$ 1,001,100
Johnson Homes	Weatherization for Basements	\$ 350,000
Johnson Homes	Windows - Townhouses & Lintils	\$ 3,728,125
Johnson Homes	Gas Lines, Sanitary Lines, Storm Sewer Structures & Laterals, Heating Pumps, Gas Piping	\$ 5,861,080
Mantua LP	Electrical Upgrades (Surge Protection)	\$ 100,000
Morton Homes	Roof Covering	\$ 284,733
Oxford Village	Siding	\$ 846,720
PHA WIDE	Playground Equipment Upgrades (Abbottsford, Johnson, Morton, Spring Garden, West Park)	\$ 145,000
Raymond Rosen	Fencing	\$ 332,813
Raymond Rosen	Vinyl Siding	\$ 238,331
Raymond Rosen	Sanitary Lines & Vent Piping, Storm Sewer Structures & Laterals	\$ 5,241,700
Spring Garden	Metal Stair Replacement (& Miscellaneous)	\$ 90,000
Spring Garden	Electrical Distribution/Panels	\$ 1,500,000
Suffolk Manor	Water Penetration Need	\$ 1,000,000
West Park Apartments	Elevator Upgrades	\$ 7,654,175
Wilson Park	Emergency System Upgrade - For Emergency Generator and Lighting	\$ 1,000,000
Wilson Park	Sanitary Lines & Vent Piping, Storm Sewer Structures & Laterals	\$ 5,569,350
Total		\$ 1,298,349,868

## **B. Leasing Information**

PHA's core business involves management and oversight of approximately 13,000 public housing units and almost 19,000 Housing Choice Vouchers. As units convert from public housing to RAD, each public housing unit converted under RAD will result in an additional HCV unit post conversion.

- 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 Voucher program 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.

Table 7 below provides information only on households living in “MTW units” that PHA plans to serve during FY 2018. This includes all households residing in PHA public housing units as well as HCV MTW households. All of PHA’s public housing units are “MTW units”. Although not required by HUD, PHA has included Table 7A which identifies non-MTW households served. The actual number of household served may vary. PHA anticipates that it will continue to target a utilization rate above 90% in FY 2018, subject to funding availability. The conversion of public housing to project-based assistance under RAD began in FY 2017 and will continue in FY 2018. The number of public housing and HCV families served may be impacted by the RAD conversion schedule.

**Table 7: Planned Number of Households Served at End of FY 2018**

**MTW Households to be Served Through:**

Federal MTW Public Housing Units to be Leased  
 Federal MTW Voucher (HCV) Units to be Utilized  
 Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs  
 Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs  
**Total Households Projected to be Served**

Planned Number of Households to be Served	Planned Number of Unit Months Occupied/Leased
13,207	158,484
18,812	225,744
0	0
0	0
<b>32,019</b>	<b>384,228</b>

**Table 7A: Non-MTW Voucher Programs: Planned Number of Households Served at End of FY 2018**

**Non-MTW Program**

Mainstream  
 VASH  
 Moderate Rehab  
 SRO  
**Total Households Projected to be Served**

Planned Number of Households to be Served	Planned Number of Units Months Occupied/Leased
125	1,500
703	8,436
193	2,316
337	4,044
<b>1,358</b>	<b>16,296</b>

**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* – RAD conversions are expected to continue in FY 2018. As such, actual leasing figures for public housing may be impacted by the schedule of development activities and relocation timetables. 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 continues to be a high priority. PHA implemented a mobility program in August 2013. Mobility program staff conduct outreach and marketing and provide voucher holders with housing counseling and training before, during and after moves. PHA anticipates assisting approximately 55 clients in FY 2018 to find units in opportunity areas. As part of the recently issued draft Assessment of Fair Housing Plan, PHA established a goal of enhancing and expanding the mobility initiative. 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. In 2014, PHA centralized the administration of site based waiting lists for the Conventional and Scattered Site program areas under 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 2018**

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	29,293	Partially Open	No
Federal MTW Public Housing Units ****	Site-Based	35,544	Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide	13,349	Partially Open	No

\* *Select Housing Program*: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

\*\* *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

\*\*\* For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

\*\*\*\* *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
N/A

### Information on Local, Non-Traditional Housing Programs

N/A
N/A
N/A

### 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. Management of site based waiting lists for Conventional and Scattered Site housing is the responsibility of the Public Housing Admissions Department. 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.
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### Planned Wait List Organizational or Policy Changes

The following is a summary of wait list policy/organizational changes planned for FY 2018:

- PHA may update one or more of its waiting lists in FY 2018. Waiting list updates will be completed in accordance with applicable ACOP/Administrative Plan policies.
- PHA continues to evaluate 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 2018, 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.

- When a public housing development for which PHA maintains a Site Based Waiting List (SBWL) is converted under RAD to Project Based (PB) Assistance, PHA will transition the existing public housing SBWL to a PB SBWL pursuant to the approved, relevant RAD significant amendment. Applicants will retain their date and time of application and PHA will provide notification to said applicants. After the initial waiting list has been established, PHA shall administer its waiting list for the converted project in accordance with the policies in its Administrative Plan.
- When PHA converts a new or existing public housing development under RAD which does not have an existing SBWL, PHA will establish a waiting list and will follow the policies in its Administrative Plan regarding establishing and administering the waiting list.
- Where RAD conversion activities result in extended periods of time where PHA will not be leasing units, PHA will establish a wait list policy to allow applicants who are only on the affected SBWL to select one additional SBWL while retaining their date and time of application. Additionally, if conversion activities result in PHA no longer offering certain sized units at a site, PHA will establish a policy whereby applicants affected by the unit size change would be able to select one new SBWL while retaining their date and time of application. These wait list policies do not require MTW authorization.
- In furtherance of the fair housing goals proposed in the recently issued draft Assessment of Fair Housing (prepared jointly by PHA and the City), PHA will continue to evaluate its waiting list policies including outreach efforts to ensure open and fair access to all citizens regardless of race, ethnicity or protected class status.

### **III. PROPOSED MTW ACTIVITIES**

There are no proposed new MTW Activities for the FY 2018 MTW Annual Plan.

## 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, 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. Since inception, PHA has received seventeen (17) referrals and twelve (12) of the referrals have been housed in public housing. PHA intends to continue this initiative in FY 18 offering up to a total of fifty (50) housing opportunities.

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.

PHA makes affordable housing developments selection 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” initiative 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.

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. Referrals for Special Needs units are required to come from the City of Philadelphia's Deputy Mayor for Health and Opportunities Permanent Supportive Housing Clearinghouse (HOPSHC), which act as PHA's Local Lead Agency. Accessible and Special Needs preferences may be applied to PH, UBV and HCV applicants.

In FY 2018, under the Partnership Program Initiative, 45 senior affordable apartments are projected to be completed and of those 45 units, 23 are projected to be ACC units. There will be 6 fully accessible units. Referrals for these units will come from the Philadelphia Office of Supportive Housing, Liberty Housing Development Corporation, Inglis House and various other local service providers for disabled individuals. Additionally in FY 2018, 30 affordable apartments are projected to be completed at 1315 North 8<sup>th</sup> Street and of those 30 units, 25 are projected to be ACC units. The units at North 8<sup>th</sup> Street are designated for young adults who are homeless or who are at risk of homelessness, some with disabilities, and will also include general occupancy units for persons with low income. The project will be LGBTQ-friendly. Services will be provided by Project HOME including employment, education and health care services.

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:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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	48 units by the end of FY 2018		

*CE #4: Increase in Resources Leveraged – ALL Planned FY 2018 Projects*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0	\$28 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 FY18 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 strives 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 21<sup>st</sup> 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 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 last updated and obtained HUD approval for the MTW TDC/HCC cost limits in 2009, which are included in Appendix G. Based on recent discussions with HUD, PHA commissioned an independent engineering study of local development costs in order to establish updated MTW cost limits. Upon completion of the engineering study, PHA will seek HUD approval of updated MTW TDC/HCC cost limits. 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.

No new units are proposed under this activity in FY 2018.

**Proposed Changes to Activity:** No changes are proposed.

**Changes to Baseline, Benchmarks, Metrics:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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	\$0		

*\* 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?
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Total time to complete the task in staff hours (decrease).

TBD

0

*\* 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 staff time savings.*

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

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

\$0

\$0

**HC #1: Additional Units of Housing Made Available**

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

0

0 in FY 2018

**HC #2: Units of Housing Preserved**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
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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?
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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 each new development. The baseline used is the agency wide average wait time for Public Housing. PHA does not know how many applicants will apply for these developments; therefore, is unable to establish a benchmark for this development at this time.*

**HC #5: Increase in Resident Mobility**

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

0

0 units in FY 2018



**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 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; however, PHA notes that it is currently evaluating alternative approaches to the operation of the adult day care center, including third party operation of the center.

**Changes to Baseline, Benchmarks, Metrics:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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	0 – Adult Day Care	66 - ADC		

to a better unit and/or neighborhood of opportunity as a result of the activity (increase).

(ADC)

75 ongoing (NHT)

0 – Nursing Home Transition (NHT)

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

<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase housing choice (increase).	0 – ADC	66 - ADC		
	0 – NHT		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. For all of PHA's rent and utility allowance policies implemented pursuant to its MTW authority, PHA will consider exceptions to these policies on a case-by-case basis for families who can demonstrate a long term hardship that will result from application of the policies to them, or as a reasonable accommodation. To qualify for a hardship exemption, a household must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the application of the rent or utility allowance policy to the household will affect the household.

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 one voluntary interim recertification every six months, 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 periodically 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.

At the ceiling rent update, PHA will compare the family's income based rent from their last full recertification to the new ceiling rent. If the updated ceiling rent is below the income based rent, PHA will automatically apply the new ceiling rent. PHA will notify the family of the new ceiling rent and will provide the tenant with the option to switch to

income based rent if the income based rent is lower than the new ceiling rent. If the family opts to switch to an income based rent, a full recertification will be completed and the family will switch to a biennial recertification frequency

- 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.

PHA may elect to phase-in rent increases to avoid serious financial hardship to tenants if necessary.

- **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.

In FY 2017, as part of PHA's revised rent calculation initiative, PHA modified the 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 modified 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 also modified 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.

In FY 2017, as part of PHA's restructuring of the regular and interim recertification process, PHA began conducting recertifications every three years for elderly or disabled households on fixed incomes in both the HCV and public housing program. Finally, within the limit on interim recertifications, PHA processes voluntary interim rent reductions if and when the reduction in income lasts for more than 30 days. Elderly and disabled are exempt from the limit on interim recertifications.

In FY 2017 PHA began excluding all full-time student earned income for family members other than the Head, Spouse or Co-Head. PHA discontinued verification of

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.

This activity was approved and implemented in FY 2004 and was modified in FY 2017 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. The payment standard that applies to a household at initial lease up is the payment standard in effect when the lease is approved and executed by the tenant and owner. This activity was implemented in FY 2008 and is ongoing. PHA may modify payment standard thresholds to support leasing for existing households. This policy will supersede any related provisions of HOTMA.

Beginning in FY 2017, in concert with existing payment standard modifications PHA began approving 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.

**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; and is planning on implementing PGW's CRP for public housing residents in FY 2018 subject to court approval as needed; 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 residents 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. PHA may look to implement this portion of the utility allowance activity in FY 2018.

For HCV participants only, during an interim recertification PHA will apply the utility allowance in effect on the effective date of the interim 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. During an interim recertification, PHA will apply the payment standard in effect at the last regular recertification.

In FY 2017 PHA determined not to implement the minimum threshold of \$20 for provision of utility allowance payments.

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. As part of this Plan, PHA completed an impact analysis to confirm that participants continue to pay no more than 28% of their income toward rent. This would be the case for all HCV households who leased units at or below the payment standard and for all Public Housing households, except for those with zero incomes. Where participants are enrolled in the CRP program, the cap on utility costs represents an impactful participant savings as the cap on gas heating costs is based upon a percentage of income and not upon utility consumption. See Appendix H for the results of the impact analysis. 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:** Under HUD’s proposed rule regarding implementation of Small Area Fair Market Rents (SAFMRs), Philadelphia is one of the metropolitan areas likely to be selected to transition from a metropolitan area-wide approach to setting FMRs at the zip code level as a means to expand the options PHA families have to live in higher opportunity neighborhoods. While PHA supports the concept of higher payment standards for higher opportunity areas, it is essential that a transition to a new payment standard model minimize any hardship for current HCV program participants. As the SAFMR methodology does not include new funding, PHA is also concerned that funding may not be sufficient to support the current number of households served in the HCV program. PHA will monitor the progress of this proposed rule and determine, upon issuance of the final rule, if alternative MTW policies are necessary.

Currently, PHA applies MTW rent simplification policies on biennial and triennial recertifications, the limit on interim recertification and asset verification and calculation to the unit based program. In FY 2018, PHA will look to apply the remaining portions of rent simplification to the unit based program. Where program requirements prohibit application of MTW rent simplification policies to unit based contracts, PHA will apply income and rent calculation requirements consistent with applicable program requirements, i.e. tax credit units.

**Changes to Baseline, Benchmarks, Metrics:** The baseline for the UA savings was changed to reflect savings generated as a result of implementation of the MTW UA CRP policy. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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).	<b>Time per recertification:</b> 2 hours	<b>Time per recertification:</b> 1.5 hours		
	<b>Number of recertifications:</b> 28,055	<b>Number of</b>		



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 \$20,602\*

\* 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 heads of households had earned income as of March 31, 2014.	6,752 (43%) of work-able heads of household have earned income 4,215 of 9,224 HCV 2,537 PH out of 6,149		

\* 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 18 to 8621 (56%). HCV: 5009 out of 9224 PH: 3612 out of 6,149		

\* 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	Unit of Measurement	Unit of Measurement	Unit of Measurement	Unit of Measurement
Number of households transitioned to self-sufficiency (increase).	0 households	203 (HCV 180) (PH 23) households are expected to transition to self-sufficiency in FY 18.		

\*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 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 HUD approved changes to PHA Unit Based Program including PHA's application of its MTW UBV policy to RAD developments and PHA's ability to project-base 100% of the units in a RAD UBV development. Also in FY 2017, HUD approved PHA's MTW policy 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 is 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.

To support the initiatives included in this activity, PHA will prepare local forms which reflect PHA's MTW policies and procedures. For example, PHA will prepare a local PB HAP contract and PB Tenancy Addendum to reflect MTW policies including but not limited to, rent determination methods, recertification frequencies and right to move policies.

In FY 2018, PHA may issue requests for proposals, conduct evaluations and recommend additional units and developments for approval by the PHA Board. Additionally, in FY 2018 PHA will continue to unit base developments which have been approved for conversion under RAD.

The following table provides information on projects that are currently subsidized or scheduled to be under contract through the end of FY 2017. Additional projects that are projected to be under contract in FY 2018 – including RAD conversion and transfer of assistance projects - are included in Table 4 above. PHA is in the process of determining whether renewals will be issued for some of the developments on the table below.

<b>Development Name</b>	<b>Sponsor</b>	<b>Building Type</b>	<b>Neighborhood Location</b>	<b>Voucher Units Under Contract Update</b>	<b>Target Population</b>	<b>Supportive Services</b>
Edison 64*	Veteran's Multi-Service Center	Low Rise Old Converted High School	North Philadelphia	20	Homeless veterans	Yes
Hancock Manor*	Impact Services	Low Rise	North Philadelphia	14	Homeless veterans	Yes
46 <sup>th</sup> St	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	4	mental health/chemical dependency	yes
4th & Diamond	Women's Community Revitalization Project	Row homes	North Philadelphia	32	families/very low income	yes
5317 S 15 <sup>th</sup> St	Columbus Property Management	Low rise apartments and row homes	North Philadelphia	1	mental health/chemical dependency	yes
7 <sup>th</sup> and Ritner	Columbus Property Management	Low rise apartments and row homes	South Philadelphia	5	mental health/chemical dependency	yes
810 Arch Street	Project Home	High rise apartments	Center City	70	Homeless, homeless youth, elderly couples	yes
Academy Rd	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	18	mental health/chemical dependency	yes
Anna's House	Citizens Acting Together Can Help, Inc.	Low rise apartments	South Philadelphia	12	Homeless/mental health	yes
Arch V Temple	Columbus Property Management	Low rise apartments	North Philadelphia	49	families/very low income	no
Arch VI Temple	Columbus Property Management	Low rise apartments	North Philadelphia	40	families/very low income	no
Arch VII/LIH Walnut	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	14	mental health/chemical dependency	Yes
Art Apartments	Pine Lake Management Associates LP	Low rise apartments	West Philadelphia	30	families/very low income	No
Ascension Manor	Michaels Organization	Low rise apartments	North Philadelphia	3	disabled	yes
Belmont I	Inglis House	Low Rise apartments	West Philadelphia	25	seniors and disabled	yes
Belmont II	Inglis House	Low Rise apartments	West Philadelphia	15	seniors and disabled	yes

<b>Development Name</b>	<b>Sponsor</b>	<b>Building Type</b>	<b>Neighborhood Location</b>	<b>Voucher Units Under Contract Update</b>	<b>Target Population</b>	<b>Supportive Services</b>
Benner/Frankford	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	8	mental health/chemical dependency	yes
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
Bigham Place	Peoples Emergency Center	Low rise apartments	West Philadelphia	7	Homeless families	Yes
Blakiston St	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	7	mental health/chemical dependency	yes
Borinquen	Borinquen Associates II Limited	Scattered row homes	North Philadelphia	17	families/very low income	no
Brentwood Parkside	Columbus Property Management	High rise apartments	West Philadelphia	22	seniors/families/very low income	no
Chatham Court Apartments	Chatham Apts. Assoc. LP	Low rise apartments	West Philadelphia	18	families/very low income	no
Chestnut St	Columbus Property Management	Low rise apartments and row homes	University City	6	mental health/chemical dependency	yes
Cloisters	Cloisters III Housing Partnership	Low rise apartments/duplexes and row homes	West Philadelphia	18	homeless	yes
Conklin St	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	3	mental health/chemical dependency	yes
Courtyard at Riverview (RAD Conversion)	Michaels Org	High Rise Apartments/Row homes	South Philadelphia	470	Seniors/low income families	no
Dignity 1	Community For Dignity & Fairness	Scattered row homes	Germantown/Mt. Airy	10	women with children (domestic abuse)	yes
Dignity 15	Community For Dignity & Fairness	Scattered row homes	Germantown/Mt. Airy	4	women with children (domestic abuse)	yes
Dignity 21	Community For Dignity & Fairness	Scattered row homes	Germantown	11	women with children (domestic abuse)	yes
Dignity 33	Community For Dignity & Fairness	Scattered row homes	Mt. Airy	16	women with children (domestic	yes

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
					abuse)	
Dignity 4	Community For Dignity & Fairness	Scattered row homes	Logan (Northwest Philadelphia)	3	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
Dignity Nedro	Community For Dignity & Fairness	Low rise apartments	Logan (Northwest Philadelphia)	4	women with children (domestic abuse)	Yes
Ditman St	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	10	mental health/ chemical dependency	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 families	yes
Fattah Homes II	PEOPLES EMERGENCY CENTER	Scattered Row homes	West Philadelphia	6	Homeless families	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
Gordon Street	Philadelphia Housing Authority	Row homes	North Philadelphia	21	families/very low income	no
Grace Townhomes	Women's Community Revitalization Project	Row homes	North Philadelphia	36	families/very low income	yes
Hamill Mills	Lena St Associates	Low rise apartments	Germantown	40	seniors	no
HELP I	HELP USA	Row homes	West Philadelphia	14	Veterans	yes
HELP IV Grover's Lane	HELP USA	Low rise apartments	West Philadelphia	15	veterans	yes
HELP Philadelphia II	HELP USA	Low rise apartments	West Philadelphia	50	transitional housing for women	yes

<b>Development Name</b>	<b>Sponsor</b>	<b>Building Type</b>	<b>Neighborhood Location</b>	<b>Voucher Units Under Contract Update</b>	<b>Target Population</b>	<b>Supportive Services</b>
Hope Bridge (Vine St)	Methodist Family Services of Philadelphia	Low rise apartments	West Philadelphia	20	Homeless	yes
Hope Bridge (Ogden)	Methodist Family Services of Philadelphia	Low rise apartments	West Philadelphia	4	homeless	Yes
Imani I	Peoples Emergency Center	Row homes	West Philadelphia	24	Homeless families	no
Imani II	Peoples Emergency Center	Row homes	West Philadelphia	6	Homeless families	no
Imani III	Peoples Emergency Center	Row homes	West Philadelphia	6	Homeless families	no
Imani IV	Peoples Emergency Center	Row homes	West Philadelphia	8	Homeless families	no
Imani V	Peoples Emergency Center	Row homes	West Philadelphia	11	Homeless families	yes
Impact Veteran's Family Center	Impact Services	Low rise apartments	North Philadelphia	8	Veteran Families	yes
INB Mascher	Women's Community Revitalization Project	Row homes	North Philadelphia	12	families/very low income	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	17	seniors and disabled	yes
Jackson St.	Columbus Property Management	Low rise apartments and row homes	Germantown	2	mental health/chemical dependency	yes
Jannie's Place I	Peoples Emergency Center	low rise apartments	West Philadelphia	6	Homeless families	Yes
Jannie's Place II	Peoples Emergency Center	low rise apartments	West Philadelphia	11	Homeless families	Yes
JBH Homes	Project Home	Low rise apartments	Fairmount	15	alcohol dependency	yes
Kate's Place	Project Home	High rise apartments	Center City Philadelphia	5	homeless/chemical dependency	yes
Kate's Place	Project Home	High rise apartments	Center City Philadelphia	30	homeless/chemical dependency	Yes
Kendrick/Gillespie	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	11	mental health/chemical dependency	yes
Keystone St	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	6	mental health/chemical dependency	yes
Larchwood	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	4	mental health/chemical dependency	yes

<b>Development Name</b>	<b>Sponsor</b>	<b>Building Type</b>	<b>Neighborhood Location</b>	<b>Voucher Units Under Contract Update</b>	<b>Target Population</b>	<b>Supportive Services</b>
Lehigh Park	St Christopher's Associates L P VIII	High rise apartments	North Philadelphia	25	families/self sufficiency	yes
Liberty at Disston	Liberty Resources	Low rise apartments	Northeast Philadelphia	5	disabled	yes
Liberty at Welsh	Liberty Resources	Low rise apartments	West Philadelphia	2	disabled	yes
Los Balcones	Norris Square Civic Association	Row homes	North Philadelphia	21	low income families	no
Martin St	Columbus Property Management	Low rise apartments and row homes	Roxborough	7	mental health/chemical dependency	yes
Monument Mews	Columbus Property Management	Low Rise apartments and row homes	West Philadelphia	60	families/very low income	no
Monument Rd	Methodist Family Services of Philadelphia	Low rise apartments	West Philadelphia	11	emancipated teens/homeless	yes
Morton St	Columbus Property Management	Low rise apartments and row homes	Germantown	2	mental health/chemical dependency	yes
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
Oakdale Street Apartments	Philadelphia Housing Authority	Row homes	North Philadelphia	12	families/very low income	no
Osage Ave	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	2	mental health/chemical dependency	yes
Parkside 10	Columbus Property Management	Scattered triplexes	West Philadelphia	41	families/very low income	no
Parkside 11	Columbus Property Management	Scattered triplexes	West Philadelphia	8	families/very low income	no
Paseo Verdes	Transit Village Affordable Housing LP	Row homes	North Philadelphia	19	families/very low income	no
Patriot House	Citizens Acting Together Can Help, Inc.	Low rise apartments	South Philadelphia	15	homeless	yes
Pennrose	Citizens Acting Together Can Help, Inc.	Low rise apartments	South Philadelphia	10	homeless	yes
Powelton Heights	Columbus Property Management	Low rise apartments	West Philadelphia	30	seniors	no
Praveen Chestnut	Liberty Resources	Low rise apartments	West Philadelphia	2	disabled	Yes
Preston St	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	7	mental health/chemical dependency	yes

<b>Development Name</b>	<b>Sponsor</b>	<b>Building Type</b>	<b>Neighborhood Location</b>	<b>Voucher Units Under Contract Update</b>	<b>Target Population</b>	<b>Supportive Services</b>
Ray's Place	Project Home	Low rise apartments	North Philadelphia	17	mental health/veterans	yes
Reed St	Columbus Property Management	Low rise apartments and row homes	South Philadelphia	8	mental health/chemical dependency	yes
Regent Terrace	Regent Terrace Housing Partnership	Low rise apartments	West Philadelphia	80	families/very low income	no
Rhawn St	Columbus Property Management	Low rise apartments and row homes	Northeast Philadelphia	11	mental health/chemical dependency	yes
Sandy's/Catherine House	Citizens Acting Together Can Help, Inc.	Low rise apartments	South Philadelphia	3	homeless	yes
Sarah Allen Homes	Sarah Allen Community Homes L P	Low rise apartments	West Philadelphia	1	families/very low income	no
Sarah Allen IV	Sarah Allen Community Homes L P	Low rise apartments	West Philadelphia	2	families/very low income	no
Sarah Allen V	Sarah Allen Community Homes L P	Low rise apartments	West Philadelphia	3	families/very low income	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
Sheff/Wingate	Columbus Property Management	Midrise apartments	Northeast Philadelphia	8	mental health/chemical dependency	yes
Sheila D Brown Women's Center	Columbus Property Management	Low rise apartments	South Philadelphia	9	women/behavioral disabilities	yes
SIL Program	Inter Community Action Inc.	Low Rise Apartments	Roxborough	13	Mental health/chemical dependency	yes
South 55th St	South 55th Street L.P.	Duplex apartments	West Philadelphia	18	families/very low income	no
South Phila Scattered	Columbus Property Management	Low rise apartments and row homes	South Philadelphia	19	mental health/chemical dependency	yes
Spring Garden	Peoples Emergency Center	Low rise apartments	West Philadelphia	9	Homeless families	yes
Spruce St	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	3	mental health/chemical dependency	yes
Susquehanna Apartments	Susquehanna Apts LP	Low rise apartments	North Philadelphia	47	families/very low income	no
Thompson St	Columbus Property Management	Low rise apartments and row homes	West Philadelphia	15	mental health/chemical dependency	Yes
Tillmon Villanueva	Women's Community	Row homes	North Philadelphia	38	families/very low income	yes

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
	Revitalization Project					
Tioga Gardens	Tioga Gardens Associates	Low rise apartments	North Philadelphia	17	families/very low income	no
Walnut Park Plaza	Walnut Park Associates	High rise apartments	West Philadelphia	3	Disabled seniors	no
Walnut Park Plaza	Walnut Park Associates LLC	High rise apartments	West Philadelphia	224	seniors	no
Walnut St	Columbus Property Management	Midrise apartments	West Philadelphia	15	mental health/chemical dependency	Yes
WCRP-Scattered	Women's Community Revitalization Project	Row homes	North Philadelphia	21	families/very low income	yes
<b>TOTAL</b>				<b>2656</b>		

**Proposed Changes to Activity:** There are no changes proposed for this activity

**Changes to Baseline, Benchmarks, Metrics:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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	591 units at the end of FY 2018*		

\*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	2,656 households will be able to move to a better unit and/or neighborhood of opportunity by the end of FY 18		

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
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Number of households receiving services aimed to increase housing choice (increase).	0 households	1,000
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## **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. In instances where a landlord and tenant provide a mutual dissolution of the lease, PHA may allow an eligible family to lease a Tax Credit or Public Housing unit prior to the end of the initial lease term. 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 may be skipped; however, they will retain their position on the waiting list. In cases where the family was skipped, the family would 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:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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	Public Housing: 14 years in FY 18		
	HCV: 4.5 years in FY 2015	HCV: 7 years in FY 2018		

*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*	60 (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		

*\* 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 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 #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		

*\* 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 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.*

### **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.
- **Development of Local Forms** - To support the initiatives included in this activity, PHA will prepare local forms which reflect PHA’s MTW policies and procedures. Among the local forms developed and implemented are the Tenant Based HAP contract, Tenant Based Tenancy Addendum, Request for Tenancy Approval, Privacy Act Release Form which reflects a term of 24 months to coincide with PHA’s biennial recertification, and a model lease. These local forms reflect MTW policies including but not limited to, rent determination methods, recertification frequencies and right to move policies. In FY 2017, PHA discontinued the use of the MTW Family Agreement Addendum and incorporated all MTW requirements in recertification documents.

**Proposed Changes to Activity:** In FY 2018, participants who are approved for portability will receive guidance and assistance from the mobility program to successfully locate and resettle in areas of high opportunity.

**Changes to Baseline, Benchmarks, Metrics:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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*	\$39,125		
		2,000 moves anticipated in FY 18		
		Hourly Wage: \$15.65 Staff time per move:		
		1.25 hours/move		

*\*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	Total Cost: \$9,390		
		Number of port-outs anticipated in FY 18: 150		
		Hourly cost: \$15.65		
		Staff time to complete port-out: 4 hours		

*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)*	Time spent on moves: 2,500 hours*		
		Staff time per move: 1.25 hours		
		Number of anticipated elective moves: 2,000		

*\*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)	600 hours estimated for port-out moves		
		Staff time to complete port-out: 4 hours		
		Number of anticipated port-out moves:150		

## **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:** In FY 2018, the first wave of Second Chance participants will reach the end of their two year term. For those participants who successfully complete the program, PHA will allow them to transition to HCV to continue their tenancy.

Also in FY 2018, PHA will enter into an MOU with the Pennsylvania First Judicial Court (“the Court”), who has an ex-offender mentor program. Where ex-offenders enrolled in the Court’s reentry program also have families living in PHA’s public housing or receiving an HCV tenant based subsidy, PHA will waive the policies related to additions to the household as well as waive the criminal background screening requirement for these individuals and allow them to be added to the family unit. PHA will not allow admission to ex-offenders who have been convicted of methamphetamine production per the HUD regulations and/or who are subject to a life-time sex offender registration requirement. PHA will allow admission for up to 20 ex-offenders under the MOU with the Court and will require that the families that they are joining in PHA’s program be in good standing.

**Changes to Baseline, Benchmarks, Metrics:** There are no changes to baselines. Benchmarks have been updated to reflect planned activities and volumes in FY 2018. 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?
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Amount of funds leveraged in dollars (increase).	\$0	Up to \$10,000		
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*\*Participation is not mandatory and is based on the needs of the individual. Leveraged resources reflect activity in the STAR and RISE programs only.*

*HC #5: Increase in Resident Mobility*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
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Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	30 in FY 2018*		
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*\*10 represent the STAR and RISE program and the remaining 20 reflect the First Judicial Court reentry program*

**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.	\$18,255		

**SS #3: Increase in Positive Outcomes in Employment Status**

Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Employed Full-Time	10 program participants*	10 program participants		
Enrolled in a Job Training Program	100% of program participants 0 program participants	100% of program participants 2 program participants		
Enrolled in an Educational Program	0% of program participants 0 program participants	20% of program participants 2 program participants		
	0% of program participants	20% of program participants		

*\*Represents participants in the STAR and RISE programs only. All participants in the RISE and STAR programs 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).	\$472	\$434*		

*\* Represents STAR and RISE program participants only.*

**SS #7: Increase in Agency Rental Revenue\***

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

\$439

\$440

*\*PHA does not have any rental revenue and is using Total Tenant Payment as the metric. Represents STAR and RISE program participants only.*

**SS #8: Households Transitioned to Self Sufficiency**

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

0

2 in FY 2018 based on program enrollment timetable\*

For this program purpose, PHA defines “self-sufficiency” as successfully completing the program and transitioning to other affordable housing.

*\*Represents STAR and RISE program participants only.*

## **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.)

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.

**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.

<b>Plan Year</b>	<b>Activity</b>	<b>Reason for Close Out</b>	<b>Close Out Year</b>
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 2018

Tables 9 and 10 below provide estimated sources and uses of MTW funds for FY 2018. 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 2018 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 B for additional RHF-related information as required by the RHF Amendment to the MTW Agreement.

**Table 9: Estimated Sources of MTW Funding for FY 2018**

<b>Sources</b>		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$ 25,610,350
70600	HUD PHA Operating Grants	\$ 319,057,079
70610	Capital Grants	\$ 41,872,446
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ 592,729
71100+72000	Interest Income	\$ 600,000
71600	Gain or Loss on Sale of Capital Assets	\$ 0
71200+71300+71310+71400+71500	Other Income	\$ 0
<b>70000</b>	<b>Total Revenue</b>	<b>\$ 387,732,604</b>

**Table 10: Estimated Uses of MTW Funding for FY 2018**

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$ 42,899,551
91300+91310+92000	Management Fee Expense	\$ 0
91810	Allocated Overhead	\$ 0
92500(92100+92200+92300+92400)	Total Tenant Services	\$ 3,583,130
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 19,261,704
93500+93700	Labor	\$ 33,003,223
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 14,405,725
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 7,297,108
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$ 9,120,517
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 52,160,184
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$ 0
97100+97200	Total Extraordinary Maintenance	\$ 0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$ 160,953,950
97400	Depreciation Expense	\$ 0
97500+97600+97700+97800 *	All Other Expenses	\$ 45,047,512
<b>90000</b>	<b>Total Expenses</b>	<b>\$ 387,732,604</b>

\*This line item represents capital and development activity expenses.

## 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 development activities, security system upgrades and maintenance and site improvements throughout PHA.
- Family Programs 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 2018 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.
- 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 PHA administrative offices, and tenant service centers in the Sharswood/Blumberg development for which bond financing under section 30 is being utilized.

**Table 11: Resident Services Program Summary for FY 2018**

<b>Program</b>	<b>Program Description</b>	<b>Target Population</b>	<b>Funding Source</b>	<b>Number of Residents</b>
ABE/GED	Adult Basic Education and General Equivalency Diploma education in the required domains.	Residents 18 to 55	MTW	25 residents to complete the program
Adult Day/Elder Care	Multi-service center for residents, who cannot complete activities of daily living.	Residents 60 and over	Commonwealth of PA/MTW	46
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	210
CHSP	Meal program, which not only enable residents to have appropriate nutrition, but also best practice fellowship to support aging in place.	Residents 62 and over	HUD	16
Community Partners	Occupational Skills training in career areas with reasonable growth	Residents 18 to 55	MTW	100 enrolled

<b>Program</b>	<b>Program Description</b>	<b>Target Population</b>	<b>Funding Source</b>	<b>Number of Residents</b>
	potential.			
Computer Lab	Access to computer technology for academic enrichment.	Residents 6 to 70	MTW	300 residents using computer labs
Connect Home	Bridging digital divide and providing internet access and equipment	Residents 6 to 70	MTW	TBD by partner commitment
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	50
Financial Literacy	Course on credit and money management to enable residents to purchase homes.	Residents 18 to 55	MTW	150 enrolled
FSS	Assessment of individual and family needs, followed by referrals and tracking.	Residents 18 to 55	HUD	300
Health & Wellness Programs	With Every Heartbeat There is Life, with a tobacco component to improve nutrition, exercise	Residents 18 to 55	MTW	50
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	50
Jobs Plus Pilot Program	Place-based employment program designed to increase the earnings and employment of working-age residents	Residents 18 to 62	HUD	300
PhillySEEDS Scholarship	Competitive scholarship awards based on academic achievement.	Youth/Adults 18 to 55	DHHS/Section 3 Vendors	50 residents to receive scholarships
Pre-Apprenticeship	Building Maintenance and Construction Training Program	Residents 18 to 56	MTW/MOCS	20
ROSS	Assessment of individual and family needs, followed by referrals and tracking.	Residents 18 to 55	HUD	200
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	10
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
Senior CTR/Programs	Evidence based activities, which reduce the number of seniors, who leave public housing to enter nursing homes.	Residents 60 and over	Philadelphia Corporation for Aging	133
Smoke Free Housing	Provide smoke free cessation programs, including educational awareness workshops and	All	MTW/Philadelphia Department of Public Health/American Heart	50 attendees

Program	Program Description	Target Population	Funding Source	Number of Residents
	other smoking cessation resources to help residents quit smoking		Association/Nursing Consortium	
Summer Camp	Summer enrichment activities to prevent academic regression.	Youth Ages 6 to 13	MTW	320
Summer Food	Breakfast and lunch served on site to provide appropriate nutrition during the summer.	Youth 5 to 18	PA Department of Education/ MTW	50,000 meals
Summer Jobs Program	Six weeks of summer employment for youth	Public and Assisted Housing Youth.	Philadelphia Youth Network Workready program/partner/MTW	50

### C. Local Asset Management Plan

Is the PHA allocating costs within statute?

	or	No
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Is the PHA implementing a local asset management plan (LAMP)?

Yes	or	
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Has the PHA provided a LAMP in the appendix?

Yes	or	
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A Brief Summary of any Changes in the Local Asset Management Plan:

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 2018 MTW Annual Plan and the MTW Plan Certification of Compliance was adopted by the PHA Board of Commissioners at their XXXXX meeting following the public review process and public hearing. The Resolution is included in Appendix I.

### B. Public Review Process

PHA provided public notice of the draft FY 2018 MTW Annual Plan and posted the draft Plan on its website. A thirty day public comment period to allow for resident and general public review was provided. A public hearing (attended by xx persons) was held on November 17, 2016 at 12 South 23<sup>rd</sup> Street, an accessible facility. Prior to the public hearing, PHA also conducted a discussion meeting with resident leadership to discuss Plan contents and provide additional opportunities for resident input. A total of xx residents attended that meeting. Prior to finalizing the Plan, PHA considered the comments received during the public review process.

### C. Evaluations

PHA conducted an impact analysis of its rent simplification efforts (see Appendix H). 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 C.

## **VII. APPENDICES**

### **Appendix A: RAD Significant Amendments**

## **Appendix B: 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 2018 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 2<sup>nd</sup> 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.

<b>Fiscal Year</b>	<b>Grant Number</b>	<b>Obligation End Date</b>	<b>Expenditure End Date</b>
2016	PA26R002501-16	10/29/2018	10/29/2020
2016	PA26R002502-16	10/29/2018	10/29/2020
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	PA26R002502-10	10/29/2015	10/29/2017

**Appendix C: Annual Statement/Performance & Evaluation Report  
(TO BE PREPARED FOR FINAL SUBMISSION TO HUD)**

## **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 has implemented a local asset management plan for its Public Housing Program as described herein. In the implementation of the plan, PHA will continue to adopt cost accounting and financial reporting methods that comply with HUD and federal regulations 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 and tenant selection
- Rent collections
- Routine and preventive 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 and Budget, Quality Assurance, and the Office of Strategic Management support PHA Asset Managers. Asset Managers are routinely provided with on-line detailed and summary management reports on budget status and all key performance indicators to facilitate their monitoring and oversight of property level activities. PHA also conducts multidisciplinary Performance Management meetings on a monthly basis, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Asset Managers develop and monitor property budgets 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 non-utility 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 to 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 to 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 will utilize 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 4190 scattered site properties, which represents nearly 1/3 of its public housing portfolio. We understand this is far and away 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 which has been submitted to HUD for approval. Managing these 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. It is more costly to operate than newer housing. PHA has engaged in an aggressive development program during the last few years to upgrade and redevelop its 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 that will increase efficiencies, maximize use 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 so they can be adequately measured. For example, PHA has implemented innovative technological systems to maximize efficiencies in admissions, property management, and client services. There are costs associated with development and implementation of these systems before they are implemented at the site level. Under MTW, PHA has also implemented departmental oversight protocols through its Quality Assurance Program. PHA's quality control program has already made PHA's programs more efficient by reducing errors and improving oversight.
- Local Costs. Philadelphia is an old, industrial city where labor costs for maintenance and construction activities are significant. These high costs can be attributed to, in part, 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 follows:

## **I. AMP Definitions**

An AMP will include any site that receives Operating Subsidies through HUD's Operating Fund Calculation. PHA currently two types of PHA managed AMPs and PAPMC/AME managed AMPs.

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

PHA has distributed balance sheet accounts by AMPs as planned in the original Local Asset Management balance sheet accounts were analyzed and distributed to between the AMPs and the Indirect Cost Departments.

### **A. Cash & Investments**

PHA maintains consolidated physical bank accounts, but for financial statement and general ledger presentation cash is distributed between all PHA AMPs and the Indirect Cost Departments. Direct cash and expenses are charged to the proper AMPs or Indirect Cost Departments general ledger account. At the end of the year, cash is adjusted to offset indirect cost allocations between the AMPs and the Indirect Cost Departments. The offsetting of the indirect cost allocations effectively adjusts the inter fund balances to zero except where the AMPs have a negative cash balance which is presented as an inter-fund to the Indirect Cost Departments. All of the remaining cash and investment balances are presented with the Indirect Cost Departments and reported in the MTW Column of the FDS.

Investment income will be allocated between the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

### **B. Tenant Accounts Receivable and Allowance for Doubtful Accounts**

Tenant accounts receivable balances and allowance for doubtful accounts are reported on an AMP basis for each of the PHA Managed AMPs. The ending balances are reconciled to the tenant supporting detail ledgers,

PAPMC/AME Managed AMPs tenant balances are not reported as AMPs in the FDS. Based on PHA's analysis of GASB pronouncements, these AMPs are presented as discrete component. Tenant accounts receivable and allowance for doubtful accounts are included in the PHA Audited financial statements as a discretely presented component unit.

### **C. Other Accounts Receivable**

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

#### **D. PHASI / Worker's Compensation Cash and Liabilities**

The PHASI and Worker's Compensation cash and liabilities will remain with the Indirect Cost Departments and reported in the MTW column of the FDS. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. The expenses related to the PHASI liability and worker's compensation liability are charged to appropriate programs or AMPs. PHA has created a cash reserve for the PHASI liability. The cash reserve offsets PHA's liabilities so that the liability is fully funded. PHA utilizes the reserves to pay the liability as needed. PHA has a cash reserve that is held by the Worker's Compensation insurer.

#### **E. Prepaid Insurance**

The prepaid insurance balances for the PHA Managed AMPs will be distributed to between AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

PAPMC/AME Managed AMPs will not be included in the AMPs Columns of the FDS. Prepaid insurance is included in the PHA Audited financial statements as a discretely presented component unit.

#### **F. Materials Inventory and Allowance for Obsolete Inventory**

PHA currently maintains all maintenance materials inventory centrally. AMPs and departments submit requests for inventory and materials are issued then expenses are charged to the appropriate AMP or program. Ending centralized materials inventory and allowance balances for the PHA Managed AMPs will be distributed to between AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

PAPMC/AME Managed AMPs will not be included in the AMPs Columns of the FDS. Materials inventory is included in the PHA Audited financial statements as a discretely presented component unit.

#### **G. Fixed assets and Accumulated Depreciation**

Fixed assets and accumulated depreciation will be reconciled to the PeopleSoft Asset Module and distributed to the appropriate PHA Managed AMPs and the Indirect Cost Departments. PHA's Asset Module (AM) has been established for many years. AM provides PHA with the ability to prepare fixed asset and depreciation reports by AMP or

department. AM tracks all of the fixed assets transactions and records all monthly fixed asset entries. Fixed assets and accumulated depreciation are reported with the appropriate AMP or the MTW Column for assets held by the Indirect Cost Departments.

PAPMC/AME Managed AMPs will not be included in the AMPs Columns of the FDS. Fixed assets and accumulated depreciation are included in the PHA Audited financial statements as a 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 will be 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 will be distributed to the Indirect Cost Departments.

## **I. Payroll Liabilities**

All payroll tax and benefits liabilities will continue to be presented with the Indirect Cost Departments and reported in the MTW Column of the FDS. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities, than the LIPH (Fund 001) will receive reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs.

Accrued salaries and wages liability will be distributed to between AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

## **J. Compensated Absences**

Compensated absences liabilities will be distributed to between the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

No compensated absences liabilities will be distributed to the PAPMC / AME AMPs because PHA does not charge salaries to these AMPs.

## **K. Net Position**

Invested in Capital Assets balances will follow the Net Fixed Assets that are owned by an AMPs or Departments. Invested in capital assets will be distributed between the Indirect

Cost Departments and the PHA Managed AMPs based on where the Net Fixed Assets is distributed.

The Public Housing Program Unrestricted Net Position for all AMPs will be zero because PHA will allocate revenue from the MTW Column to cover the difference between revenues and expenses generated by each AMP. The total Unrestricted Net Position of the Public Housing Program will be included with the MTW Column.

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Invested in capital assets are included in the PHA Audited financial statements as a discretely presented component unit. PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Unrestricted net assets are included in the PHA Audited financial statements as a discretely presented component unit.

### **III. Revenues**

#### **A. Tenant Revenues**

##### **1. PHA Managed AMPs**

Tenant Revenues will be directly charged to the appropriate AMP.

##### **2. PAPMC/AME Managed AMPs**

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Tenant revenue is included in the PHA Audited financial statements as a 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 AMPs Column of the FDS. Direct revenues are included in the PHA Audited financial statements as a 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 number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

## **D. HUD Operating Subsidy**

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.

Operating Subsidy will be allocated to all PHA AMPs based on the difference between revenues, prior to operating subsidy, and expenses excluding depreciation expenses. The amount of Operating Subsidy allocated will be based on the individual AMPs need for subsidy so that revenues are equal to expenses.

## **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 at the current time based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation. PHA will establish separate account numbers for the MTW and 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's MTW agreement with HUD permits the PHA flexibility to move funds between its Public Housing, Section 8 HCV, and CFP programs. 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.

### **2. PAPMC / AME Managed AMPs**

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

## **I. Expenses**

### **A. Direct Expenses**

#### **1. PHA Managed AMPs**

PHA currently records all direct expenses to the proper AMP. PHA's procurement and accounts payables 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 have payroll costs charged to the proper program, department, AMP, etc. based on PHA's requirements. PHA's accounting system gives the Authority the automated ability to charge payroll costs from the employee 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 that the correct account labels.

PHA's systems and procedures related to direct expenses 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 and expenses under the proper AMP.

#### **2. PAPMC/AME Managed AMPs**

The only PAPMC/AME Managed AMPs direct expenses that will be included in AMPs FDS column are PHA's payment of Operating Subsidies and any other direct expense paid by PHA. All other direct expenses are included in the PHA Audited financial statements as a discretely presented component unit.

### **B. Corporate Legal**

PHA has diverse legal issues due to the size of its programs. PHA will analyze legal expenses to determine the appropriate treatment of the legal expenditures. The treatments of the legal expenses are as follows:

#### **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**

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 based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

## **C. Payroll Expenses**

PHA currently directly charges all maintenance payroll costs to the direct PHA Managed AMP. PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge a maintenance employee's payroll costs. PHA can setup as many account labels as needed to have payroll costs charged to the proper PHA Managed AMP. PHA's accounting system gives the Authority the automated ability to charge maintenance payroll costs from the employee 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 that the correct account labels.

## **D. Materials and Contract Costs**

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

PHA's systems and procedures related to maintenance materials and contract costs 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 and expenses under the proper AMP.

## **E. Indirect Expenses**

PHA will be using an allocation to charge overhead from the Indirect Cost Departments (MTW Column) to all AMPs. Overhead costs will be allocated to the AMPs based the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

## **II. Capital Fund Program**

All expenditures under the Capital Fund program are charged to the appropriate AMP or Indirect Cost Department. Revenues are applied to the appropriate AMP or Indirect Cost Department based on the actual expenditures. The expenditures related to the Indirect Cost Departments or MTW initiatives are reported in the MTW Column of the FDS.

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 accurate and efficient method to track CFP expenditures.

### **III. Project Based Budgeting**

PHA currently prepares project based operating budgets and operating budgets for all of the departments. PHA adds all of the budgets to the Automated Accounting System. The operating budgets are currently used in the procurement, accounts payable process and the preparation of monthly financial statements. PHA's operating budget process is currently in compliance with the HUD Project Based Budgeting requirements.

When PHA has prepared its Capital Fund Program Budgets, PHA determines specific capital work items that need to be completed at all or some of PHA sites. PHA does not establish a Capital Budget by site, but by work item. Then once PHA determines which sites PHA will perform the work item, PHA reclassifies the budget amount from a PHA Wide work item to the specific site. PHA will continue this process; however, the budget will be established at the Capital Projects category rather than PHA Wide.

**Appendix E: Asset Management Table**  
(Updated October 2016)

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
1.	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.	
2.	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.	
3.	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.
4.	Bentley Hall	100 Elderly		As part of Sharswood		99 Elderly Units	Possible conversion	

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	PA002077	Units		Blumberg revitalization, possible façade improvements.			of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
5.	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 RD 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.
6.	Cambridge Plaza Phase I PA-002137	44 LIHTC Rental Units						
7.	Cambridge Plaza Phase II PA-002129	40 LIHTC Rental Units						
8.	Cambridge Plaza Phase III Phase I PA002147	40 LIHTC Rental Units						
9.	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	

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
							supportive services offices and/or open space.	
10.	Champlost Homes PA002042	102 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.	
11.	City-Wide	To be determined		Provision of ACC subsidy, capital funds or HCV.	Dispo/Demo application to be submitted to HUD.			
12.	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.	
13.	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.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
14.	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.
15.	Eight Diamonds PA00126 PA00141 (Formerly known as Raymond Rosen Off-Site PA002126)	Phases A & B; 152 Family	Intent for RAD Conversion	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.		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.
16.	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.	
17.	Fairhill Apartments PA002055	264 Family			Possible demolition in connection with modernization and revitalization, and possible disposition in connection		Possible conversion of units/parcels for residential unit reconfiguration and commercial,	

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
					with mixed-finance development. Additional disposition applications and conveyances to RD and/or PHA wholly-owned subsidiary and/or private entities.		economic development, management offices, community and supportive services offices and/or open space.	
18.	Falls Ridge PA002130	135 LIHTC Rental Units		Development partnership planned on vacant land.				
19.	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.
20.	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.	
21.	Gladys B. Jacobs PA002114	80 Elderly		Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		
22.	Greater Grays Ferry Estates (Formerly known as Tasker	429 LIHTC rental units; 125 replacement	Water penetration repairs planned.	Possible mixed-finance development and commercial development including community building on PHA	Possible disposition in connection with non-dwelling commercial development including			

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	Homes) New AMP#: PA002139 PA002143	home ownership units.		vacant lots and public parcels	community building.			
23.	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.
24.	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.	
25.	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.
26.	Herbert Arlene	32 Family		Possible candidate for	Possible demolition in	Possible Elderly	Possible conversion	

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	Homes PA002104			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.	connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	Designation	of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
27.	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.	
28.	Holmcrest 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.	
29.	Inglis House	TBD		May provide capital funds, ACC subsidy and/or Section 8 vouchers for this project.				
30.	James Weldon Johnson House PA002001	535 Family	Master planning for historic renovations and	Possible candidate for modernization, rehabilitation with capital funds, bond		Possible Elderly Designation	Possible conversion of units/parcels for residential unit	

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			modernization.	proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
31.	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.	
32.	Liddonfield Homes I PA002023	412 Family Low Rise (VACANT)	PHA has selected developer and is finalizing sales agreement.	Possible candidate for revitalization/development by third party developer, which may include some demolition with capital funds, MTW, program incomes.	Completed demolition I 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.	
33.	Lucien E. Blackwell Homes Phase I PA002145	80 LIHTC Rental Units						
34.	Lucien E. Blackwell Homes Phase II PA002150	80 LIHTC Rental Units						
35.	Lucien E. Blackwell Homes Phase III	50 LIHTC Rental Units						

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	PA002153							
36.	Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156	80 LIHTC Rental Units						
37.	Ludlow HOPE 6 Area Scattered Sites PA #: PA002154	Phases I, II, III, IV & V; 75 LIHTC and 103 Homeownership units		Development completed				
38.	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.			
39.	Martin Luther King Plaza PA002036 New PA#: PA002128 PA002136 PA002149	Phases I, II, III, IV, V & VI; 136 LIHTC Rental Units and 109 Replacement Homeownership Units.	Intent for RAD Conversion 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.
40.	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	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

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.				Housing Choice vouchers.
41.	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.
42.	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.
43.	Mt. Olivet PA002138	161 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved.		161 Elderly Units		
44.	Nellie Reynolds Garden PA002158	64 Elderly housing units.		Development completed		64 Elderly housing designation.		
45.	Neumann North PA002148	67 LIHTC Rental Units				67 Elderly Units Designated		
46.	Norris 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,	Possible demolition in connection with the revitalization, and possible disposition in connection with mixed-finance		Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Homeownership component in connection with potential modernization and revitalization.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				private funds. PHA will use Choice Neighborhood and/or LIHTC Application when available.	development.		economic development, management offices, community and supportive services offices and/or open space.	
47.	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.
48.	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.
49.	Parkview Apartments PA002054	20 Elderly Low Rises						
50.	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.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
51.	Plymouth Hall PA002079	69 Elderly High Rise	Intent for RAD Conversion	Rehabilitation with capital funds to develop 53 ACC units		53 Elderly Units 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.	
52.	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 RD 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.
53.	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.
54.	Raymond Rosen	356 Family						

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	On-Site PA002010							
55.	Richard Allen Homes Phase III PA002133	178 LIHTC Rental Units						Includes 15-year tax credit and lease purchase homeownership components.
56.	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.
57.	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. Possible PHA affordable homeownership program.
58.	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.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
59.	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 USH of 1937.
60.	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.
61.	Scattered Sites PA002000901	1,869 Family	Intent for RAD Conversion - 63 units	Possible development, rehabilitation of existing buildings, demolition of	Possible demolition/disposition of non-viable units and		Possible conversion of units/parcels for residential unit	Section 32 of USHA of 1937. Possible homeownership

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				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.	imminently dangerous properties for neighborhood redevelopment activity.		reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	component in connection with potential modernization and revitalization.
62.	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.
63.	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	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood		Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Section 32 of USHA of 1937.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				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.	redevelopment activity.		economic development, management offices, community and supportive services offices and/or open space.	
64.	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.
65.	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	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,	Section 32 of USHA of 1937.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				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.			management offices, community and supportive services offices and/or open space.	
66.	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.
67.	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	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	Section 32 of USHA of 1937.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				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.			supportive services offices and/or open space.	
68.	Sharswood Area Condemnation	1300 parcels to acquired	Complete condemnation process and pay just compensation to owners.	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. Complete URA relocation of owners and tenants of condemned property.	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.
69.	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.
70.	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.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices,	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				May use ACCs and/or Capital Funds to develop units.	conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.		community and supportive services offices and/or open space.	Choice vouchers.
71.	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.
72.	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.
73.	Spring Garden Revitalization: Phase 1 PA002127	84 LIHTC Rental Units	Intent for RAD Conversion					
74.	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.			
75.	St Anthony's Senior Residence: PA002131	38 Elderly LIHTC Units	Intent for RAD Conversion			38 Elderly Units		
76.	St Ignatius	Phases I; 67				67 and 54		

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	Phase I (Angela Court II) PA002146 PA002159	Elderly Units Phase II 64?				Elderly Units Designated		
77.	Suffolk Manor PA002132	137 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved.		77 Elderly Units		
78.	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.	
79.	Warnock PA002160	Phase I 50; TBD		Development completed.				
80.	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.		
81.	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.	
82.	West	45	Market West to	Acquisition, new development	Possible demolition in	May be	Possible conversion	Possible

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	Philadelphia North of Market Street		be planned and begin acquisition activities.	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.	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.	requesting Elderly or Disabled Only Designation Plan	of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
83.	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.
84.	Whitehall Apartments I PA002034	188 Family		Modernization completed.				
85.	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.	
86.	Walton School		Intent for RAD Conversion	Redevelopment into Senior Housing.				
87.	Reynolds School			Redevelopment of Vacant School in Sharswood				

	<b>Name, Number and Location</b>	<b>Number and Type of Units</b>	<b>Note for 2018 Plan</b>	<b>Development Activities</b>	<b>Demolition/ Disposition Activities</b>	<b>Designated Housing Activities</b>	<b>Conversion Activities</b>	<b>Homeownership Activities</b>
				Neighborhood.				

## Appendix F: Planned Demo/Dispo Additional Documentation

Listed below are scattered sites units which are planned for demolition and/or disposition in FY 2018 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	Project #	Unit Address	BR
<b>VACANT LOTS</b>			
041525	905	2112 N 04TH STREET	4
041616	905	2559 N FRANKLIN ST	5
041619	905	410 W NORRIS ST	6
041658	905	2315 N 07TH STREET	2
041659	905	2315 N 07TH STREET	6
041699	905	2430 N 06TH STREET	1
041700	905	2430 N 06TH STREET	4
041712	905	1947 N LAWRENCE ST	5
041713	905	2045 N 05TH STREET	4
041797	905	402 W DAUPHIN ST	5
041810	905	416 W DAUPHIN ST	5
041821	905	622 W CUMBERLAND ST	5
041834	905	2164 N 05TH STREET	5
041840	905	324 W DAUPHIN ST	5
041877	905	2215 N LAWRENCE ST	3
041945	905	2350 N BODINE ST	3
041947	905	1426 N LAWRENCE ST	4
041948	905	2627 N 06TH STREET	2
041949	905	2627 N 06TH STREET	4
041962	905	2414 N 06TH STREET	2
041963	905	2414 N 06TH STREET	3
041964	905	2414 N 06TH STREET	3
041965	905	2556 N 07TH STREET	1
041966	905	2556 N 07TH STREET	4
042035	905	2310 N LAWRENCE ST	3
042036	905	544 W HUNTINGDON ST	5
042100	905	2208 N LEITHGOW ST	2
042101	905	2222 N LEITHGOW ST	2
042102	905	2224 N LEITHGOW ST	2
042175	905	1920 N 03RD STREET	4
042298	905	1722 N ORIANNA ST	6
042344	905	438 DIAMOND ST	4
042381	905	532 DIAMOND ST	4

Unit ID	Project #	Unit Address	BR
042430	905	2343 N 06TH STREET	5
042447	905	2360 N BODINE ST	3
042448	905	2350 N ORKNEY ST	2
042449	905	2352 N ORKNEY ST	2
042488	905	2351 N ORKNEY ST	2
042489	905	2353 N ORKNEY ST	2
042497	905	2355 N ORKNEY ST	2
042545	905	2344 N ORKNEY ST	2
042546	905	2348 N ORKNEY ST	2
042584	905	311 W BERKS ST	3
042585	905	311 W BERKS ST	3
042586	905	311 W BERKS ST	3
042587	905	408 W BERKS ST	1
042588	905	408 W BERKS ST	4
042617	905	2343 N MARSHALL ST	4
042665	905	2412 N 06TH STREET	2
042666	905	2412 N 06TH STREET	6
042713	905	1846 N LEITHGOW ST	4
042728	905	2412 N 03RD STREET	5
042729	905	929 W HUNTINGDON ST	5
042808	905	2336 N BODINE ST	3
042896	905	1553 N 06TH STREET	2
042897	905	1553 N 06TH STREET	6
042909	905	543 W MONTGOMERY AVE	5
042910	905	543 W MONTGOMERY AVE	2
042929	905	2036 N BODINE ST	2
042930	905	406 W BERKS ST	2
042931	905	406 W BERKS ST	5
042949	905	2347 N 03RD STREET	5
042950	905	2438 N LEITHGOW ST	2
043019	905	2025 N 03RD STREET	5
043085	905	2340 N 06TH STREET	2
043086	905	2340 N 06TH STREET	5
043126	905	2338 N 03RD STREET	5
043153	905	193 W DAUPHIN ST	4
043154	905	2538 N HOPE ST	2
043177	905	2254 PALETHORP ST	5
043186	905	412 W DAUPHIN ST	5
043187	905	317 W BERKS ST	3
043188	905	317 W BERKS ST	3

Unit ID	Project #	Unit Address	BR
043193	905	2331 N 06TH STREET	6
043237	905	2003 N 05TH STREET	1
043238	905	2003 N 05TH STREET	4
043256	905	2214 N LEITHGOW ST	2
043257	905	1529 N 06TH STREET	3
043258	905	1529 N 06TH STREET	3
043268	905	2222 N LAWRENCE ST	5
043280	905	1555 N 06TH STREET	1
043281	905	1555 N 06TH STREET	5
043308	905	2232 N 03RD STREET	5
043334	905	2530 N 06TH STREET	3
043335	905	2530 N 06TH STREET	3
043361	905	1930 PALETHORP ST	5
043372	905	302 W SUSQUEHANNA AVE	2
043373	905	302 W SUSQUEHANNA AVE	5
043374	905	1936 N 04TH STREET	4
043377	905	1837 N 06TH STREET	4
043389	905	314 W DAUPHIN ST	1
043390	905	314 W DAUPHIN ST	4
043412	905	2322 PALETHORP ST	4
043434	905	2223 N 05TH STREET	4
043435	905	1533 N 06TH STREET	3
043436	905	1533 N 06TH STREET	3
043437	905	1533 N 06TH STREET	1
043443	905	2231 N ORKNEY ST	2
043463	905	2149 N 05TH STREET	2
043464	905	2149 N 05TH STREET	5
043478	905	618 W YORK ST	4
043479	905	618 W YORK ST	5
043500	905	2339 N 06TH STREET	5
043504	905	647 W CUMBERLAND ST	3
043505	905	647 W CUMBERLAND ST	6
043548	905	517 W DAUPHIN ST	3
043549	905	517 W DAUPHIN ST	3
043634	905	2336 N 03RD STREET	5
043703	905	421 W BERKS ST	2
043704	905	421 W BERKS ST	3
043728	905	313 W BERKS ST	5
043729	905	313 W BERKS ST	5
043730	905	2001 N 04TH STREET	1

Unit ID	Project #	Unit Address	BR
043731	905	2001 N 04TH STREET	4
043736	905	2213 N 05TH STREET	4
043829	905	2256 N HOWARD ST	5
043878	905	543 W BERKS ST	3
043879	905	543 W BERKS ST	3
043880	905	543 W BERKS ST	3
043914	905	2446 N 06TH STREET	3
043915	905	2446 N 06TH STREET	4
043941	905	2150 N ORKNEY ST	3
124817	905	1923 N 05TH STREET	4
124835	905	2367 N 03RD STREET	5
124836	905	2256 N REESE ST	3
124847	905	2222 N 03RD STREET	5
124896	905	2127 N 05TH STREET	5
124918	905	2215 N 05TH STREET	4
124958	905	327 W SUSQUEHANNA AVE	6
124992	905	2243 N REESE ST	4
125030	905	1848 N LEITHGOW ST	5
125035	905	436 W NORRIS ST	5
125043	905	2228 N LAWRENCE ST	5
125055	905	2227 N REESE ST	5
125097	905	316 W NORRIS ST	5
125136	905	2455 N 06TH STREET	5
125141	905	1853 N LEITHGOW ST	5
125183	905	2443 N HOWARD ST	2
125201	905	608 W HAROLD ST	3
125226	905	440 W NORRIS ST	5
125236	905	520 W YORK ST	5
125239	905	1940 N 03RD STREET	4
125269	905	2128 N REESE ST	2
125283	905	2526 N HOWARD ST	5
125305	905	1849 N LEITHGOW ST	5
125330	905	2528 N 06TH STREET	6
125355	905	2551 N ORKNEY ST	2
125358	905	526 MORSE ST	2
125371	905	642 W CUMBERLAND ST	6
125379	905	1842 N LEITHGOW ST	5
125418	905	1739 N ORIANNA ST	4
125467	905	2209 N 05TH STREET	4
125564	905	1913 N 04TH STREET	4

Unit ID	Project #	Unit Address	BR
125578	905	185 W NORRIS ST	4
125594	905	2332 N BODINE ST	2
125603	905	538 EDGLEY ST	2
125605	905	813 W HUNTINGDON ST	4
125646	905	622 W HUNTINGDON ST	5
125661	905	2260 N LEITHGOW ST	2
125686	905	528 MORSE ST	2
125699	905	534 EDGLEY ST	2
125746	905	1935 N LAWRENCE ST	4
125772	905	311 W YORK ST	4
125796	905	2549 N ORKNEY ST	2
125815	905	262 DIAMOND ST	5
125842	905	2234 N 04TH STREET	4
125938	905	407 W BERKS ST	4
255979	905	2327 N 06TH STREET	5
690176	905	523 W MONTGOMERY AVE	5
690233	905	537 W MONTGOMERY AVE	5
690260	905	1945 N 04TH STREET	4
690340	905	2441 N MARSHALL ST	5
690423	905	2220 N LAWRENCE ST	6
690438	905	2140 N 03RD STREET	5
690519	905	2256 N HANCOCK ST	4
690795	905	2052 N 03RD STREET	4
690832	905	2322 N 03RD STREET	4
690869	905	2357 N 03RD STREET	4
690913	905	2118 N 03RD STREET	4
691005	905	2045 N 03RD STREET	5
691049	905	2560 N 07TH STREET	5
691099	905	2325 N 03RD STREET	5
691108	905	2329 N 03RD STREET	5
691112	905	618 W CUMBERLAND ST	5
691271	905	2320 N 03RD STREET	5
691326	905	2328 N 03RD STREET	5
691340	905	2232 N LAWRENCE ST	5
691342	905	2216 N LAWRENCE ST	5
691444	905	2133 N 05TH STREET	4
691449	905	2020 N 03RD STREET	5
691501	905	938 W. HUNTINGDON ST	1
804002	905	322 DIAMOND ST	4
804003	905	424 W YORK ST	4

Unit ID	Project #	Unit Address	BR
804004	905	424 W YORK ST	4
804037	905	426 DIAMOND ST	5
804085	905	309 W YORK ST	5
804111	905	522 DIAMOND ST	4
804122	905	2146 N 05TH STREET	5
804169	905	1912 N 03RD STREET	2
804170	905	1912 N 03RD STREET	3
804171	905	1914 N 03RD STREET	2
804172	905	1914 N 03RD STREET	3
804202	905	1714 N ORIANNA ST	4
804203	905	1733 N ORIANNA ST	4
804204	905	1741 N ORIANNA ST	4
804223	905	2340 N ORKNEY ST	2
804241	905	2352 N BODINE ST	3
804260	905	2249 PALETHORP ST	4
804261	905	1934 N LEITHGOW ST	3
804275	905	309 W NORRIS ST	6
804276	905	304 W YORK ST	5
804277	905	626 W CUMBERLAND ST	3
804278	905	626 W CUMBERLAND ST	3
804296	905	2128 N 02ND STREET	5
804303	905	2601 N 04TH STREET	3
804304	905	2601 N 04TH STREET	3
804305	905	2601 N 04TH STREET	3
804350	905	1443 N 05TH STREET	1
804351	905	1443 N 05TH STREET	4
804382	905	1945 MUTTER ST	2
804524	905	1932 PALETHORP ST	5
804544	905	2239 PALETHORP ST	3
804545	905	2243 PALETHORP ST	3
804559	905	529 W MONTGOMERY AVE	3
804560	905	529 W MONTGOMERY AVE	3
804586	905	2329 N 06TH STREET	3
804587	905	2329 N 06TH STREET	2
804609	905	1551 N 06TH STREET	2
804610	905	1551 N 06TH STREET	3
804611	905	1551 N 06TH STREET	1
804621	905	1523 N 06TH STREET	3
804622	905	1523 N 06TH STREET	5
804639	905	2442 N 06TH STREET	2

Unit ID	Project #	Unit Address	BR
804640	905	2442 N 06TH STREET	4
804695	905	2539 N HOWARD ST	5
804722	905	533 EDGLEY ST	2
804723	905	535 EDGLEY ST	2
804731	905	1939 N 04TH STREET	5
818023	905	527 W BERKS ST	5
818041	905	2256 N 04TH STREET	3
818170	905	404 W HUNTINGDON ST	5
818229	905	541 W BERKS ST	5
818313	905	35 E SOMERSET ST	5
818336	905	428 W NORRIS ST	5
818352	905	1846 N 04TH STREET	5
926744	905	526 W DAUPHIN ST	4
926749	905	612 W HAROLD ST	3
926753	905	2217 N LAWRENCE ST	2
926757	905	2324 MUTTER ST	2
926769	905	2046 N ORKNEY ST	2
926784	905	1915 N 02ND STREET	5
926785	905	1922 N 02ND STREET	5
926786	905	2507 N 02ND STREET	3
041546	906	1610 N 17TH STREET	6
041555	906	1612 N 17TH STREET	6
041959	906	1913 PARRISH ST	5
042079	906	1825 WALLACE ST	5
042080	906	1825 WALLACE ST	5
042107	906	1407 N 17TH STREET	3
042108	906	1407 N 17TH STREET	3
042109	906	1407 N 17TH STREET	3
042215	906	1620 W OXFORD ST	3
042216	906	1620 W OXFORD ST	3
042217	906	1620 W OXFORD ST	3
042285	906	1708 CAMBRIDGE ST	4
042286	906	1708 CAMBRIDGE ST	3
042336	906	1304 N 18TH STREET	3
042337	906	1304 N 18TH STREET	3
042403	906	1743 N SYDENHAM ST	5
042455	906	1810 W MONTGOMERY AVE	5
042464	906	1507 BROWN ST	4
042593	906	1437 N 17TH STREET	2
042594	906	1437 N 17TH STREET	3

Unit ID	Project #	Unit Address	BR
042595	906	1437 N 17TH STREET	3
042618	906	1112 NORTH ST	3
042624	906	1414 N 17TH STREET	2
042625	906	1414 N 17TH STREET	3
042626	906	1414 N 17TH STREET	3
042772	906	844 N 16TH STREET	4
042943	906	1622 W OXFORD ST	3
042944	906	1622 W OXFORD ST	2
042945	906	1622 W OXFORD ST	3
042972	906	1243 N 15TH STREET	2
042973	906	1243 N 15TH STREET	6
042992	906	1701 SEYBERT ST	3
043121	906	1620 WILLINGTON ST	1
043122	906	1620 WILLINGTON ST	5
043143	906	1429 N 18TH STREET	2
043144	906	1429 N 18TH STREET	3
043145	906	1429 N 18TH STREET	3
043170	906	1632 W OXFORD ST	4
043171	906	1632 W OXFORD ST	3
043172	906	1632 W OXFORD ST	3
043181	906	610 N 11TH STREET	4
043182	906	610 N 11TH STREET	3
043183	906	610 N 11TH STREET	4
043351	906	918 N 17TH STREET	3
043352	906	918 N 17TH STREET	3
043353	906	918 N 17TH STREET	4
043469	906	649 N 11TH STREET	2
043470	906	649 N 11TH STREET	3
043471	906	649 N 11TH STREET	3
043590	906	1426 POPLAR ST	3
043591	906	1426 POPLAR ST	3
043592	906	1426 POPLAR ST	2
043601	906	720 N 20TH STREET	3
043602	906	720 N 20TH STREET	3
043603	906	720 N 20TH STREET	3
043631	906	1628 N 17TH STREET	4
043632	906	1628 N 17TH STREET	4
043633	906	1628 N 17TH STREET	4
043648	906	1702 INGERSOLL ST	5
043670	906	1513 W OXFORD ST	3

Unit ID	Project #	Unit Address	BR
043671	906	1513 W OXFORD ST	3
043672	906	1513 W OXFORD ST	3
043773	906	632 N 12TH STREET	3
043774	906	632 N 12TH STREET	3
043775	906	632 N 12TH STREET	3
043784	906	721 N 10TH STREET	3
043785	906	721 N 10TH STREET	3
043786	906	721 N 10TH STREET	3
043837	906	1801 WALLACE ST	4
043838	906	1801 WALLACE ST	4
043839	906	1801 WALLACE ST	4
043851	906	730 N 19TH STREET	2
043852	906	730 N 19TH STREET	4
043893	906	1807 WALLACE ST	4
043894	906	1807 WALLACE ST	3
043895	906	1807 WALLACE ST	3
043907	906	1725 N GRATZ ST	5
043959	906	626 N 10TH STREET	3
043960	906	626 N 10TH STREET	3
043961	906	626 N 10TH STREET	3
043976	906	1538 W MASTER ST	4
043977	906	1538 W MASTER ST	4
043978	906	1538 W MASTER ST	4
124829	906	1803 SHARSWOOD ST	5
124912	906	1418 N 17TH STREET	4
124913	906	1418 N 17TH STREET	4
124948	906	1606 N SYDENHAM ST	5
124957	906	820 LELAND ST	5
125040	906	1808 INGERSOLL ST	4
125063	906	1601 WILLINGTON ST	4
125074	906	1619 W FLORA ST	4
125175	906	1716 INGERSOLL ST	4
125251	906	847 PERKIOMEN ST	5
125328	906	1609 OGDEN ST	4
125744	906	2032 POPLAR ST	4
690196	906	1404 WILLINGTON ST	5
690244	906	721 N 17TH STREET	3
690245	906	721 N 17TH STREET	4
690330	906	1411 N 17TH STREET	3
690331	906	1411 N 17TH STREET	3

Unit ID	Project #	Unit Address	BR
690332	906	1411 N 17TH STREET	3
690367	906	1626 W OXFORD ST	3
690368	906	1626 W OXFORD ST	2
690369	906	1626 W OXFORD ST	3
690441	906	1632 CAMBRIDGE ST	5
690979	906	1610 PARRISH ST	4
691259	906	1803 WALLACE ST	3
691260	906	1803 WALLACE ST	4
691261	906	1803 WALLACE ST	3
691440	906	1614 N 17TH STREET	6
691456	906	1815 WALLACE ST	4
691457	906	1815 WALLACE ST	3
691458	906	1815 WALLACE ST	4
691459	906	1817 WALLACE ST	4
691460	906	1817 WALLACE ST	3
691461	906	1817 WALLACE ST	4
803994	906	622 N 10TH STREET	4
803995	906	622 N 10TH STREET	4
804062	906	1536 W MASTER ST	3
804063	906	1536 W MASTER ST	3
804064	906	1536 W MASTER ST	3
804153	906	1533 N 17TH STREET	3
804154	906	1533 N 17TH STREET	4
804155	906	1533 N 17TH STREET	3
804356	906	1831 WALLACE ST	3
804357	906	1831 WALLACE ST	3
804358	906	1831 WALLACE ST	3
804388	906	1422 N 17TH STREET	4
804389	906	1422 N 17TH STREET	4
804401	906	1433 N 17TH STREET	3
804402	906	1433 N 17TH STREET	3
804403	906	1433 N 17TH STREET	3
804478	906	636 N 11TH STREET	2
804479	906	636 N 11TH STREET	6
804521	906	1527 N 17TH STREET	3
804522	906	1527 N 17TH STREET	3
804523	906	1527 N 17TH STREET	3
804552	906	925 N 19TH STREET	2
804553	906	925 N 19TH STREET	3
804554	906	925 N 19TH STREET	3

Unit ID	Project #	Unit Address	BR
804598	906	1518 GREEN ST	4
804599	906	1518 GREEN ST	4
804600	906	1518 GREEN ST	4
804623	906	1432 POPLAR ST	3
804624	906	1432 POPLAR ST	3
804625	906	1432 POPLAR ST	3
804651	906	1616 W OXFORD ST	3
804652	906	1616 W OXFORD ST	2
804653	906	1616 W OXFORD ST	3
804654	906	1624 W OXFORD ST	3
804655	906	1624 W OXFORD ST	2
804656	906	1624 W OXFORD ST	3
804698	906	1209 MT VERNON ST	4
804709	906	1809 W MASTER ST	3
804710	906	1809 W MASTER ST	4
804714	906	1618 N 17TH STREET	4
804715	906	1618 N 17TH STREET	5
818309	906	1730 N GRATZ ST	4
818321	906	740 N UBER ST	4
125504	904	2912 N 07TH STREET	5
125731	904	1946 W HILTON ST	2
125860	904	2940 N SYDENHAM ST	2
255956	904	3015 N MARVINE ST	3
255977	904	1050 W STELLA ST	2
255985	904	2811 N BOUDINOT ST	4
818103	904	3034 N HUTCHINSON ST	3
818184	904	3066 N 08TH STREET	6
818222	904	3136 N 08TH STREET	3
818295	904	2724 N WARNOCK ST	3
818333	904	3135 N WENDLE ST	3
818426	904	2925 N 06TH STREET	6
818466	904	3100 N 08TH STREET	4
857119	904	4717 N 11TH STREET	3
857130	904	3346 N 22ND STREET	5
857148	904	4619 N 10TH STREET	3
857153	904	4752 N 09TH STREET	3
857157	904	4746 N WARNOCK ST	3
857180	904	4522 N WARNOCK ST	3
857320	904	911 W WYOMING AVE	3
857342	904	4619 N HUTCHINSON ST	3

Unit ID	Project #	Unit Address	BR
857343	904	4625 N HUTCHINSON ST	3
857346	904	4555 N WARNOCK ST	4
857373	904	4641 N WARNOCK ST	3
857416	904	4744 N MARSHALL ST	3
857431	904	4622 N 09TH STREET	3
888554	904	344 W PENN ST	4
888663	904	324 W INDIANA AVE	3
888668	904	2968 N 04TH STREET	6
888694	904	3138 N 08TH STREET	3
888844	904	4611 N WARNOCK ST	3
916076	904	3105 N 10TH STREET	3
926701	904	1750 BELFIELD AVE	3
926781	904	2054 E WILLIAM ST	2
976168	904	3250 N RANDOLPH ST	2
976252	904	4714 N 07TH STREET	3
690680	901	5042 HOOPEES ST	3
690681	901	5068 HOOPEES ST	3
042329	903	1007 S 20TH STREET	3
042330	903	1007 S 20TH STREET	4
042331	903	1009 S 20TH STREET	3
042332	903	1009 S 20TH STREET	4
042333	903	1011 S 20TH STREET	3
042334	903	1011 S 20TH STREET	4
125388	903	2639 GERRITT ST	3
125533	903	1239 S HANSON ST	2
125534	903	1237 S HANSON ST	3
125638	903	1248 S HANSON ST	2
125649	903	1236 S HANSON ST	2
125672	903	1246 S HANSON ST	2
125794	903	636 HOFFMAN ST	3
125846	903	1250 S HANSON ST	2
691280	903	1915 CHRISTIAN ST	6
803990	903	1012 S 20TH STREET	3
803991	903	1012 S 20TH STREET	4
804455	903	1010 S 20TH STREET	6
804725	903	704 S 19TH STREET	6
818389	903	605 EMILY ST	4
857545	903	2144 S CECIL ST	2
888765	903	1052 S PAXON ST	3
888861	903	6055 REINHART ST	3

Unit ID	Project #	Unit Address	BR
041534	907	2123 N 08TH STREET	5
041541	907	1951 N MARSHALL ST	5
041551	907	1432 N MARSHALL ST	4
041583	907	1439 N 08TH STREET	3
041584	907	1439 N 08TH STREET	2
041585	907	1439 N 08TH STREET	2
041599	907	1955 N 07TH STREET	2
041600	907	1955 N 07TH STREET	6
041610	907	1400 N FRANKLIN ST	4
041611	907	1400 N FRANKLIN ST	4
041662	907	1418 N FRANKLIN ST	6
041687	907	1902 N FRANKLIN ST	4
041688	907	1902 N FRANKLIN ST	4
041717	907	605 W MONTGOMERY AVE	5
041736	907	1331 N 07TH STREET	3
041737	907	1331 N 07TH STREET	3
041738	907	1331 N 07TH STREET	2
041747	907	1915 N 08TH STREET	3
041748	907	1915 N 08TH STREET	4
041764	907	1900 N FRANKLIN ST	3
041765	907	1900 N FRANKLIN ST	3
041766	907	1900 N FRANKLIN ST	3
041777	907	2007 N MARSHALL ST	5
041779	907	2142 N MARSHALL ST	4
041785	907	1939 N 08TH STREET	3
041786	907	1939 N 08TH STREET	4
041812	907	2027 N MARSHALL ST	5
041815	907	928 W YORK ST	4
041827	907	1945 N 08TH STREET	3
041828	907	1945 N 08TH STREET	4
041835	907	1926 N FRANKLIN ST	2
041836	907	1926 N FRANKLIN ST	6
041849	907	1548 N 06TH STREET	3
041850	907	1548 N 06TH STREET	2
041851	907	1550 N 06TH STREET	3
041852	907	1550 N 06TH STREET	2
041857	907	1338 N FRANKLIN ST	3
041858	907	1338 N FRANKLIN ST	3
041859	907	1338 N FRANKLIN ST	3
041874	907	1943 N 08TH STREET	2

Unit ID	Project #	Unit Address	BR
041875	907	1943 N 08TH STREET	6
041878	907	1542 N 07TH STREET	2
041879	907	1542 N 07TH STREET	6
041885	907	1946 N FRANKLIN ST	2
041886	907	1946 N FRANKLIN ST	5
041897	907	1907 N 08TH STREET	2
041898	907	1907 N 08TH STREET	5
041969	907	942 N 12TH STREET	4
041972	907	1808 N FRANKLIN ST	3
041973	907	1808 N FRANKLIN ST	2
041974	907	1808 N FRANKLIN ST	3
041975	907	2122 N FRANKLIN ST	4
042002	907	1720 N 06TH STREET	2
042003	907	1720 N 06TH STREET	6
042004	907	1936 N FRANKLIN ST	2
042005	907	1936 N FRANKLIN ST	3
042006	907	1936 N FRANKLIN ST	3
042007	907	2318 N 13TH STREET	2
042008	907	2318 N 13TH STREET	6
042028	907	2332 N 13TH STREET	2
042029	907	2332 N 13TH STREET	6
042034	907	1430 N MARSHALL ST	4
042039	907	1718 N 06TH STREET	2
042040	907	1718 N 06TH STREET	6
042046	907	1323 N MARSHALL ST	2
042047	907	1323 N MARSHALL ST	4
042048	907	1443 N 08TH STREET	4
042058	907	1339 N 08TH STREET	6
042059	907	2353 N 10TH STREET	5
042069	907	2340 N 13TH STREET	3
042070	907	2340 N 13TH STREET	3
042071	907	2340 N 13TH STREET	1
042078	907	2048 N 07TH STREET	6
042113	907	1716 N 06TH STREET	2
042114	907	1716 N 06TH STREET	6
042115	907	1818 N FRANKLIN ST	2
042116	907	1818 N FRANKLIN ST	6
042130	907	1712 N 06TH STREET	2
042131	907	1712 N 06TH STREET	6
042132	907	1714 N 06TH STREET	2

Unit ID	Project #	Unit Address	BR
042133	907	1714 N 06TH STREET	6
042135	907	1715 N FRANKLIN ST	2
042136	907	1715 N FRANKLIN ST	3
042137	907	1715 N FRANKLIN ST	3
042138	907	2351 N 10TH STREET	5
042139	907	2547 N 11TH STREET	5
042159	907	2034 N FRANKLIN ST	5
042166	907	2411 N 10TH STREET	5
042181	907	1532 N 08TH STREET	2
042182	907	1532 N 08TH STREET	6
042193	907	1550 N DARIEN ST	2
042196	907	1319 N MARSHALL ST	2
042197	907	1319 N MARSHALL ST	5
042208	907	1324 N MARSHALL ST	2
042209	907	1324 N MARSHALL ST	6
042229	907	1524 N MARSHALL ST	2
042230	907	1524 N MARSHALL ST	3
042233	907	1904 N FRANKLIN ST	2
042234	907	1904 N FRANKLIN ST	5
042248	907	1737 N FRANKLIN ST	3
042249	907	1737 N FRANKLIN ST	3
042250	907	1737 N FRANKLIN ST	3
042270	907	1435 N 07TH STREET	1
042271	907	1435 N 07TH STREET	5
042272	907	1437 N 07TH STREET	1
042273	907	1437 N 07TH STREET	5
042300	907	2507 N 11TH STREET	5
042313	907	1706 N 06TH STREET	2
042314	907	1706 N 06TH STREET	6
042315	907	1708 N 06TH STREET	2
042316	907	1708 N 06TH STREET	6
042317	907	1710 N 06TH STREET	2
042318	907	1710 N 06TH STREET	6
042319	907	1836 N FRANKLIN ST	6
042348	907	1921 N 08TH STREET	2
042349	907	1921 N 08TH STREET	6
042369	907	1325 N MARSHALL ST	2
042370	907	1325 N MARSHALL ST	4
042371	907	1916 N 08TH STREET	1
042372	907	1916 N 08TH STREET	5

Unit ID	Project #	Unit Address	BR
042382	907	1539 N 09TH STREET	4
042400	907	1919 N 07TH STREET	4
042401	907	1919 N 07TH STREET	5
042404	907	1824 N 06TH STREET	5
042408	907	611 W JEFFERSON ST	3
042453	907	1939 N 09TH STREET	4
042456	907	2148 N MARSHALL ST	4
042457	907	1814 N FRANKLIN ST	3
042458	907	1814 N FRANKLIN ST	3
042459	907	1814 N FRANKLIN ST	3
042460	907	1935 N 09TH STREET	4
042490	907	1401 N PERTH ST	4
042498	907	1724 N 06TH STREET	2
042499	907	1724 N 06TH STREET	6
042500	907	2330 N 13TH STREET	2
042501	907	2330 N 13TH STREET	6
042510	907	741 W MONTGOMERY AVE	5
042511	907	1806 N FRANKLIN ST	3
042512	907	1806 N FRANKLIN ST	2
042513	907	1806 N FRANKLIN ST	3
042527	907	732 W MASTER ST	4
042534	907	1722 N 06TH STREET	2
042535	907	1722 N 06TH STREET	6
042548	907	1919 N 08TH STREET	1
042549	907	1919 N 08TH STREET	5
042561	907	1812 N FRANKLIN ST	3
042562	907	1812 N FRANKLIN ST	3
042563	907	1812 N FRANKLIN ST	3
042564	907	1816 N FRANKLIN ST	3
042565	907	1816 N FRANKLIN ST	3
042566	907	1816 N FRANKLIN ST	3
042567	907	1820 N FRANKLIN ST	2
042568	907	1820 N FRANKLIN ST	2
042569	907	1820 N FRANKLIN ST	3
042570	907	1830 N FRANKLIN ST	1
042571	907	1830 N FRANKLIN ST	5
042572	907	2500 N ALDER ST	2
042616	907	1810 N MARSHALL ST	4
042651	907	711 W BERKS ST	5
042667	907	2627 N 13TH STREET	5

Unit ID	Project #	Unit Address	BR
042668	907	1828 N FRANKLIN ST	3
042669	907	1828 N FRANKLIN ST	4
042685	907	2336 N 13TH STREET	1
042686	907	2336 N 13TH STREET	4
042698	907	1525 N MARSHALL ST	3
042699	907	1525 N MARSHALL ST	3
042700	907	1525 N MARSHALL ST	3
042701	907	1617 N MARSHALL ST	2
042702	907	1617 N MARSHALL ST	4
042714	907	1704 N 06TH STREET	1
042715	907	1704 N 06TH STREET	4
042757	907	2132 N MARSHALL ST	4
042766	907	1407 N PERTH ST	4
042767	907	1409 N PERTH ST	4
042768	907	1411 N PERTH ST	4
042782	907	1834 N FRANKLIN ST	2
042783	907	1834 N FRANKLIN ST	6
042809	907	2510 N 11TH STREET	6
042845	907	1528 N 06TH STREET	2
042846	907	1528 N 06TH STREET	6
042888	907	1303 N MARSHALL ST	2
042889	907	1303 N MARSHALL ST	6
042913	907	734 W MASTER ST	5
042952	907	1638 N MARSHALL ST	2
042953	907	1638 N MARSHALL ST	5
042954	907	1505 N FRANKLIN ST	5
042970	907	1015 W ARIZONA ST	2
043033	907	1406 N 07TH STREET	4
043138	907	1711 N FRANKLIN ST	3
043139	907	1711 N FRANKLIN ST	3
043140	907	1711 N FRANKLIN ST	3
043141	907	2338 N 13TH STREET	1
043142	907	2338 N 13TH STREET	5
043152	907	1835 N 08TH STREET	6
043158	907	1518 N DARIEN ST	2
043169	907	701 W JEFFERSON ST	4
043178	907	1644 N MARSHALL ST	3
043179	907	1644 N MARSHALL ST	3
043194	907	1410 N FRANKLIN ST	3
043195	907	1410 N FRANKLIN ST	3

Unit ID	Project #	Unit Address	BR
043196	907	1519 N FRANKLIN ST	2
043197	907	1519 N FRANKLIN ST	3
043198	907	1519 N FRANKLIN ST	3
043210	907	1432 N 07TH STREET	2
043211	907	1432 N 07TH STREET	3
043212	907	1432 N 07TH STREET	3
043225	907	1822 N FRANKLIN ST	2
043226	907	1822 N FRANKLIN ST	6
043227	907	1824 N FRANKLIN ST	2
043228	907	1824 N FRANKLIN ST	6
043229	907	2346 N 09TH STREET	2
043230	907	2346 N 09TH STREET	3
043240	907	1647 N 07TH STREET	3
043241	907	1647 N 07TH STREET	3
043242	907	1545 N FRANKLIN ST	3
043243	907	1545 N FRANKLIN ST	4
043271	907	1624 N MARSHALL ST	3
043272	907	1624 N MARSHALL ST	3
043273	907	2348 N 10TH STREET	3
043274	907	2348 N 10TH STREET	3
043275	907	2348 N 10TH STREET	3
043309	907	1934 N 08TH STREET	5
043336	907	639 W OXFORD ST	4
043337	907	639 W OXFORD ST	4
043362	907	633 W OXFORD ST	3
043363	907	633 W OXFORD ST	4
043378	907	1739 N FRANKLIN ST	3
043379	907	1739 N FRANKLIN ST	3
043380	907	1739 N FRANKLIN ST	3
043386	907	1404 N FRANKLIN ST	5
043391	907	2342 N 13TH STREET	3
043392	907	2342 N 13TH STREET	3
043413	907	1615 N 07TH STREET	3
043414	907	1615 N 07TH STREET	3
043442	907	2438 N PARK AVE	6
043467	907	1404 N MARSHALL ST	2
043468	907	1404 N MARSHALL ST	6
043492	907	2504 N 10TH STREET	5
043494	907	2316 N 13TH STREET	2
043495	907	2316 N 13TH STREET	6

Unit ID	Project #	Unit Address	BR
043498	907	1653 N 07TH STREET	3
043499	907	1653 N 07TH STREET	3
043522	907	2322 N 13TH STREET	6
043535	907	2310 N 13TH STREET	2
043536	907	2310 N 13TH STREET	6
043550	907	1234 W HUNTINGDON ST	3
043551	907	1234 W HUNTINGDON ST	3
043630	907	906 W SUSQUEHANNA AVE	5
043638	907	1705 N MARSHALL ST	4
043696	907	2314 N 13TH STREET	2
043697	907	2314 N 13TH STREET	4
043698	907	2350 N 13TH STREET	1
043699	907	2350 N 13TH STREET	4
043705	907	1932 N 06TH STREET	4
043706	907	1932 N 06TH STREET	4
043707	907	1652 N MARSHALL ST	4
043708	907	1652 N MARSHALL ST	3
043732	907	1514 N MARSHALL ST	3
043733	907	1514 N MARSHALL ST	3
043734	907	1514 N MARSHALL ST	3
043747	907	628 CECIL B MOORE AVE	5
043749	907	1939 N 07TH STREET	3
043750	907	1939 N 07TH STREET	3
043751	907	1939 N 07TH STREET	3
043830	907	1654 N MARSHALL ST	3
043831	907	1654 N MARSHALL ST	3
043868	907	1733 N FRANKLIN ST	3
043869	907	1733 N FRANKLIN ST	6
043871	907	2312 N 13TH STREET	3
043872	907	2312 N 13TH STREET	3
043884	907	1327 N 08TH STREET	2
043885	907	1327 N 08TH STREET	5
043905	907	1620 N MARSHALL ST	3
043906	907	1620 N MARSHALL ST	3
043958	907	1922 N 08TH STREET	5
124826	907	2145 N 07TH STREET	5
124838	907	1924 N 08TH STREET	6
124848	907	2344 N 13TH STREET	3
124849	907	2344 N 13TH STREET	4
124929	907	1518 N MARSHALL ST	4

Unit ID	Project #	Unit Address	BR
124930	907	1518 N MARSHALL ST	4
124932	907	2207 N 07TH STREET	5
125031	907	1210 N 07TH STREET	5
125032	907	1210 N 07TH STREET	5
125060	907	1330 N FRANKLIN ST	5
125061	907	1330 N FRANKLIN ST	5
125062	907	2257 N CAMAC ST	4
125073	907	2439 N 10TH STREET	6
125098	907	1445 N 07TH STREET	3
125099	907	1445 N 07TH STREET	4
125164	907	606 CECIL B MOORE AVE	4
125165	907	608 CECIL B MOORE AVE	4
125172	907	1507 N FRANKLIN ST	5
125211	907	2203 N FRANKLIN ST	3
125227	907	2229 N FRANKLIN ST	5
125265	907	2212 N FRANKLIN ST	6
125307	907	2523 N 11TH STREET	5
125322	907	2254 N CAMAC ST	4
125399	907	1222 W YORK ST	3
125449	907	2527 N 11TH STREET	5
125462	907	2449 N PARK AVE	5
125498	907	2503 N 11TH STREET	5
125532	907	2328 N FAWN ST	3
125558	907	611 CECIL B MOORE AVE	4
125565	907	908 W SUSQUEHANNA AVE	5
125593	907	1626 N MARSHALL ST	6
125604	907	2243 N FRANKLIN ST	6
125620	907	1423 N 08TH STREET	6
125659	907	608 W NORRIS ST	5
125669	907	1436 N FRANKLIN ST	6
125680	907	2144 N FRANKLIN ST	4
125694	907	1547 N 09TH STREET	5
125733	907	1634 N MARSHALL ST	6
125734	907	2108 N PERCY ST	2
125745	907	2330 N FAWN ST	3
125751	907	2148 N 08TH STREET	5
125763	907	728 W NORRIS ST	6
125802	907	1849 N FRANKLIN ST	6
125841	907	2024 N FRANKLIN ST	5
255981	907	2226 N 07TH STREET	5

Unit ID	Project #	Unit Address	BR
690190	907	1927 N FRANKLIN ST	3
690191	907	1927 N FRANKLIN ST	4
690194	907	1925 N FRANKLIN ST	3
690195	907	1925 N FRANKLIN ST	4
690215	907	2511 N 11TH STREET	2
690216	907	2511 N 11TH STREET	3
690250	907	1920 N FRANKLIN ST	4
690251	907	1920 N FRANKLIN ST	4
690252	907	1427 N 07TH STREET	6
690259	907	2125 N 09TH STREET	5
690261	907	1942 N FRANKLIN ST	3
690262	907	1942 N FRANKLIN ST	4
690263	907	1948 N FRANKLIN ST	3
690264	907	1948 N FRANKLIN ST	3
690309	907	2139 N 09TH STREET	5
690310	907	2145 N 09TH STREET	5
690320	907	1810 N FRANKLIN ST	3
690321	907	1810 N FRANKLIN ST	2
690322	907	1810 N FRANKLIN ST	3
690333	907	2135 N 09TH STREET	5
690356	907	2453 N 10TH STREET	2
690357	907	2453 N 10TH STREET	3
690375	907	1923 N FRANKLIN ST	3
690376	907	1923 N FRANKLIN ST	4
690443	907	1934 N FRANKLIN ST	2
690444	907	1934 N FRANKLIN ST	3
690445	907	1934 N FRANKLIN ST	3
690523	907	2138 N 07TH STREET	5
690528	907	2140 N 07TH STREET	5
690529	907	2142 N 07TH STREET	4
690944	907	2057 N 08TH STREET	5
691032	907	2152 N 07TH STREET	4
691101	907	2606 N WARNOCK ST	3
691111	907	2206 N 07TH STREET	5
691392	907	2154 N 07TH STREET	5
691446	907	2508 N 11TH STREET	5
804006	907	1601 N MARSHALL ST	5
804009	907	1617 N 07TH STREET	3
804010	907	1617 N 07TH STREET	3
804011	907	1629 N 07TH STREET	4

Unit ID	Project #	Unit Address	BR
804012	907	1629 N 07TH STREET	3
804025	907	1923 N 08TH STREET	3
804026	907	1923 N 08TH STREET	5
804053	907	1649 N 08TH STREET	3
804054	907	1649 N 08TH STREET	3
804070	907	1612 N 06TH STREET	3
804071	907	1612 N 06TH STREET	3
804088	907	1949 N 08TH STREET	3
804089	907	1949 N 08TH STREET	4
804151	907	1450 N FRANKLIN ST	3
804152	907	1450 N FRANKLIN ST	4
804160	907	626 CECIL B MOORE AVE	4
804178	907	1631 N 07TH STREET	2
804179	907	1631 N 07TH STREET	5
804192	907	1341 N 07TH STREET	3
804193	907	1341 N 07TH STREET	3
804194	907	1623 N 07TH STREET	2
804195	907	1623 N 07TH STREET	5
804205	907	1428 N 07TH STREET	3
804206	907	1428 N 07TH STREET	3
804207	907	1428 N 07TH STREET	3
804263	907	1950 N 08TH STREET	3
804264	907	1950 N 08TH STREET	3
804311	907	724 W NORRIS ST	2
804312	907	724 W NORRIS ST	4
804313	907	1640 N FRANKLIN ST	3
804314	907	1640 N FRANKLIN ST	3
804315	907	1640 N FRANKLIN ST	3
804324	907	1511 N FRANKLIN ST	3
804325	907	1511 N FRANKLIN ST	3
804326	907	1511 N FRANKLIN ST	3
804408	907	2143 N 07TH STREET	6
804409	907	1445 N FRANKLIN ST	5
804415	907	1906 N FRANKLIN ST	4
804416	907	1906 N FRANKLIN ST	4
804428	907	1805 N 08TH STREET	6
804445	907	2010 N MARSHALL ST	6
804446	907	2010 N MARSHALL ST	4
804456	907	2346 N 13TH STREET	1
804457	907	2346 N 13TH STREET	4

Unit ID	Project #	Unit Address	BR
804476	907	1431 N FRANKLIN ST	4
804477	907	1431 N FRANKLIN ST	5
804480	907	2348 N 13TH STREET	1
804481	907	2348 N 13TH STREET	4
804487	907	2354 N 13TH STREET	2
804488	907	2354 N 13TH STREET	4
804493	907	1636 N MARSHALL ST	6
804584	907	940 N 12TH STREET	5
804588	907	1918 N FRANKLIN ST	3
804589	907	1918 N FRANKLIN ST	2
804590	907	1918 N FRANKLIN ST	3
804594	907	1927 N 07TH STREET	3
804595	907	1927 N 07TH STREET	5
804596	907	2356 N 13TH STREET	3
804597	907	2356 N 13TH STREET	3
804646	907	1228 N MARSHALL ST	3
804647	907	1228 N MARSHALL ST	3
804648	907	1228 N MARSHALL ST	3
804671	907	1406 N FRANKLIN ST	5
804704	907	1926 N 08TH STREET	1
804705	907	1926 N 08TH STREET	4
804708	907	606 W NORRIS ST	5
804712	907	2610 N 11TH STREET	3
804713	907	2610 N 11TH STREET	4
804719	907	2260 N 12TH STREET	5
804724	907	2248 N CAMAC ST	3
804737	907	2139 N FRANKLIN ST	5
804738	907	2531 N 11TH STREET	5
804739	907	2218 N CAMAC ST	6
804748	907	1613 N MARSHALL ST	2
804749	907	1613 N MARSHALL ST	3
818052	907	722 W NORRIS ST	6
818070	907	1824 N MARSHALL ST	4
818091	907	1548 N 07TH STREET	6
818164	907	631 DIAMOND ST	6
818173	907	1739 N MARSHALL ST	4
818208	907	1516 N 06TH STREET	6
818218	907	1341 N 08TH STREET	6
818397	907	2239 N CAMAC ST	6
818412	907	2256 N CAMAC ST	4

Unit ID	Project #	Unit Address	BR
888603	907	2253 N CAMAC ST	4
888629	907	2615 N 11TH STREET	5
041605	902	759 N 38TH STREET	5
041606	902	761 N 38TH STREET	5
041789	902	3841 MT VERNON ST	4
041796	902	3900 PARRISH ST	4
042095	902	754 N 38TH STREET	3
042283	902	813 N 40TH STREET	1
042284	902	813 N 40TH STREET	6
042752	902	3837 BRANDYWINE ST	4
042841	902	3907 FAIRMOUNT AVE	3
042842	902	3907 FAIRMOUNT AVE	3
043081	902	751 N 39TH STREET	2
043082	902	751 N 39TH STREET	4
043118	902	825 N 40TH STREET	2
043119	902	825 N 40TH STREET	4
043131	902	813 N 42ND STREET	3
043316	902	723 N 35TH STREET	2
043317	902	723 N 35TH STREET	4
043326	902	764 N 41ST STREET	4
043327	902	764 N 41ST STREET	4
043533	902	3824 HAVERFORD AVE	3
043663	902	806 N MAY ST	2
043664	902	810 N MAY ST	2
043954	902	626 N 36TH STREET	5
124924	902	3847 HAVERFORD AVE	6
125118	902	714 N 34TH STREET	6
125331	902	3830 BROWN ST	5
125816	902	4234 W STILES ST	5
125844	902	4223 VIOLA ST	6
125893	902	3814 BROWN ST	5
255950	902	763 N 38TH STREET	5
690731	902	839 JUNE ST	2
690788	902	3828 MT VERNON ST	3
690823	902	872 N MARKOE ST	3
690828	902	637 N 36TH STREET	5
690877	902	3815 MT VERNON ST	5
690879	902	866 N MARKOE ST	3
690909	902	635 N 36TH STREET	5
690910	902	640 N 36TH STREET	5

Unit ID	Project #	Unit Address	BR
690917	902	818 N 47TH STREET	3
690926	902	638 N 36TH STREET	5
690938	902	625 N 36TH STREET	5
690940	902	4508 OGDEN ST	3
690941	902	4513 OGDEN ST	3
691015	902	3833 MT VERNON ST	5
691117	902	3805 BROWN ST	3
691351	902	819 N 45TH STREET	5
691358	902	3926 FOLSOM ST	5
804098	902	3911 MT VERNON ST	4
804167	902	727 N 35TH STREET	2
804168	902	727 N 35TH STREET	4
804536	902	756 N 41ST STREET	3
804537	902	756 N 41ST STREET	3
804538	902	756 N 41ST STREET	2
818149	902	807 PRESTON ST	5
818513	902	4104 WESTMINSTER AVE	6
818517	902	3924 FOLSOM ST	5
818545	902	881 N MARKOE ST	3
818551	902	855 N 46TH STREET	3
888574	902	637 N 44TH STREET	5
888579	902	4018 BROWN ST	6
888601	902	757 N 38TH STREET	5
888617	902	738 N BROOKLYN ST	3
888618	902	740 N BROOKLYN ST	3
888677	902	4203 MANTUA AVE	4
041513	910	1747 N LAMBERT ST	5
041517	910	2407 REDNER ST	4
041667	910	1411 N 22ND STREET	5
041685	910	1736 N HOLLYWOOD ST	2
041696	910	2429 BOLTON WAY	4
041697	910	2431 BOLTON WAY	4
041830	910	2230 INGERSOLL ST	4
041980	910	2223 STEWART ST	2
041992	910	2145 SHARSWOOD ST	5
041993	910	2147 SHARSWOOD ST	5
041994	910	2149 SHARSWOOD ST	5
041995	910	2429 NICHOLAS ST	5
042052	910	2436 REDNER ST	4
042171	910	2138 HARLAN ST	2

Unit ID	Project #	Unit Address	BR
042172	910	2140 HARLAN ST	2
042226	910	2302 STEWART ST	2
042227	910	2308 STEWART ST	2
042228	910	2330 STEWART ST	2
042326	910	1509 N MARSTON ST	3
042388	910	2218 INGERSOLL ST	5
042392	910	1526 N 24TH STREET	5
042417	910	1627 N 21ST STREET	5
042426	910	2417 REDNER ST	4
042429	910	2415 CLIFFORD ST	6
042494	910	1718 N 22ND STREET	3
042495	910	1718 N 22ND STREET	3
042496	910	1511 N MARSTON ST	3
042552	910	2417 N COLLEGE AVE	2
042553	910	2417 N COLLEGE AVE	6
042601	910	2136 W JEFFERSON ST	5
042637	910	1205 N ETTING ST	2
042677	910	2343 W MASTER ST	4
042691	910	2042 NICHOLAS ST	4
042730	910	1216 N PENNOCK ST	2
042748	910	2426 REDNER ST	4
042819	910	2313 HARLAN ST	2
042820	910	2324 HARLAN ST	2
042837	910	2320 STEWART ST	2
042838	910	2423 STEWART ST	2
042975	910	2024 SEYBERT ST	2
042991	910	1551 N MARSTON ST	3
043005	910	2512 HARLAN ST	2
043006	910	2514 HARLAN ST	2
043010	910	2455 TURNER ST	3
043011	910	2455 TURNER ST	3
043049	910	1236 N 27TH STREET	6
043175	910	1407 N 28TH STREET	5
043185	910	2342 STEWART ST	2
043206	910	1747 N 31ST STREET	3
043207	910	1747 N 31ST STREET	3
043284	910	1921 TURNER ST	4
043286	910	2511 HARLAN ST	3
043300	910	2419 N COLLEGE AVE	4
043301	910	2419 N COLLEGE AVE	5

Unit ID	Project #	Unit Address	BR
043313	910	1439 N MARSTON ST	2
043325	910	2314 SHARSWOOD ST	4
043331	910	1229 N ETTING ST	3
043354	910	2221 STEWART ST	2
043410	910	1419 N MYRTLEWOOD ST	2
043431	910	2437 BOLTON WAY	4
043447	910	1527 N 22ND STREET	5
043474	910	1740 N NATRONA ST	5
043484	910	2204 INGERSOLL ST	5
043489	910	2338 W MONTGOMERY AVE	5
043529	910	3211 CECIL B MOORE AVE	3
043530	910	3211 CECIL B MOORE AVE	3
043531	910	3211 CECIL B MOORE AVE	3
043625	910	2721 W GEORGE ST	2
043691	910	1400 N MARSTON ST	5
043692	910	1715 N 31ST STREET	5
043702	910	2707 W GEORGE ST	2
043781	910	2409 BOLTON WAY	4
043782	910	2413 BOLTON WAY	4
043836	910	1451 N MARSTON ST	2
043950	910	1716 N BONSALL ST	4
043952	910	3123 CECIL B MOORE AVE	2
043953	910	3123 CECIL B MOORE AVE	5
043969	910	2423 N COLLEGE AVE	3
043970	910	2423 N COLLEGE AVE	3
043971	910	2423 N COLLEGE AVE	3
124818	910	1303 N 24TH STREET	5
124824	910	2401 HARLAN ST	5
124844	910	2410 REDNER ST	4
124853	910	2131 SHARSWOOD ST	4
124854	910	1412 N 27TH STREET	4
124855	910	1919 TURNER ST	4
124878	910	1405 N 28TH STREET	5
124905	910	1270 N DOVER ST	6
124983	910	1519 N MARSTON ST	3
125001	910	2024 NICHOLAS ST	4
125021	910	2119 SHARSWOOD ST	4
125057	910	2232 INGERSOLL ST	5
125144	910	2134 W JEFFERSON ST	4
125159	910	2008 S COLLEGE AVE	5

Unit ID	Project #	Unit Address	BR
125176	910	2026 NICHOLAS ST	4
125191	910	2402 BOLTON WAY	4
125217	910	1619 N 21ST STREET	5
125255	910	2431 STEWART ST	2
125273	910	1430 N MYRTLEWOOD ST	2
125293	910	1742 N NATRONA ST	5
125349	910	1507 N 25TH STREET	5
125372	910	2224 W JEFFERSON ST	3
125391	910	1323 N 23RD STREET	4
125411	910	1458 N MARSTON ST	2
125497	910	1239 N 30TH STREET	2
125507	910	3041 W HARPER ST	3
125516	910	2437 NICHOLAS ST	5
125524	910	2311 HARLAN ST	2
125544	910	1416 N MARSTON ST	2
125545	910	1923 TURNER ST	4
125584	910	2336 STEWART ST	2
125618	910	2415 W OXFORD ST	6
125640	910	1428 N MARSTON ST	2
125643	910	1434 N MARSTON ST	2
125665	910	1223 N MYRTLEWOOD ST	3
125701	910	1746 N LAMBERT ST	3
125715	910	2429 INGERSOLL ST	2
125723	910	2437 INGERSOLL ST	2
125728	910	2441 INGERSOLL ST	2
125738	910	1415 N MARSTON ST	2
125756	910	2411 INGERSOLL ST	2
125757	910	2416 INGERSOLL ST	2
125776	910	1462 N MYRTLEWOOD ST	3
125810	910	2419 REDNER ST	4
125821	910	1526 N 20TH STREET	5
125822	910	2427 INGERSOLL ST	2
125864	910	1235 N 30TH STREET	2
125878	910	920 N 30TH STREET	3
125928	910	1446 N 27TH STREET	4
125931	910	1426 N MYRTLEWOOD ST	2
255954	910	2412 REDNER ST	4
690011	910	1608 N NEWKIRK ST	3
690023	910	1242 N DOVER ST	3
690056	910	1246 N DOVER ST	3

Unit ID	Project #	Unit Address	BR
690119	910	2430 CLIFFORD ST	5
690255	910	2140 W JEFFERSON ST	5
690268	910	1508 N 24TH STREET	5
690406	910	1236 N DOVER ST	3
690428	910	2448 NASSAU ST	2
690462	910	2711 CABOT ST	3
690612	910	2424 CLIFFORD ST	6
690628	910	1757 N LAMBERT ST	3
690684	910	1216 N 30TH STREET	6
690685	910	2425 CECIL B MOORE AVE	6
690724	910	1743 N LAMBERT ST	3
690816	910	1232 N DOVER ST	3
690882	910	1234 N 27TH STREET	5
690981	910	2425 CLIFFORD ST	5
691034	910	1310 N 23RD STREET	5
691058	910	2438 CLIFFORD ST	6
803998	910	2237 W THOMPSON ST	3
803999	910	2237 W THOMPSON ST	4
804044	910	2430 REDNER ST	4
804256	910	2702 W GEORGE ST	2
804257	910	2705 W GEORGE ST	2
804258	910	2709 W GEORGE ST	2
804259	910	2710 W GEORGE ST	2
804282	910	2704 W GEORGE ST	2
804283	910	2708 W GEORGE ST	2
804290	910	2712 W GEORGE ST	2
804318	910	2714 W GEORGE ST	2
804379	910	2351 N COLLEGE AVE	3
804380	910	2351 N COLLEGE AVE	6
804396	910	1515 N 25TH STREET	1
804397	910	1515 N 25TH STREET	5
804398	910	2726 W GEORGE ST	2
804399	910	2727 W GEORGE ST	2
804400	910	2729 W GEORGE ST	2
804406	910	2725 W GEORGE ST	2
804438	910	2711 W GEORGE ST	2
804439	910	2715 W GEORGE ST	2
804440	910	2717 W GEORGE ST	2
804441	910	2723 W GEORGE ST	2
804547	910	1738 N 20TH STREET	3

Unit ID	Project #	Unit Address	BR
804548	910	1738 N 20TH STREET	3
804572	910	3128 CLIFFORD ST	1
804573	910	3128 CLIFFORD ST	4
804576	910	1300 N DOVER ST	6
804745	910	2231 W OXFORD ST	5
804757	910	1460 N MARSTON ST	2
804765	910	2000 W OXFORD ST	2
804766	910	2000 W OXFORD ST	1
804767	910	2000 W OXFORD ST	3
818130	910	2431 CLIFFORD ST	6
818202	910	2928 W MASTER ST	4
818303	910	1706 N 27TH STREET	5
818326	910	2436 CECIL B MOORE AVE	6
818327	910	2447 NICHOLAS ST	5
818363	910	2050 W MASTER ST	5
888642	910	1715 N 26TH STREET	6
888809	910	2449 NICHOLAS ST	5
041504	909	1938 N TAYLOR ST	3
041507	909	2010 W NORRIS ST	5
041508	909	2016 W NORRIS ST	4
041509	909	2003 W NORRIS ST	5
041521	909	2042 W NORRIS ST	2
041522	909	2042 W NORRIS ST	6
041523	909	1830 N 26TH STREET	5
041536	909	2044 W NORRIS ST	2
041537	909	2044 W NORRIS ST	6
041573	909	1936 N TAYLOR ST	3
041582	909	2015 N 21ST STREET	5
041598	909	2101 N WOODSTOCK ST	5
041632	909	2026 N 18TH STREET	5
041642	909	1903 N 32ND STREET	5
041666	909	2009 N 21ST STREET	5
041755	909	2010 N WOODSTOCK ST	5
041758	909	2156 N MARSTON ST	3
041759	909	2007 N 21ST STREET	5
041793	909	2031 DIAMOND ST	3
041794	909	2031 DIAMOND ST	3
041795	909	2031 DIAMOND ST	3
041824	909	2037 N 19TH STREET	2
041825	909	2037 N 19TH STREET	6

Unit ID	Project #	Unit Address	BR
041892	909	2018 N 21ST STREET	3
041893	909	2018 N 21ST STREET	3
041894	909	2018 N 21ST STREET	3
041904	909	2031 N 22ND STREET	4
041905	909	2031 N 22ND STREET	5
041906	909	2031 N 22ND STREET	5
041921	909	1923 N 19TH STREET	2
041922	909	1923 N 19TH STREET	4
041979	909	3221 MONUMENT AVE	5
041986	909	2120 N 19TH STREET	6
042049	909	1908 N 18TH STREET	2
042050	909	1908 N 18TH STREET	6
042092	909	2010 N LAMBERT ST	5
042144	909	3219 MONUMENT AVE	5
042218	909	2018 DIAMOND ST	3
042219	909	2018 DIAMOND ST	4
042220	909	2018 DIAMOND ST	2
042265	909	2024 DIAMOND ST	3
042266	909	2024 DIAMOND ST	4
042267	909	2024 DIAMOND ST	2
042294	909	1904 MONUMENT AVE	3
042304	909	1823 N 21ST STREET	5
042306	909	2235 W NORRIS ST	3
042307	909	2235 W NORRIS ST	5
042373	909	2030 DIAMOND ST	2
042374	909	2030 DIAMOND ST	3
042375	909	2030 DIAMOND ST	3
042376	909	2027 W NORRIS ST	2
042377	909	2027 W NORRIS ST	6
042438	909	2007 DIAMOND ST	3
042439	909	2007 DIAMOND ST	4
042440	909	2007 DIAMOND ST	2
042441	909	2043 DIAMOND ST	3
042442	909	2043 DIAMOND ST	4
042443	909	2043 DIAMOND ST	2
042473	909	1807 N 18TH STREET	3
042474	909	1807 N 18TH STREET	4
042517	909	1937 N 18TH STREET	2
042518	909	1937 N 18TH STREET	5
042519	909	1914 DIAMOND ST	3

Unit ID	Project #	Unit Address	BR
042520	909	1914 DIAMOND ST	6
042540	909	3215 MONUMENT AVE	1
042541	909	3215 MONUMENT AVE	4
042599	909	1904 W NORRIS ST	1
042600	909	1904 W NORRIS ST	3
042644	909	2037 W NORRIS ST	3
042645	909	2037 W NORRIS ST	3
042646	909	2037 W NORRIS ST	2
042653	909	1840 N 18TH STREET	2
042654	909	1840 N 18TH STREET	3
042655	909	1840 N 18TH STREET	3
042658	909	2105 W NORRIS ST	2
042659	909	2105 W NORRIS ST	3
042660	909	2105 W NORRIS ST	3
042703	909	1943 N 19TH STREET	2
042704	909	1943 N 19TH STREET	4
042705	909	2005 N 22ND STREET	3
042706	909	2005 N 22ND STREET	4
042707	909	2005 N 22ND STREET	4
042708	909	2007 N 22ND STREET	3
042709	909	2007 N 22ND STREET	4
042710	909	2007 N 22ND STREET	4
042723	909	1904 N 21ST STREET	2
042724	909	1904 N 21ST STREET	4
042725	909	2107 W NORRIS ST	2
042726	909	2107 W NORRIS ST	3
042727	909	2107 W NORRIS ST	3
042790	909	1909 N 19TH STREET	4
042791	909	1909 N 19TH STREET	4
042792	909	2033 N 22ND STREET	4
042793	909	2033 N 22ND STREET	4
042794	909	2033 N 22ND STREET	4
042828	909	2103 W NORRIS ST	2
042829	909	2103 W NORRIS ST	3
042830	909	2103 W NORRIS ST	3
042834	909	1955 N 31ST STREET	5
042856	909	2112 N UBER ST	2
042857	909	2112 N UBER ST	6
042865	909	3044 W SUSQUEHANNA AVE	1
042866	909	3044 W SUSQUEHANNA AVE	4

Unit ID	Project #	Unit Address	BR
042880	909	1850 N 17TH STREET	2
042881	909	1850 N 17TH STREET	6
042902	909	2008 N 19TH STREET	3
042903	909	2008 N 19TH STREET	3
042974	909	2172 N DOVER ST	2
042996	909	1839 N 31ST STREET	5
043001	909	2108 N 16TH STREET	2
043002	909	2108 N 16TH STREET	5
043015	909	2031 W NORRIS ST	2
043016	909	2031 W NORRIS ST	5
043047	909	2003 DIAMOND ST	2
043048	909	2003 DIAMOND ST	6
043069	909	1936 N GRATZ ST	1
043070	909	1936 N GRATZ ST	4
043071	909	1936 N 21ST STREET	3
043072	909	1936 N 21ST STREET	6
043087	909	2102 W NORRIS ST	2
043088	909	2102 W NORRIS ST	3
043089	909	2102 W NORRIS ST	3
043111	909	2026 DIAMOND ST	3
043112	909	2026 DIAMOND ST	3
043113	909	2026 DIAMOND ST	3
043146	909	1913 N 18TH STREET	2
043147	909	1913 N 18TH STREET	6
043149	909	1942 N 31ST STREET	3
043204	909	1944 N 22ND STREET	3
043205	909	1944 N 22ND STREET	4
043247	909	1802 N 18TH STREET	2
043248	909	1802 N 18TH STREET	4
043249	909	1802 N 18TH STREET	3
043278	909	2009 N VAN PELT ST	3
043285	909	2011 N 21ST STREET	5
043324	909	2215 W MONTGOMERY AVE	5
043384	909	1737 W BERKS ST	3
043385	909	1737 W BERKS ST	4
043402	909	2112 N 16TH STREET	4
043403	909	2112 N 16TH STREET	5
043404	909	2120 N 16TH STREET	4
043405	909	2120 N 16TH STREET	4
043449	909	3014 W BERKS ST	1

Unit ID	Project #	Unit Address	BR
043450	909	3014 W BERKS ST	3
043454	909	1904 N 18TH STREET	2
043455	909	1904 N 18TH STREET	6
043485	909	1934 N 21ST STREET	3
043486	909	1934 N 21ST STREET	2
043487	909	1934 N 21ST STREET	3
043516	909	1833 N 21ST STREET	5
043560	909	2127 N 18TH STREET	4
043561	909	2127 N 18TH STREET	4
043619	909	1540 DIAMOND ST	4
043620	909	1540 DIAMOND ST	3
043621	909	1540 DIAMOND ST	4
043649	909	1717 W PAGE ST	2
043679	909	3101 EUCLID ST	4
043680	909	3101 EUCLID ST	4
043700	909	2036 W NORRIS ST	4
043701	909	2036 W NORRIS ST	4
043712	909	2034 W NORRIS ST	4
043713	909	2034 W NORRIS ST	4
043714	909	2038 W NORRIS ST	4
043715	909	2038 W NORRIS ST	4
043716	909	2104 W NORRIS ST	3
043717	909	2104 W NORRIS ST	3
043718	909	2104 W NORRIS ST	2
043724	909	3230 MONUMENT AVE	5
043741	909	2046 W NORRIS ST	2
043742	909	2046 W NORRIS ST	3
043743	909	2046 W NORRIS ST	3
043766	909	2004 N LAMBERT ST	5
043819	909	1851 N 19TH STREET	3
043820	909	1851 N 19TH STREET	3
043825	909	2111 W NORRIS ST	5
043826	909	2111 W NORRIS ST	4
043873	909	2002 N 17TH STREET	3
043874	909	2002 N 17TH STREET	4
043910	909	1941 N 19TH STREET	3
043911	909	1941 N 19TH STREET	3
043912	909	1941 N 19TH STREET	3
043918	909	2121 N 15TH STREET	1
043919	909	2121 N 15TH STREET	6

Unit ID	Project #	Unit Address	BR
043936	909	1930 N 21ST STREET	3
043937	909	1930 N 21ST STREET	3
043938	909	1930 N 21ST STREET	3
043967	909	2010 N 21ST STREET	2
043968	909	2010 N 21ST STREET	5
043986	909	2504 DIAMOND ST	4
043987	909	2504 DIAMOND ST	4
124828	909	2023 W MONTGOMERY AVE	5
124830	909	2330 W BERKS ST	6
124893	909	2024 W NORRIS ST	6
124903	909	1717 W NORRIS ST	4
124904	909	1717 W NORRIS ST	4
124922	909	1926 N 21ST STREET	4
124923	909	1926 N 21ST STREET	5
124944	909	1730 PAGE ST	4
124968	909	3103 EUCLID ST	5
124977	909	1722 FONTAIN ST	5
124993	909	2007 N VAN PELT ST	3
124996	909	2009 N 31ST STREET	5
125011	909	2025 W MONTGOMERY AVE	5
125022	909	1902 N 31ST STREET	6
125028	909	1926 W NORRIS ST	5
125034	909	2005 N 21ST STREET	5
125101	909	2036 N WOODSTOCK ST	5
125107	909	1729 W NORRIS ST	3
125108	909	1729 W NORRIS ST	4
125140	909	1906 W NORRIS ST	5
125197	909	1918 W NORRIS ST	2
125199	909	3227 MONUMENT AVE	5
125233	909	1935 W NORRIS ST	5
125284	909	2027 W MONTGOMERY AVE	5
125301	909	2026 N 31ST STREET	3
125312	909	2012 N 21ST STREET	4
125313	909	2012 N 21ST STREET	5
125345	909	3129 PAGE ST	5
125376	909	3216 MONUMENT AVE	5
125390	909	1902 N 32ND STREET	5
125403	909	2160 N MARSTON ST	3
125441	909	2008 N LAMBERT ST	5
125484	909	1840 N ETTING ST	2

Unit ID	Project #	Unit Address	BR
125520	909	2023 N 18TH STREET	6
125684	909	1964 N 31ST STREET	3
125870	909	1846 N ETTING ST	2
125890	909	3221 W BERKS ST	5
125903	909	1943 N 18TH STREET	5
125904	909	2023 N 19TH STREET	6
255946	909	1940 N 18TH STREET	3
255947	909	1940 N 18TH STREET	4
255948	909	1938 N 18TH STREET	3
255949	909	1938 N 18TH STREET	4
690071	909	1822 N 26TH STREET	5
690101	909	2012 DIAMOND ST	2
690102	909	2012 DIAMOND ST	3
690103	909	2012 DIAMOND ST	3
690105	909	2010 N 20TH STREET	5
690181	909	1932 N TAYLOR ST	3
690217	909	1914 N 18TH STREET	6
690305	909	2123 N STANLEY ST	3
690326	909	2005 DIAMOND ST	4
690327	909	2005 DIAMOND ST	4
690414	909	2009 N LAMBERT ST	5
690431	909	2008 DIAMOND ST	3
690432	909	2008 DIAMOND ST	4
690780	909	1842 N MARSTON ST	2
690783	909	1821 N MARSTON ST	2
690908	909	3226 MONUMENT AVE	5
690933	909	3236 MONUMENT AVE	5
690970	909	3214 ARLINGTON ST	5
690971	909	3218 ARLINGTON ST	5
691136	909	3234 ARLINGTON ST	1
691137	909	3234 ARLINGTON ST	3
691152	909	3222 MONUMENT AVE	5
691161	909	3232 ARLINGTON ST	5
691194	909	3221 ARLINGTON ST	1
691195	909	3221 ARLINGTON ST	3
691208	909	3213 MONUMENT AVE	5
691236	909	3218 MONUMENT AVE	5
691372	909	3231 MONUMENT AVE	5
691417	909	1948 N 18TH STREET	6
691496	909	1959 N 31ST STREET	6

Unit ID	Project #	Unit Address	BR
804018	909	1920 N 17TH STREET	2
804019	909	1920 N 17TH STREET	6
804032	909	3012 W BERKS ST	5
804033	909	1904 N 31ST STREET	6
804041	909	2010 DIAMOND ST	3
804042	909	2010 DIAMOND ST	3
804043	909	2010 DIAMOND ST	3
804056	909	1715 W NORRIS ST	3
804057	909	1715 W NORRIS ST	4
804119	909	1721 W NORRIS ST	3
804120	909	1721 W NORRIS ST	4
804126	909	2022 W NORRIS ST	6
804156	909	3155 EUCLID ST	3
804157	909	3155 EUCLID ST	4
804199	909	2833 DIAMOND ST	2
804200	909	2833 DIAMOND ST	6
804231	909	2118 N 16TH STREET	3
804232	909	2118 N 16TH STREET	3
804249	909	2021 N 17TH STREET	3
804250	909	2021 N 17TH STREET	5
804298	909	2012 N 22ND STREET	5
804299	909	2012 N 22ND STREET	5
804300	909	2012 N 22ND STREET	5
804368	909	1946 N 19TH STREET	3
804369	909	1946 N 19TH STREET	5
804377	909	1735 W BERKS ST	3
804378	909	1735 W BERKS ST	4
804421	909	1911 N 19TH STREET	4
804422	909	1911 N 19TH STREET	5
804435	909	1915 N 19TH STREET	2
804436	909	1915 N 19TH STREET	3
804437	909	1915 N 19TH STREET	3
804447	909	1911 N 31ST STREET	3
804448	909	1911 N 31ST STREET	3
804449	909	1913 N 31ST STREET	3
804450	909	1913 N 31ST STREET	3
804605	909	2003 N 18TH STREET	4
804606	909	2003 N 18TH STREET	4
804629	909	1709 W NORRIS ST	5
804630	909	1709 W NORRIS ST	5

Unit ID	Project #	Unit Address	BR
804634	909	1929 DIAMOND ST	3
804635	909	1929 DIAMOND ST	2
804636	909	1929 DIAMOND ST	3
804649	909	1856 N VAN PELT ST	4
804650	909	1856 N VAN PELT ST	4
804690	909	1724 PAGE ST	5
804735	909	2011 N 31ST STREET	2
804736	909	2011 N 31ST STREET	3
804747	909	1946 N 31ST STREET	3
804763	909	2137 N 15TH STREET	2
804764	909	2137 N 15TH STREET	4
818034	909	1867 N JUDSON ST	3
818145	909	1927 N NAPA ST	3
818298	909	2222 DIAMOND ST	6
818349	909	3020 W BERKS ST	5
818358	909	1955 N 23RD STREET	3
818481	909	3024 W BERKS ST	5
818536	909	3127 PAGE ST	5
888563	909	3127 W MONTGOMERY AVE	6
926765	909	1946 N NEWKIRK ST	3
041556	908	2335 N 21ST STREET	6
041601	908	2327 N 21ST STREET	6
041649	908	2250 N 21ST STREET	2
041650	908	2250 N 21ST STREET	5
041804	908	2233 N 17TH STREET	4
041978	908	2349 N 21ST STREET	5
041996	908	2648 N HOLLYWOOD ST	3
042012	908	2347 N 32ND STREET	3
042110	908	2211 N 27TH STREET	2
042111	908	2211 N 27TH STREET	4
042127	908	2406 N MARSTON ST	2
042480	908	2251 N MOLE ST	2
042521	908	2321 N CROSKEY ST	2
042656	908	2320 N 21ST STREET	2
042657	908	2320 N 21ST STREET	4
042673	908	2319 N 16TH STREET	2
042674	908	2319 N 16TH STREET	5
042681	908	2946 W YORK ST	2
042774	908	1913 W DAUPHIN ST	1
042775	908	1913 W DAUPHIN ST	5

Unit ID	Project #	Unit Address	BR
042821	908	2209 N 27TH STREET	2
042822	908	2209 N 27TH STREET	4
042946	908	2339 N 21ST STREET	2
042947	908	2339 N 21ST STREET	4
043066	908	2329 N 16TH STREET	1
043067	908	2329 N 16TH STREET	5
043092	908	2644 N 26TH STREET	4
043298	908	2342 N 20TH STREET	3
043299	908	2342 N 20TH STREET	3
043330	908	1940 W YORK ST	6
043409	908	2646 N 26TH STREET	6
043517	908	2332 N 21ST STREET	3
043518	908	2332 N 21ST STREET	3
043545	908	2350 N 21ST STREET	3
043546	908	2350 N 21ST STREET	3
043598	908	2203 N 19TH STREET	3
043599	908	2203 N 19TH STREET	4
043676	908	2262 N 21ST STREET	3
043677	908	2262 N 21ST STREET	4
043720	908	2552 W OAKDALE ST	3
043721	908	2552 W OAKDALE ST	3
043767	908	2601 W OAKDALE ST	3
043768	908	2601 W OAKDALE ST	5
043833	908	2311 N 20TH STREET	3
043834	908	2311 N 20TH STREET	3
124974	908	2236 N 19TH STREET	5
125102	908	2345 N 22ND STREET	6
125190	908	2549 N GARNET ST	4
125206	908	2353 N 20TH STREET	5
125246	908	2453 N NEWKIRK ST	2
125261	908	2245 N UBER ST	6
125326	908	2239 N 17TH STREET	6
125356	908	2336 N VAN PELT ST	3
125367	908	2454 N NEWKIRK ST	2
125400	908	2436 N NEWKIRK ST	2
125421	908	2219 N 22ND STREET	6
125438	908	2328 N 16TH STREET	6
125442	908	2355 N OPAL ST	2
125454	908	2431 N DOVER ST	2
125472	908	2454 N DOVER ST	2

Unit ID	Project #	Unit Address	BR
125546	908	2244 N 19TH STREET	5
125596	908	2240 N 19TH STREET	5
125653	908	2449 N DOVER ST	2
125676	908	2609 W OAKDALE ST	2
125775	908	2326 N 21ST STREET	6
125859	908	2243 N 21ST STREET	6
125876	908	2459 N NATRONA ST	2
125881	908	2341 N 21ST STREET	6
125907	908	2634 N 29TH STREET	6
255953	908	2446 N DOVER ST	2
255988	908	3033 W OAKDALE ST	2
690121	908	2330 N 21ST STREET	6
690122	908	2328 N 21ST STREET	6
690134	908	2340 N 16TH STREET	6
690177	908	2224 N 17TH STREET	6
690219	908	2252 N 19TH STREET	5
690405	908	2553 N 16TH STREET	6
690973	908	2356 N OPAL ST	3
691149	908	2603 N 29TH STREET	2
691150	908	2603 N 29TH STREET	3
691439	908	2415 N MARSTON ST	2
804067	908	2334 N 20TH STREET	3
804068	908	2334 N 20TH STREET	3
804254	908	2320 N 22ND STREET	3
804255	908	2320 N 22ND STREET	3
804373	908	2336 N 22ND STREET	3
804374	908	2336 N 22ND STREET	3
804375	908	2340 N 22ND STREET	3
804376	908	2340 N 22ND STREET	3
804417	908	2345 N 20TH STREET	4
804534	908	2213 N 22ND STREET	3
804535	908	2213 N 22ND STREET	4
804678	908	2314 N 22ND STREET	2
804679	908	2314 N 22ND STREET	3
804716	908	2218 N 21ST STREET	3
804717	908	2218 N 21ST STREET	4
804753	908	1922 W YORK ST	5
818256	908	2722 W HUNTINGDON ST	3
888705	908	2619 N 17TH STREET	5
926761	908	2523 N NAPA ST	2

Unit ID	Project #	Unit Address	BR
<b>Scattered Sites Not Viable</b>			
041557	909	2940 PAGE ST	3
041691	901	4920 PARRISH ST	4
042033	908	3143 W ARIZONA ST	2
042305	908	2543 N COLORADO ST	2
042356	905	2242 N 04TH STREET	5
042912	907	1523 N 07TH STREET	4
042994	908	2266 N VAN PELT ST	3
043251	910	2437 REDNER ST	4
043940	905	2148 N ORKNEY ST	3
124843	910	2408 REDNER ST	4
125002	908	2230 N 19TH STREET	6
125018	905	2134 N ORKNEY ST	4
125279	905	2128 N 05TH STREET	4
125482	910	2425 NASSAU ST	2
125513	905	2021 N 05TH STREET	5
125531	908	2224 N 19TH STREET	6
125664	904	2712 W STERNER ST	2
125836	908	2216 N 19TH STREET	6
125868	910	2412 NASSAU ST	2
599300	901	207 N 54TH STREET	3
690578	908	2506 N CHADWICK ST	3
690682	901	5104 FUNSTON ST	3
690745	908	2515 N COLORADO ST	3
690804	909	2153 N 21ST STREET	4
690805	909	2153 N 21ST STREET	2
690813	901	4825 PARRISH ST	3
691281	909	2121 N 19TH STREET	2
691282	909	2121 N 19TH STREET	6
691373	901	645 N CREIGHTON ST	3
691422	907	2138 N FRANKLIN ST	5
804114	907	1908 N 08TH STREET	5
804660	909	1512 DIAMOND ST	4
804661	909	1512 DIAMOND ST	4
818098	904	3154 N CARLISLE ST	2
818152	909	2139 N 19TH STREET	6
818204	910	1325 N 23RD STREET	5
818386	909	2114 N 19TH STREET	6
818482	908	2218 N 19TH STREET	6
818523	905	1931 N 04TH STREET	5

Unit ID	Project #	Unit Address	BR
857199	903	1432 S 56TH STREET	3
857327	904	67 E SEYMOUR ST	3
888559	901	5210 HARLAN ST	3
888567	901	5176 VIOLA ST	3
888659	904	1221 W BUTLER ST	4
888725	901	5178 VIOLA ST	4
926716	903	6015 ALLMAN ST	3
976196	901	1650 N 60TH STREET	3
976219	903	1754 S 60TH STREET	4
<b>BALANCE OF RAD TRANSFER OF ASSISTANCE</b>			
041526	905	1929 N 05TH STREET	6
041570	905	1933 N 05TH STREET	4
041571	905	1935 N 05TH STREET	4
041572	905	1937 N 05TH STREET	4
041661	905	2535 N 07TH STREET	4
041772	905	2532 N HOWARD ST	5
041932	905	2108 N 05TH STREET	5
041936	905	2415 N LAWRENCE ST	4
041957	905	421 W DAUPHIN ST	5
042452	905	2208 N 05TH STREET	6
042533	905	2313 N HOWARD ST	5
042697	905	2040 N 05TH STREET	4
042835	905	2024 N BODINE ST	2
042892	905	2406 N LEITHGOW ST	2
042895	905	2416 N LEITHGOW ST	2
043064	905	2119 N 05TH STREET	4
043134	905	2332 N 05TH STREET	4
043135	905	2339 N 05TH STREET	4
043635	905	1929 N 04TH STREET	5
043807	905	2407 N LAWRENCE ST	4
043939	905	2123 N 04TH STREET	4
043957	905	2209 N REESE ST	3
124815	905	2542 N FRANKLIN ST	3
124819	905	1550 N LAWRENCE ST	4
124825	905	409 W SUSQUEHANNA AVE	4
124876	905	2143 N 05TH STREET	3
125007	905	2552 N HOWARD ST	5
125044	905	2226 N ORKNEY ST	4
125123	905	319 W NORRIS ST	4
125139	905	2425 N MARSHALL ST	5

Unit ID	Project #	Unit Address	BR
125152	905	2542 N HOWARD ST	5
125264	905	2138 N ORKNEY ST	2
125275	905	2544 N 09TH STREET	3
125290	905	1754 N 03RD STREET	4
125317	905	2150 N 05TH STREET	5
125470	905	626 W HUNTINGDON ST	5
125489	905	1914 MUTTER ST	2
125527	905	1933 N 04TH STREET	5
125636	905	1826 N 04TH STREET	5
125705	905	921 W HUNTINGDON ST	5
125747	905	2514 N FRANKLIN ST	3
125752	905	645 W CUMBERLAND ST	5
125857	905	639 W CUMBERLAND ST	5
125872	905	2427 N LAWRENCE ST	4
255963	905	2237 N 04TH STREET	5
690159	905	2451 N 05TH STREET	5
690200	905	532 W BERKS ST	4
690208	905	2631 N FRANKLIN ST	3
690211	905	1921 N 05TH STREET	4
690728	905	2642 N 03RD STREET	3
691054	905	2527 N FRANKLIN ST	3
691094	905	2431 N REESE ST	3
691107	905	2537 N 07TH STREET	5
691119	905	2437 N MARSHALL ST	5
691192	905	2522 N 09TH STREET	4
691246	905	416 W NORRIS ST	6
691384	905	2155 N 05TH STREET	5
691425	905	2234 N HANCOCK ST	5
691454	905	2016 N LAWRENCE ST	4
804359	905	616 W CUMBERLAND ST	5
804492	905	2032 N 05TH STREET	3
804729	905	1439 N ORKNEY ST	2
818019	905	2424 N MARSHALL ST	5
818224	905	1842 N 04TH STREET	5
818434	905	955 N 06TH STREET	6
926754	905	2526 N LAWRENCE ST	3
926790	905	2407 N 04TH STREET	5
926791	905	2434 N 04TH STREET	2
041636	906	1739 N GRATZ ST	5
041678	906	726 SHIRLEY ST	4

Unit ID	Project #	Unit Address	BR
041689	906	722 N 16TH STREET	2
041690	906	722 N 16TH STREET	6
041873	906	1705 N GRATZ ST	4
041916	906	1432 N 17TH STREET	2
041917	906	1432 N 17TH STREET	6
041918	906	1616 W FLORA ST	4
042214	906	1929 BROWN ST	5
043023	906	622 N 16TH STREET	4
043024	906	622 N 16TH STREET	4
043406	906	1838 INGERSOLL ST	5
043496	906	1515 N BOUVIER ST	2
043497	906	1515 N BOUVIER ST	5
043557	906	1730 W MASTER ST	3
043558	906	1730 W MASTER ST	3
043559	906	1730 W MASTER ST	3
043595	906	1728 W MASTER ST	3
043596	906	1728 W MASTER ST	3
043597	906	1728 W MASTER ST	3
043787	906	1004 GREEN ST	1
043788	906	1004 GREEN ST	4
043921	906	1010 GREEN ST	2
043922	906	1010 GREEN ST	5
043980	906	1423 N 17TH STREET	3
043981	906	1423 N 17TH STREET	3
043982	906	1423 N 17TH STREET	3
043983	906	1425 N 17TH STREET	3
043984	906	1425 N 17TH STREET	3
043985	906	1425 N 17TH STREET	3
124931	906	1537 N BOUVIER ST	6
124990	906	1734 N SYDENHAM ST	5
124998	906	1512 WILLINGTON ST	6
125017	906	1715 W THOMPSON ST	4
125033	906	1828 W MONTGOMERY AVE	5
125049	906	1919 BROWN ST	5
125155	906	1509 BROWN ST	4
125483	906	1626 N SYDENHAM ST	5
690198	906	725 N 17TH STREET	3
690199	906	725 N 17TH STREET	4
690294	906	1427 N 17TH STREET	3
690295	906	1427 N 17TH STREET	3

Unit ID	Project #	Unit Address	BR
690296	906	1427 N 17TH STREET	3
690306	906	1443 N 17TH STREET	3
690307	906	1443 N 17TH STREET	3
690308	906	1443 N 17TH STREET	3
690317	906	1505 N 17TH STREET	3
690318	906	1505 N 17TH STREET	4
690319	906	1505 N 17TH STREET	2
690433	906	724 SHIRLEY ST	5
690446	906	1726 W MASTER ST	3
690447	906	1726 W MASTER ST	3
690448	906	1726 W MASTER ST	3
690533	906	854 N BAMBREY ST	3
691269	906	1614 BROWN ST	6
691278	906	1724 WYLIE ST	5
804142	906	624 N 12TH STREET	3
804143	906	624 N 12TH STREET	3
804144	906	624 N 12TH STREET	3
804211	906	1605 W OXFORD ST	3
804212	906	1605 W OXFORD ST	3
804213	906	1605 W OXFORD ST	3
804484	906	1513 N BOUVIER ST	1
804485	906	1513 N BOUVIER ST	4
804644	906	1438 N 17TH STREET	4
804645	906	1438 N 17TH STREET	4
804744	906	1821 VINEYARD ST	5
818101	906	1640 FRANCIS ST	6
125570	904	3024 N 05TH STREET	3
125710	904	1010 W INDIANA AVE	5
125740	904	522 W INDIANA AVE	5
125804	904	2856 N OPAL ST	2
125892	904	3047 N CARLISLE ST	3
255944	904	3322 N 05TH STREET	6
818083	904	315 E INDIANA AVE	3
818168	904	4509 N BOUVIER ST	3
818174	904	4512 N BOUVIER ST	3
818238	904	2711 W LEHIGH AVE	5
818249	904	1124 W VENANGO ST	5
818410	904	2801 N MARVINE ST	6
818413	904	3256 N 13TH STREET	6
857155	904	3534 N 11TH STREET	4

Unit ID	Project #	Unit Address	BR
857165	904	4826 N 15TH STREET	3
857237	904	2847 N 08TH STREET	4
857257	904	1516 ROWAN ST	3
857260	904	2758 N 02ND STREET	3
857399	904	227 W WISHART ST	3
857417	904	120 W WISHART ST	3
857525	904	5215 N 10TH STREET	3
857527	904	1725 W ROCKLAND ST	4
888879	904	4210 N HICKS ST	3
888920	904	500 E PENN ST	3
888926	904	822 E LOCUST AVE	4
888931	904	27 W MANHEIM ST	5
916024	904	1211 WINGOHOCKING ST	4
916031	904	3646 N MARVINE ST	4
916033	904	1917 DENNIE ST	5
916034	904	1116 W TIOGA ST	4
916087	904	3109 N TAYLOR ST	3
926746	904	4815 GREENE ST	6
926783	904	1147 W ERIE AVE	6
926796	904	3227 N 15TH STREET	6
976166	904	1135 W VENANGO ST	4
125506	901	648 N YEWDALL ST	2
125693	901	4919 W STILES ST	3
125875	901	228 N CECIL ST	3
609329	901	107 N MILLICK ST	3
609339	901	150 N 58TH STREET	3
609345	901	220 N 56TH STREET	3
609353	901	239 N RUBY ST	3
609364	901	658 N 54TH STREET	3
609429	901	27 N PEACH ST	3
690532	901	4924 OLIVE ST	3
691290	901	4945 FAIRMOUNT AVE	3
888795	901	5306 RACE ST	4
888810	901	5149 WYALUSING AVE	4
888831	901	437 S 62ND STREET	3
888871	901	44 N 58TH STREET	3
888872	901	551 N CREIGHTON ST	3
124967	903	1606 CATHERINE ST	5
125309	903	2021 FITZWATER ST	5
125493	903	1247 S HANSON ST	2

Unit ID	Project #	Unit Address	BR
125637	903	1243 S HANSON ST	2
125736	903	1529 LATONA ST	2
857281	903	5706 SPRINGFIELD AVE	4
857287	903	5417 BELMAR TERRACE	3
857339	903	1925 S REDFIELD ST	3
857363	903	6014 ALLMAN ST	3
857436	903	2114 S FRAZIER ST	4
857453	903	2026 S CECIL ST	3
857469	903	1841 S 55TH STREET	4
857489	903	2123 S SHIELDS ST	3
857530	903	5722 PENTRIDGE ST	3
857532	903	2124 S SHIELDS ST	3
857554	903	5722 WINDSOR AVE	3
857561	903	5855 WARRINGTON AVE	3
888710	903	2415 CHRISTIAN ST	5
888734	903	1521 S PATTON ST	3
888817	903	1613 S CONESTOGA ST	3
888855	903	5419 BELMAR TERRACE	3
888897	903	5733 BEAUMONT ST	3
916072	903	5616 ELLIOT ST	3
916089	903	1434 S VODGES ST	3
926719	903	1522 S LINDENWOOD ST	3
041860	907	933 W York St	5
042235	907	2311 N 10TH STREET	1
042236	907	2311 N 10TH STREET	4
042242	907	1218 W SERGEANT ST	3
042383	907	1543 N 09TH STREET	5
042431	907	2006 N 08TH STREET	6
042971	907	1232 W YORK ST	3
043418	907	2512 N ALDER ST	2
043420	907	2514 N ALDER ST	2
043421	907	2516 N ALDER ST	2
043962	907	2552 N SARTAIN ST	3
043963	907	2642 N SARTAIN ST	2
124862	907	809 DIAMOND ST	6
124984	907	2535 N 11TH STREET	5
125095	907	619 WESTMONT ST	2
125174	907	2234 N CAMAC ST	6
125334	907	2436 N DELHI ST	2
125647	907	2100 N 08TH STREET	6

Unit ID	Project #	Unit Address	BR
125741	907	1222 W HAZZARD ST	3
125828	907	2512 N 10TH STREET	5
135065	907	1510 N 6TH ST	3
135110	907	2323 N 13TH ST	2
690138	907	1937 N MARSHALL ST	5
690139	907	1939 N MARSHALL ST	5
690213	907	2140 N 09TH STREET	5
690334	907	2157 N 09TH STREET	5
691293	907	2025 N 09TH STREET	4
804123	907	1410 N 07TH STREET	4
804242	907	2114 N 09TH STREET	5
804352	907	1931 N 09TH STREET	4
804500	907	1652 N 06TH STREET	2
818118	907	2144 N 08TH STREET	5
818157	907	2218 N 07TH STREET	5
818169	907	2112 N 07TH STREET	5
818318	907	2214 N 09TH STREET	5
818399	907	2024 N 08TH STREET	5
041566	902	3854 OLIVE ST	3
041580	902	3929 FOLSOM ST	3
041635	902	889 N 47TH STREET	3
041698	902	3926 RENO ST	3
041770	902	4509 LAIRD ST	3
041839	902	3606 MELON ST	6
041910	902	3702 BRANDYWINE ST	2
041912	902	3706 BRANDYWINE ST	2
041960	902	3932 WALLACE ST	3
041985	902	3818 HAVERFORD AVE	3
042086	902	3800 MELON ST	2
042269	902	614 N 38TH STREET	5
042312	902	4167 MANTUA AVE	5
042394	902	619 N 39TH STREET	5
042445	902	3944 FOLSOM ST	5
042682	902	3821 BRANDYWINE ST	3
042694	902	4077 WALLACE ST	2
042753	902	3841 BRANDYWINE ST	3
042979	902	724 N DEKALB ST	3
043116	902	823 N 40TH STREET	2
043117	902	823 N 40TH STREET	4
043490	902	768 N 38TH STREET	5

Unit ID	Project #	Unit Address	BR
043570	902	775 N 38TH STREET	1
043571	902	775 N 38TH STREET	4
124861	902	3866 OLIVE ST	3
124908	902	3843 HAVERFORD AVE	6
125272	902	3850 BROWN ST	5
125398	902	3853 ASPEN ST	3
125469	902	4203 OGDEN ST	3
125503	902	3917 WYALUSING AVE	2
125557	902	3419 FAIRMOUNT AVE	2
125572	902	3913 FOLSOM ST	3
125599	902	3935 FAIRMOUNT AVE	5
125780	902	644 N 38TH STREET	3
125785	902	923 N 42ND STREET	5
125789	902	763 N 37TH STREET	2
125795	902	3608 WALLACE ST	5
125851	902	612 N 39TH STREET	6
125871	902	3932 BROWN ST	6
125889	902	853 N 45TH STREET	3
125902	902	746 N 38TH STREET	3
690276	902	3849 FAIRMOUNT AVE	3
690277	902	3849 FAIRMOUNT AVE	2
690542	902	3921 FOLSOM ST	3
690549	902	732 N 37TH STREET	3
690605	902	3915 RENO ST	3
690648	902	3808 RENO ST	3
690649	902	3824 RENO ST	3
690702	902	3812 RENO ST	3
690720	902	866 N 47TH STREET	3
691017	902	3930 FOLSOM ST	5
691063	902	3920 FOLSOM ST	4
691067	902	3711 MT VERNON ST	3
691074	902	632 N LOWBER ST	3
691106	902	3825 BROWN ST	4
691186	902	806 N 38TH STREET	5
691187	902	3822 MT VERNON ST	3
691215	902	3521 MT VERNON ST	3
691218	902	3527 MT VERNON ST	3
691255	902	3504 MT VERNON ST	3
691331	902	3520 MT VERNON ST	4
691335	902	3510 MT VERNON ST	2

Unit ID	Project #	Unit Address	BR
691378	902	744 N 38TH STREET	3
691383	902	741 N DEKALB ST	3
691393	902	3916 FOLSOM ST	5
691445	902	881 N 47TH STREET	3
804048	902	4511 LAIRD ST	3
804078	902	3841 OLIVE ST	3
804109	902	610 UNION ST	5
804131	902	3428 WALLACE ST	5
804183	902	614 UNION ST	5
818055	902	766 N DEKALB ST	3
818124	902	926 N 43RD STREET	3
818186	902	628 N 37TH STREET	5
818288	902	4169 MANTUA AVE	5
818302	902	4223 W STILES ST	5
818391	902	3828 ASPEN ST	3
818438	902	656 N 36TH STREET	6
818470	902	3924 BROWN ST	6
818520	902	3122 HAVERFORD AVE	6
818532	902	3826 WALLACE ST	3
818544	902	4213 LEIDY AVE	5
857333	902	1023 PALLAS ST	3
876525	902	4707 PARRISH ST	3
876527	902	4711 PARRISH ST	3
888646	902	4112 BROWN ST	3
888658	902	4240 W STILES ST	5
888670	902	729 N 39TH STREET	4
888703	902	4173 MANTUA AVE	5
888763	902	4126 OGDEN ST	2
926799	902	4245 OGDEN ST	3
041531	910	2126 W MASTER ST	5
041682	910	2435 CLIFFORD ST	6
041744	910	2703 W JEFFERSON ST	5
041844	910	1410 N ETTING ST	2
042995	910	2324 SHARSWOOD ST	5
043073	910	2403 W OXFORD ST	6
043252	910	1521 N 25TH STREET	6
043358	910	1222 N TAYLOR ST	3
043827	910	2440 NICHOLAS ST	5
043913	910	1535 N 22ND STREET	5
124892	910	2319 SHARSWOOD ST	4

Unit ID	Project #	Unit Address	BR
124949	910	1730 N MARSTON ST	3
124963	910	1744 N 27TH STREET	4
125110	910	1731 N TANEY ST	3
125113	910	2403 CECIL B MOORE AVE	3
125114	910	2403 CECIL B MOORE AVE	4
125407	910	2424 W OXFORD ST	5
125700	910	2403 INGERSOLL ST	2
125867	910	1230 N DOVER ST	3
125934	910	2238 INGERSOLL ST	4
690001	910	1314 N HOLLYWOOD ST	3
690022	910	1740 N 28TH STREET	4
690024	910	1317 N 23RD STREET	6
690052	910	1427 N HOLLYWOOD ST	3
690114	910	1521 N NEWKIRK ST	3
690551	910	1454 N HOLLYWOOD ST	3
690633	910	2931 CECIL B MOORE AVE	6
690737	910	2402 W THOMPSON ST	5
690808	910	2441 W OXFORD ST	2
690809	910	2441 W OXFORD ST	4
691090	910	1738 N NEWKIRK ST	3
804395	910	2414 W MASTER ST	5
804571	910	2410 CECIL B MOORE AVE	5
804684	910	2828 W MASTER ST	4
804685	910	2828 W MASTER ST	4
818137	910	1525 N 25TH STREET	6
818226	910	2042 W MASTER ST	5
818255	910	2403 REDNER ST	4
818368	910	2415 TURNER ST	5
818369	910	2707 W JEFFERSON ST	3
888580	910	1402 N 27TH STREET	4
888633	910	2040 W MASTER ST	6
888636	910	2927 W MASTER ST	4
041529	909	1940 N TAYLOR ST	2
041715	909	2017 N BAMBREY ST	3
041721	909	1835 N VAN PELT ST	6
041802	909	2115 N NEWKIRK ST	2
041816	909	2933 WESTMONT ST	2
041907	909	2841 DIAMOND ST	2
041908	909	2841 DIAMOND ST	6
041998	909	2956 WESTMONT ST	3

Unit ID	Project #	Unit Address	BR
042030	909	2104 N 16TH STREET	3
042031	909	2104 N 16TH STREET	3
042032	909	2104 N 16TH STREET	1
042062	909	2936 WESTMONT ST	2
042275	909	1731 W MONTGOMERY AVE	3
042276	909	1731 W MONTGOMERY AVE	4
042277	909	1731 W MONTGOMERY AVE	1
042310	909	2129 N 22ND STREET	2
042311	909	2129 N 22ND STREET	5
042795	909	1917 N 24TH STREET	5
042810	909	2117 N 15TH STREET	3
042811	909	2117 N 15TH STREET	3
042812	909	2117 N 15TH STREET	3
042882	909	2124 N 21ST STREET	2
042883	909	2124 N 21ST STREET	4
043159	909	2122 N 16TH STREET	3
043160	909	2122 N 16TH STREET	3
043161	909	2122 N 16TH STREET	3
043244	909	2153 N 15TH STREET	3
043245	909	2153 N 15TH STREET	3
043246	909	2153 N 15TH STREET	3
043472	909	2020 N BAMBREY ST	3
043473	909	2020 N BAMBREY ST	3
043511	909	1803 N 18TH STREET	3
043512	909	1803 N 18TH STREET	3
043513	909	1803 N 18TH STREET	3
043578	909	1812 N 24TH STREET	5
043626	909	2018 N 32ND STREET	2
043627	909	2018 N 32ND STREET	6
043828	909	3114 FRENCH ST	3
043945	909	2032 N 18TH STREET	6
124952	909	1717 ARLINGTON ST	6
125134	909	3228 ARLINGTON ST	6
125138	909	1847 N JUDSON ST	3
125222	909	2415 ARLINGTON ST	3
125235	909	1931 N RINGGOLD ST	3
125339	909	1914 N 24TH STREET	6
125351	909	2140 N CARLISLE ST	6
125575	909	2117 N 18TH STREET	6
125632	909	1632 EDGLEY ST	3

Unit ID	Project #	Unit Address	BR
125798	909	3114 WESTMONT ST	3
125826	909	2719 W MONTGOMERY AVE	3
690004	909	1809 N 28TH STREET	3
690009	909	2228 PAGE ST	3
690013	909	1812 N 27TH STREET	5
690070	909	1816 N NEWKIRK ST	3
690072	909	1811 N 28TH STREET	3
690152	909	1860 N BUCKNELL ST	3
690515	909	1824 N BUCKNELL ST	3
690516	909	1802 N BUCKNELL ST	3
690517	909	1804 N BUCKNELL ST	3
690524	909	1825 N BUCKNELL ST	3
690525	909	1847 N BUCKNELL ST	3
690526	909	1821 N BUCKNELL ST	3
690541	909	1843 N BUCKNELL ST	3
690557	909	1825 N 26TH STREET	3
690595	909	1833 N TANEY ST	3
690851	909	2151 N NATRONA ST	3
691021	909	1838 N BUCKNELL ST	3
804208	909	1843 N 17TH STREET	3
804209	909	1843 N 17TH STREET	3
804210	909	1843 N 17TH STREET	3
804330	909	1738 MONUMENT AVE	3
804331	909	1738 MONUMENT AVE	3
804404	909	1908 N 24TH STREET	3
804405	909	1908 N 24TH STREET	2
818011	909	2135 N NATRONA ST	3
818033	909	1844 N JUDSON ST	3
818129	909	1921 N 24TH STREET	5
818279	909	1860 N TANEY ST	3
818338	909	1820 N 22ND STREET	6
818362	909	1816 N RINGGOLD ST	5
818404	909	3218 W SUSQUEHANNA AVE	6
818416	909	3110 EUCLID ST	6
818418	909	1806 N TANEY ST	3
818463	909	3113 W NORRIS ST	3
818471	909	3106 W BERKS ST	3
818472	909	1826 N BUCKNELL ST	3
818494	909	1727 FONTAIN ST	4
818530	909	1923 N 24TH STREET	5

Unit ID	Project #	Unit Address	BR
888566	909	2609 W MONTGOMERY AVE	5
888623	909	3124 WESTMONT ST	3
888626	909	1837 N TANEY ST	3
888679	909	1830 N TANEY ST	3
041565	908	2070 W GLENWOOD AVE	4
041637	908	3023 W SUSQUEHANNA AVE	5
041706	908	2344 N OPAL ST	3
041833	908	2205 W SERGEANT ST	2
041920	908	1426 W YORK ST	6
041977	908	1921 W DAUPHIN ST	5
042013	908	3311 W HUNTINGDON ST	4
042122	908	2248 N 17TH STREET	2
042123	908	2248 N 17TH STREET	4
042363	908	2129 W DAUPHIN ST	5
042444	908	2644 N 29TH STREET	6
042578	908	2309 N CROSKEY ST	3
042619	908	1401 W YORK ST	5
042825	908	2230 N 17TH STREET	2
042826	908	2230 N 17TH STREET	5
042956	908	2220 N 17TH STREET	2
042957	908	2220 N 17TH STREET	5
124982	908	2317 W SERGEANT ST	3
125056	908	2343 N 20TH STREET	6
125151	908	2345 N VAN PELT ST	3
125163	908	2450 N DOUGLAS ST	3
125178	908	2415 W HAROLD ST	3
125416	908	2539 N NATRONA ST	3
125429	908	2460 N DOVER ST	2
125577	908	3147 W ARIZONA ST	2
125592	908	2247 N 17TH STREET	6
125654	908	2539 W HAROLD ST	3
125698	908	1625 W HUNTINGDON ST	5
125838	908	2209 N 16TH STREET	6
125873	908	2315 N VAN PELT ST	3
255945	908	2406 N 15TH STREET	5
255971	908	2258 N 17TH STREET	6
690007	908	2524 N 16TH STREET	4
690096	908	2211 N BOUVIER ST	3
690106	908	2334 N OPAL ST	3
690109	908	2246 N BANCROFT ST	3

Unit ID	Project #	Unit Address	BR
690110	908	2356 N VAN PELT ST	3
690118	908	2319 N CLEVELAND ST	3
690135	908	2444 N GARNET ST	3
690412	908	2269 N COLORADO ST	3
690558	908	2342 N 18TH STREET	4
690565	908	2209 N COLORADO ST	3
690573	908	2531 N BOUVIER ST	3
690593	908	2645 N COLORADO ST	3
690722	908	2452 N NATRONA ST	3
690777	908	2525 N COLORADO ST	3
690899	908	2355 N VAN PELT ST	3
690904	908	2513 N COLORADO ST	3
690957	908	2046 W GLENWOOD AVE	4
690986	908	2444 N COLORADO ST	3
691027	908	2327 N COLORADO ST	3
691040	908	2560 N SYDENHAM ST	3
691072	908	2425 N MARSTON ST	2
691135	908	2619 N CORLIES ST	3
691163	908	2469 N COLORADO ST	3
691296	908	2511 N NAPA ST	3
691370	908	2402 W OAKDALE ST	3
804769	908	2260 N 17TH STREET	6
818004	908	2323 N COLORADO ST	3
818111	908	2357 N COLORADO ST	3
818126	908	2614 N 16TH STREET	5
818151	908	2528 N NATRONA ST	3
818230	908	2455 N BOUVIER ST	3
818275	908	2204 N 18TH STREET	6
818314	908	2605 N STANLEY ST	3
818342	908	2232 N 17TH STREET	6
818411	908	2513 N MARSTON ST	3
818526	908	2225 N BANCROFT ST	3
857240	908	2324 N COLORADO ST	3
888572	908	2627 N 18TH STREET	3
926739	908	2226 N BOUVIER ST	3
926742	908	2320 N CLEVELAND ST	3
926743	908	2347 N CLEVELAND ST	3
926767	908	2403 W OAKDALE ST	4

### Appendix G: MTW TDC/HCC

PHA's current HUD-approved MTW TDC and HCC cost limits are shown below. PHA last updated the MTW TDC/HCC limits in 2009. Subject to HUD approval, PHA will periodically review and update the MTW TDC/HCC cost limits. In FY 2017 PHA commissioned an independent engineering study to assess local costs and determine updated MTW TDC/HCC cost limits. Upon completion of the engineering study, PHA will submit revised cost limits to HUD for approval.

Type of Unit	0		1		2		3		4		5	
	HCC	TDC										
Detached			\$225,373	\$394,402	\$266,207	\$465,863	\$319,931	\$559,880	\$374,708	\$655,740	\$429,310	\$751,292
Row House			\$203,374	\$355,904	\$239,263	\$418,710	\$287,115	\$502,451	\$334,969	\$586,195	\$382,821	\$669,937
Walk-up	\$176,055	\$308,097	\$176,055	\$308,097	\$203,708	\$356,490	\$269,787	\$472,286	\$331,729	\$580,525	\$390,368	\$683,144
Elevator			\$213,541	\$341,665	\$249,365	\$398,985	\$331,717	\$530,747	\$411,330	\$658,128	\$486,550	\$778,480

## Appendix H: Impact Analyses: Rent Simplification

Pursuant to the Moving To Work (MTW) Agreement, the Philadelphia Housing Authority (PHA) conducted an income and rent analysis of MTW households. Unit Based households, Low Income Housing Tax Credit sites managed by PAPMC, Moderate Rehab units and non-MTW vouchers are not subject to rent simplification and are not included in this analysis. PHA may convert households in the Unit Based program to rent simplification in FY 2018

PHA’s rent simplification program currently includes the following components:

- A single working household deduction;
- An asset income exclusion;
- Exclusion of full-time student earned income;
- Modification of the definition of medical related expenses to include only certain medical-related insurance premiums;
- Elimination of all other deductions;
- Application of a cap on gas utility allowances for income eligible households who are responsible for gas heat;
- Reduction of the standard rent calculation percentage based on family size; and
- Application of a minimum rent of \$50.

The following is a summary of the results of the rent impact analysis.

### Affordability

PHA’s rent policies resulted in affordable household rents in both the public housing and HCV programs. The following chart shows average Total Tenant Payment (TTP) as a percentage of Gross Income. The chart excludes households earning \$2,100 or less annually, who are subject to a minimum rent payment and, therefore, tend to pay a higher percentage of income towards rent and HCV households with a gross rent that exceeds their payment standard, who also pay a higher percentage of income towards rent. Alternatively, higher income PH households on ceiling rent pay a much lower percentage of their gross income. Table 1 highlights the fact that for all households earning more than \$2,100 annually, MTW residents pay 28% or less of gross income towards rent.

**Table 1:  
Total Tenant Payment as a Percentage of Gross Income**

	Housing Choice Voucher Households	Public Housing Households
Average	27%	27%
25 <sup>th</sup> Percentile	27%	27%
Median	27%	28%
75 <sup>th</sup> Percentile	28%	28%
Max	28%	28%

	<b>Housing Choice Voucher Households</b>	<b>Public Housing Households</b>
Households reporting income of \$2,100 or less	920 (6%)	476 (5%)
Households with Gross Rents exceeding Payment Standards	3,327 (22%)	-N/A-
Households on Ceiling Rent	-N/A-	518 (6%)

### Household Income

Of the 15,076 MTW HCV households included in the analysis, 4% (582) report zero income. 10,254 (68%) MTW HCV households do not have any employment income, while 4,822 (32%) MTW HCV households have at least one wage earner. Of the 9,308 PH households included in the analysis, 4% (410) report zero income. 6,792 (73%) PH households do not have any employment income, while 2,516 (27%) PH households have at least one wage earner. Table 2 shows total household income and table 3 shows employment income for wage earning households.

**Table 2: Household Income**

	<b>Housing Choice Voucher Households</b>	<b>Public Housing Households</b>
Average	\$13,666	\$14,090
25 <sup>th</sup> Percentile	\$8,821	\$8,622
Median	\$10,104	\$9,307
75 <sup>th</sup> Percentile	\$18,122	\$17,056
Max	\$101,678	\$166,140

**Table 3: Employment Income for Households with Wage Earner(s)**

	<b>Housing Choice Voucher Households</b>	<b>Public Housing Households</b>
Average	\$18,473	\$21,108
25 <sup>th</sup> Percentile	\$10,382	\$10,176
Median	\$16,688	\$17,139
75 <sup>th</sup> Percentile	\$24,960	\$27,766
Max	\$101,678	\$159,453

### CRP

Under MTW, HCV Tenant-Based households who are responsible for paying gas heat and who are income eligible to participate in the PGW Customer Responsibility Program (CRP) have the gas portion of their utility allowances calculated using PHA's CRP MTW utility policy. Participation in the PGW CRP program places a cap on the amount of money that eligible tenants will be required to pay for their gas utility payments based on household income, not consumption. Gas utility allowances are calculated using the PGW CRP calculation method. Table 4 illustrates the savings incurred by PHA's adoption of this policy.

**Table 4: Utility Allowance Savings due to CRP MTW UA Policy**

	<b>Households on CRP</b>
Total gas portion without application of CRP	\$746,518
Total gas portion with application of CRP	\$418,258
Monthly Savings	\$328,260
Annual Savings	\$3,939,120

**Appendix I: Board Resolution & MTW Certification  
(TO BE INCLUDED FOLLOWING BOARD APPROVAL)**