

# **PHILADELPHIA HOUSING AUTHORITY**



## **MOVING TO WORK ANNUAL PLAN FISCAL YEAR 2019 (APRIL 1, 2018 TO MARCH 31, 2019)**

**DRAFT FOR PUBLIC COMMENT  
NOVEMBER 10, 2017**

**PHILADELPHIA HOUSING AUTHORITY**  
**MOVING TO WORK ANNUAL PLAN – FISCAL YEAR 2019**

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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 2019, i.e. the period from **April 1, 2018 to March 31, 2019**.

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's MTW Agreement with HUD extends 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 2019 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 including conversions of public housing to project-based assistance under the Rental Assistance Demonstration program.

The FY 2019 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 the near future.

### **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 continue to provide a framework for PHA's activities and resource allocation in FY 2019 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

In 2016, PHA and the City of Philadelphia collaborated on the development of an Assessment of Fair Housing (AFH) Plan in compliance with the December 2015 Affirmatively Further Fair Housing Final Rule. This extensive planning process involved PHA residents and a wide range of community stakeholders. The AFH Plan, including fair housing priority goals and strategies, was accepted by HUD in February 2017. 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. The AFH goals and strategies are reflected in PHA's FY 2019 MTW Annual Plan, and will help inform PHA's long-term MTW goals and objectives.

### **FY 2019 Goals and Objectives**

PHA will implement a coordinated, comprehensive program of capital improvements, housing and neighborhood development activities, maintenance and management initiatives, and resident supportive services in FY 2019. As PHA's funding for FY 2019 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 including PHA's Unit Based Leasing and Development Program, Rental Assistance Demonstration Program conversions and transfer of assistance developments, and the Partnership Initiative. 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.

- ***Neighborhood Transformation at Blumberg/Sharswood*** – PHA will continue and expand its ambitious efforts to implement the Blumberg/Sharswood Choice Neighborhoods Transformation Plan, which 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 neighborhood supermarket; development of a new PHA office facility; creation of new recreational facilities and green space; and, the establishment of a multipurpose neighborhood health and service center and high performing high school. In FY 2019, PHA plans to: begin rehabilitation of the Phase II senior tower, which consists of 94 rental units, and Phase III, which consists of 83 on-site rental units; finalize plans and financing for Phase IV, a 40-unit off-site rental phase to be developed by Michaels Development Company; begin Phase II of the rehab of the Vaux Community Building, which currently houses a new neighborhood high school, with new health care and other supportive services planned for the facility; implement a 21-unit homeownership phase in partnership with Habitat for Humanity; and, complete construction on PHA’s new headquarters building on Ridge Avenue. PHA will also support enhanced educational programming for low-income youth attending the new Big Picture Philadelphia High School in the Vaux Community Building.
- ***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 267 rental and 30 homeownership units, of which 147 will be replacement housing. In FY 2019, PHA plans to complete construction of 89 rental units (including 74 replacement units) as part of Norris Phase II and begin construction of an additional 50 Phase III rental units (including 22 replacement units).
- ***Rental Assistance Demonstration (RAD)*** – In FY 2019, PHA will expand 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 vacant, non-viable scattered sites to new projects developed throughout the City by PHA and other development partners. PHA projects that 1,285 units at both existing public housing sites and new transfer of assistance sites will have closed under the RAD program by the end of FY 2018. PHA plans to convert an additional 1,949 public housing units to project-based assistance through RAD in FY 2019.
- ***Opening Doors to Affordable Homeownership*** – PHA is proposing this new MTW activity to enhance and expand ongoing affordable, first time homeownership activities. The new program will build on and consolidate PHA’s existing 5-h and Housing Choice Voucher Homeownership programs, while incorporating new elements including lease-purchase and down payment assistance options.

- ***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 2019. PHA will also continue to operate the SOAR program citywide, and 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 Opportunity Program in FY 2019 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 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. The program also involves a partnership with the Pennsylvania First Judicial Court returning citizen programs for public housing households.
- ***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 2019, 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 2019; 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 2019, PHA will continue to work on the development of modifications to the MTW FSS program. PHA has issued a Request for Proposals for FSS



program management services as part of a strategy to leverage additional resources for program participants and to improve educational, employment and other positive outcomes.

- ***Small Area Fair Market Rent Rule*** - Under HUD's rule regarding Small Area Fair Market Rents (SAFMRs), Philadelphia is one of the metropolitan areas 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's HCV participating families have to live in higher opportunity neighborhoods. PHA supports the concept of higher payment standards for higher opportunity areas; however, the HUD rule could impose serious hardships on existing residents. In the coming year, PHA intends to propose MTW alternatives, following consultation with owners and other stakeholders.

Along with its MTW implementation activities, PHA will implement other initiatives in FY 2019 that do not specifically require MTW authority or Block Grant flexibility to administer. Highlights of PHA's planned Non-MTW activities include:

- ***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 2019, 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 actively collaborates with the City, social service and local non-profit agencies on a series of initiatives to reduce and help prevent homelessness, known as the Blueprint to End Homelessness program. The current Blueprint Memorandum of Understanding between the City and PHA extend to FY 2019. PHA will continue to work with the City to identify future strategies to support the Blueprint goal and may seek Board approval for an updated agreement.
- ***Right Sizing Occupancy Initiative*** – PHA's ongoing efforts to "right size" residents who are currently living in units that are too large for their current family composition, primarily residents of scattered site housing, will continue in FY 2019. 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. PHA expects that some residents may elect to purchase their homes rather than move, while other homes will be made available for new families on the waiting list as current residents move to smaller size units.
- ***Improving Access to PHA Programs and Services*** – PHA's Board-approved Limited English Proficiency (LEP) Policy 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 2019, PHA will complete a review of the current LEP Policy and, as needed, propose updates to the Plan for Board approval. PHA will also continue to update its list of vital documents and ensure that such documents are translated into required languages. Other forms may include guidance for translation in required languages so that non-English speaking individuals can obtain important program information.

- ***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 2019, 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 2019, PHA plans to propose updates to the policy as needed to conform to recent HUD regulations.
- ***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 2019, PHA will administer existing grants and utilize MTW funds where feasible to leverage new grant opportunities. Existing grants include the Jobs Plus Pilot, Resident Opportunities and Self Sufficiency (ROSS) Service Coordinator, Project SOAR, Assets for Independence, Choice Neighborhoods, Congregate Housing Services and Family Self Sufficiency Coordinator Programs. In FY 2019, PHA will submit applications to continue funding existing programs, if funds are made available, and fund new programs that support PHA's Strategic Directions Plan. On all grant opportunities, PHA will determine if any MTW flexibilities are required to implement the program and incorporate such flexibilities into future MTW Plans or Plan amendments.

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 49 new public housing units to its inventory in FY 2019. The planned new units represent Phase 1 of the New Courtland at Henry Avenue development, as summarized on Table 1 below. The actual number of planned new public housing units may vary depending on several variables including changes to financing plans and construction schedules, HUD processing timetables and other factors.

In FY 2018, PHA competitively selected 19 additional planned housing developments consisting of 830 units for potential receipt of public housing subsidies under PHA's Unit Based program. As with Henry Avenue, the developments will be undertaken by third party partners. Construction is not anticipated to start until after FY 2019; therefore, these additional units are not listed on Table 1. The actual number of new public housing units developed under this competitive procurement may vary significantly from the 830 figure, based on receipt of Low Income Housing Tax Credits, final financing plans and other factors.

**Table 1: Planned New Public Housing Units in FY 2019**

AMP Name and Number	Bedroom Size							Total Units	Population Type	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
New Courtland at Henry Avenue Phase 1	17	32	0	0	0	0	0	49	Senior	6	49
Total Public Housing Units to be Added								49			

#### 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 2019, PHA plans to demolish and/or dispose of a projected total of 460 units as summarized in Table 2, the vast majority of which are vacant, non-viable scattered site units. 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 in FY 2019\***

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PA2-901 Scattered Sites Haddington	21	RAD Transfer of Assistance
	2	Disposition of Vacant Lots
PA2-902 Scattered Sites Mantua	35	RAD Transfer of Assistance
	17	Disposition of Vacant Lots
PA2-903 Scattered Sites Kingsessing	20	RAD Transfer of Assistance
	3	Disposition of Vacant Lots
PA2-904 Scattered Sites Germantown	17	RAD Transfer of Assistance
	4	Disposition of Vacant Lots
PA2-905 Scattered Sites Fairhill Square	51	RAD Transfer of Assistance
	16	Disposition of Vacant Lots
PA2-906 Scattered Sites Francisville	18	RAD Transfer of Assistance
	23	Disposition of Vacant Lots
	3	Demo/Dispo of Non-viable structures
PA2-907 Scattered Sites Ludlow	12	RAD Transfer of Assistance
	4	Disposition of Vacant Lots
	2	Demo/Dispo of Non-viable structures
PA2-908 Scattered Sites Susquehanna	74	RAD Transfer of Assistance
	8	Disposition of Vacant Lots
PA2-909 Scattered Sites Strawberry Mansion	56	RAD Transfer of Assistance
	21	Disposition of Vacant Lots
	6	Demo/Dispo of Non-viable structures
PA2-910 Scattered Sites Oxford Jefferson	29	RAD Transfer of Assistance
	9	Disposition of Vacant Lots
	9	Demo/Dispo of Non-viable structures

**Total Number of Units to be Removed**

**460**

*\*Timing for removal of units related to RAD conversions may vary and extend beyond the Fiscal Year. Addresses for scattered site units planned for demo/dispo have been included in Appendix F to this Plan.*

PHA will also submit applications to HUD to dispose of six (6) administrative building properties that are in excess of its needs due to the construction of the Agency's consolidated headquarters. The properties to be disposed of include:

- 712 N. 16<sup>th</sup> St.,
- 3400 Bartram Ave.,
- 3100 Penrose Ferry Rd
- 1800 S. 32<sup>nd</sup> St.
- 1606 Swain Ave. and
- 1201 W Somerset Ave.

PHA will sell or lease the administrative properties at fair market value based on an assessment of which option will generate the greatest benefit to PHA. PHA believes that the dispositions are in the best interest of PHA, its residents, and the City of Philadelphia.

### **Planned Rental Assistance Demonstration (RAD) Program Conversions**

PHA views the conversion of public housing units to project-based assistance under the RAD program as a critically important component of its housing preservation and expansion strategy. Through RAD conversion, PHA is able to access private equity (primarily through the Low Income Housing Tax Credit program) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units and “transfer assistance” to other new developments. Table 3 below provides summary information on PHA’s current plans to convert existing public housing units to project-based assistance through the RAD program, and to transfer public housing assistance from vacant, non-viable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts in FY 2019. 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 2018.

The timetable for RAD conversions extends beyond FY 2019 and continues to be refined in consultation with HUD and PHA’s resident leadership. The listed projects may be modified in the future, and are subject to approval by HUD and the PHA Board of Commissioners. PHA may apply for additional RAD conversions beyond those shown in Tables 3 and 3A.

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.

As part of this FY 2019 MTW Annual Plan, in Appendix A, PHA has included RAD Significant Amendments which involve transfer of assistance from vacant, non-viable scattered site units to four new developments: Harlan Street, new construction to be developed by Michaels Development Company; Blumberg Phase III, new construction to be developed by PHADC as part of the Blumberg/Sharswood plan; Susquehanna Square, new construction to be developed by Community Ventures; and, the Walton School substantial rehabilitation, to be developed by PHADC. Additional Significant Amendments for other planned RAD developments will be submitted in the future.

**Table 3: RAD Conversions Planned in FY 2019**

<b>PIC Dev. /AMP # and PIC Dev. Name</b>	<b>RAD Units</b>	<b>Description</b>
PA2-014 Norris Apartments Phase III	28	Choice Neighborhoods RAD conversion
PA2-031 Bartram Village	500	Conversion of existing public housing development
PA2-903 Westpark Plaza	65	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
PA2-114 Gladys B Jacobs	80	Conversion of existing public housing development
PA2-035 Haddington Homes	150	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
PA2-126 Eight Diamonds AME	152	Conversion of existing AME public housing development
PA2-162 Spring Garden II AME	32	Conversion of existing AME public housing development
Scattered Site AMPS	22	Transfer of assistance from vacant and uninhabitable scattered sites to Harlan Street new development
Scattered Site AMPS	37	Transfer of assistance from vacant and uninhabitable scattered sites to Susquehanna Square new development
Scattered Site AMPS	83	Transfer of assistance from vacant and uninhabitable scattered sites to Blumberg Phase III new development
Scattered Site AMPS	44	Transfer of assistance from vacant and uninhabitable scattered sites to Walton School substantial rehab development
Scattered Site AMPS	50	Transfer of assistance from vacant and uninhabitable scattered sites to Beury Building substantial rehab development
<b>Planned Total RAD Converted Units</b>	<b>1,949</b>	

*\*Westpark Plaza has 65 units available for occupancy, plus one additional off-line unit approved by HUD for use by the resident council.*

**Table 3A: RAD Conversions Completed or Projected to be Completed by End of FY 2018**

Property Name	RAD Units	Description
2415 N. Broad	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
Lehigh Park I and II	49	Transfer of Assistance
Strawberry Mansion	55	Transfer of Assistance
Haddington III	48	Transfer of Assistance
Roberto Clemente House	38	Transfer of Assistance
Southwark Plaza (PA2-121)	470	Conversion of existing AME public housing development
Cantrell Place	40	Transfer of Assistance
Witherspoon Senior Apartments	40	Transfer of Assistance
1315 N. 8th Street	25	Transfer of Assistance
Norris Square Community Alliance Scattered Sites	29	Transfer of Assistance
Norris CNI	74	Choice Neighborhoods RAD Conversion
Plymouth Hall (PA2-079)	53	Conversion of existing public housing development
Blumberg Phase I	51	Transfer of Assistance
Blumberg Phase II-Senior Building	94	Conversion of existing public housing development
<b>Total Units</b>	<b>1,285</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 2019. Overall, PHA projects that 430 additional units will be placed under contract in FY 2019. PHA anticipates a leasing rate of over 90% for new and existing project-based units at the close of FY 2019. Actual contract/leasing figures may vary based on multiple factors, including contract terminations or suspensions, new and additional projects approved by the PHA Board during the Plan year, HUD RAD processing timetables and other considerations. RAD Developments placed under HAP in FY 2018 - but not scheduled to lease until FY 2019 - are listed in the “Approved Activities” chapter of this Plan in the Unit-Based Leasing and Development Program table.

**Table 4: New Housing Choice Vouchers to be Project-Based in FY 2019**

Property Name	Anticipated # of New Vouchers to be Project-Based	Description of Project
Edison 64	20	HUD-VASH Project Based site for Homeless veterans in North Philadelphia
Francis House	10	New Construction in West Philadelphia for frail seniors
Harlan St	22	New Construction in West Philadelphia for low income families – RAD Transfer of Assistance
Liddonfield	150	New Construction in Northeast Philadelphia for seniors
Reynolds School	64	Rehabilitation of site in North Philadelphia for Veterans-RAD Transfer of Assistance
Susquehanna Square	37	Rehabilitation of site for low income families in North Philadelphia-RAD Transfer of Assistance
Walton School	44	Rehabilitation of elementary school for low income families in North Philadelphia-RAD Transfer of Assistance
Blumberg Phase III	83	New construction for low-income families in the Sharswood neighborhood-RAD transfer of assistance

Anticipated Total New Vouchers to be Project-Based

**430**

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

**4,004**

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

**3,270**

## Other Planned Changes to Housing Stock

In FY 2019, 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 Assessment of Fair Housing Plan jointly issued by the City and PHA and accepted by HUD in February 2017. 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, 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, refinancing, conversion and/or homeownership activities at PHA sites.

**Table 5: Other Planned Activities**

Site	Description of Project
Brooklyn Heights	PHA is negotiating the acquisition (PRA) of land in the Mill Creek neighborhood to develop approximately 32 units.
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.
Strawberry Mansion Community Center	PHA plans to identify and acquire property in the Strawberry Mansion neighborhood for a multiservice Community Center.
Falls Ridge	PHA is finalizing plans for a long-term sale or lease to Pennrose Properties of land at the former Schuylkill Falls public housing development. Land to be developed as affordable and market rate housing by Pennrose.
27 <sup>th</sup> and Susquehanna	PHA is seeking to acquire a site in the Strawberry Mansion neighborhood for the development of 40-50 affordable rental units.
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 44 senior housing units in Strawberry Mansion.
Sharswood Acquisition	PHA completed the acquisition of privately owned parcels in the Sharswood neighborhood for the redevelopment of the Norman Blumberg development.
Sharswood Development	PHA has designated Hunt Development Company as developer for certain off-site parcels in the Sharswood community. PHA is working with Hunt to develop a plan for additional housing development in support of the Transformation Plan goals.
Liddonfield	PHA completed the sale of this former public housing site to New Courtland, the selected developer who plans to build 300 rental units on the site.
2012 Chestnut Street	PHA entered into a development agreement with 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 has entered into a predevelopment agreement with Pennrose Properties to evaluate the redevelopment of Bartram Village. PHA also submitted an application for Choice



Site	Description of Project
	Neighborhoods Planning grant funds for the Bartram Village and surrounding Kingessing neighborhood to support the development of a comprehensive Transformation Plan.
Vaux Community Building	PHA has completed the Phase 1 renovations to the building, which serves as a community center and focal point for the Sharswood/Blumberg neighborhood revitalization effort. A neighborhood school operated by Big Picture Philadelphia has leased space in the building and began operations in September 2017. PHA is completing negotiations with additional non-profit partners to lease space to provide health care and other services for low-income residents.
Vacant Lot Disposition	PHA owns approximately 700 vacant lot parcels which are not part of the ACC inventory and which do not have a HUD Declaration of Trust attached to the deed. PHA plans to dispose of the properties for fair market value, to the Land Bank, to a PHA affiliate or alternate means.
Strawberry Mansion (RFP)	Potential acquisition of homeownership 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 2019. 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 in FY 2019**

Project Type	Site Name	Project Description	Total Estimated Budget	PHA Portion of Budget	Estimated FY2019 Capital Fund Expenditures
Capital Improvement	Oxford Village	Sitework - Playground Replacement	\$ 25,000	\$ 25,000	\$ 25,000

<b>Project Type</b>	<b>Site Name</b>	<b>Project Description</b>	<b>Total Estimated Budget</b>	<b>PHA Portion of Budget</b>	<b>Estimated FY2019 Capital Fund Expenditures</b>
Capital Improvement	Morton Homes	Sitework - Playground Replacement	\$ 40,000	\$ 40,000	\$ 40,000
Capital Improvement	Raymond Rosen	Sitework - Playground Replacement	\$ 50,000	\$ 50,000	\$ 50,000
Capital Improvement	Wilson Park	Sitework - Playground Replacement	\$ 60,000	\$ 60,000	\$ 60,000
Capital Improvement	Scattered Sites 901-910	Window Replacement	\$ 100,000	\$ 100,000	\$ 100,000
Capital Improvement	Spring Garden Apartments	Electrical - Transformer Replacement	\$ 200,000	\$ 200,000	\$ 200,000
Capital Improvement	Fairhill Apartments	Joint Replacement, Fire Protection & Standpipe	\$ 500,000	\$ 500,000	\$ 500,000
Capital Improvement	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000	\$ 600,000	\$ 600,000
Capital Improvement	College View	Sanitary Upgrades	\$ 900,000	\$ 900,000	\$ 900,000
ECM	Scattered Sites 901-910	Heating Upgrades	\$ 100,000	\$ 100,000	\$ 100,000
ECM	Scattered Sites 901-910	Window Replacement	\$ 100,000	\$ 100,000	\$ 100,000
ECM	Scattered Sites 901-910	Painting	\$ 200,000	\$ 200,000	\$ 200,000
ECM	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000	\$ 600,000	\$ 600,000
Modernization	Scattered Sites 901-910	Scattered Sites - Rehab	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000
New Development	Blumberg	Vaux Community Building Phase 2	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
New Development	Blumberg	Blumberg (40 rental) - RAD Transfer	\$ 16,250,000	\$ 1,900,000	\$ 1,790,000
New Development	Blumberg	Blumberg Phase 3 (83 rental, on-site modular)- RAD Transfer	\$ 33,100,000	\$ 18,600,000	\$ 18,600,000
New Development	Blumberg	Blumberg Senior Tower Phase 2 (94 rental) -RAD	\$ 27,719,961	\$ 18,117,259	\$ 12,000,000
New Development	Norris Choice	Norris Phase 3 (22 replacement, 28 affordable)	\$ 30,000,000	\$ 10,000,000	\$ 10,000,000
New Development	Susquehanna Square	37 units - RAD Transfer	\$	\$ 2,400,000	\$ 2,400,000
New Development	Walton School	44 units - RAD Transfer	\$ 18,000,000	\$ 8,000,000	\$ 400,000
	<b>Total:</b>		\$	\$	\$

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 2019. The listing of proposed projects and estimated budgets is preliminary and subject to change.

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

<b>Project Type</b>	<b>Site</b>	<b>Project Description</b>	<b>Total Estimated Budget</b>
Capital Improvement	Johnson Homes	Weatherization/Infiltration	\$ 700,000
Capital Improvement	Queen Lane Apartments	Playground	\$ 500,000
Capital Improvement	WestPark Apartments	Aerco Replacement	\$ 450,000
Capital Improvement	Arlene Homes	Heating Upgrades	\$ 150,000
Capital Improvement	Holmecrest Homes	Heating Upgrades	\$ 600,000
Capital Improvement	Johnson Homes	Sitework - Playground Replacement	\$ 70,000
Capital Improvement	Oxford Village	Sanitary Upgrades	\$ 3,700,000
Capital Improvement	Scattered Sites 901-910	Heating Upgrades	\$ 100,000
Capital Improvement	Scattered Sites 901-910	Painting	\$ 200,000
Capital Improvement	Scattered Sites 901-910	Scattered Site Demolition	\$ 823,000
Capital Improvement	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000
Capital Improvement	Scattered Sites 901-910	Window Replacement	\$ 100,000
Capital Improvement	Abbottsford	Sitework - Playground Replacement	\$ 30,000
Capital Improvement	Cecil B. Moore	Heating Upgrades	\$ 200,000
Capital Improvement	Hill Creek	Sitework - Playground Replacement	\$ 60,000
Capital Improvement	Scattered Sites 901-910	Heating Upgrades	\$ 100,000
Capital Improvement	Scattered Sites 901-910	Painting	\$ 200,000
Capital Improvement	Scattered Sites 901-910	Scattered Site Demolition	\$ 823,000
Capital Improvement	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000
Capital Improvement	Scattered Sites 901-910	Window Replacement	\$ 100,000
Capital Improvement	Wilson Park	Aerco Replacement	\$ 250,000
Capital Improvement	Wilson Park	Boiler Repairs	\$ 450,000
Capital Improvement	Scattered Sites 901-910	Heating Upgrades	\$ 100,000
Capital Improvement	Scattered Sites 901-910	Painting	\$ 200,000
Capital Improvement	Scattered Sites 901-910	Scattered Site Demolition	\$ 823,000
Capital Improvement	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000
Capital Improvement	Scattered Sites 901-910	Sitework - Playground Replacement	\$ 50,000
Capital Improvement	Scattered Sites 901-910	Window Replacement	\$ 100,000
Capital Improvement	Wilson Park	Sitework - Playground Replacement	\$ 80,000
ECM	Cassie L Holley	LED Exterior Lights	\$ 26,782
ECM	Cassie L Holley	LED Interior Lights - Apts	\$ 19,487
ECM	Cassie L Holley	LED Interior Lights - Common	\$ 2,866
ECM	Cassie L Holley	Vacancy Sensors - Common	\$ 1,835
ECM	Cassie L Holley	Water Efficient Plumbing Fixtures - install	\$ 99,413
ECM	Cecil B. Moore	Weatherization/Infiltration	\$ 49,158
ECM	College View	Crawl Space	\$ 89,430
ECM	Emlen Arms	LED Interior Lights - Apts	\$ 88,029
ECM	Emlen Arms	LED Interior Lights - Common	\$ 36,463
ECM	Emlen Arms	Roof Replacement	\$ 94,000
ECM	Emlen Arms	Vacancy Sensor - Lighting - Common	\$ 12,845

<b>Project Type</b>	<b>Site</b>	<b>Project Description</b>	<b>Total Estimated Budget</b>
ECM	Fairhill Apartments	LED Lighting Interior - Apts	\$ 153,888
ECM	Fairhill Apartments	LED Lighting Interior - Common	\$ 85,875
ECM	Fairhill Apartments	LED Site Lighting	\$ 12,311
ECM	Fairhill Apartments	Vacancy Sensors - Lighting - Common	\$ 15,047
ECM	Gladys B Jacobs (Richard Allen I )	LED Lighting Interior - Apts	\$ 24,392
ECM	Gladys B Jacobs (Richard Allen I )	LED Site Lighting	\$ 1,951
ECM	Haverford Homes	Install Water Efficient Plumbing Fixtures	\$ 61,206
ECM	Hill Creek	LED Lighting Interior - Apts	\$ 156,619
ECM	Hill Creek	LED Site Lighting	\$ 100,000
ECM	Hill Creek	Tree Removal	\$ 20,000
ECM	Holmecrest Homes	LED Lighting Interior - Apts	\$ 28,646
ECM	Holmecrest Homes	LED Lighting Interior - Common	\$ 2,328
ECM	Holmecrest Homes	LED Site Lighting	\$ 6,180
ECM	Holmecrest Homes	Vacancy Sensors - Lighting - Common	\$ 734
ECM	Morton Homes	LED Lighting Interior - Apts	\$ 190,407
ECM	Morton Homes	LED Lighting Interior - Common	\$ 585
ECM	Oxford Village	LED Lighting Interior - Apts	\$ 106,174
ECM	Oxford Village	LED Lighting Interior - Common	\$ 8,494
ECM	Queen Lane Apartments	Install Water Efficient Plumbing Fixtures	\$ 53,638
ECM	Queen Lane Apartments	LED Site Lighting	\$ 1,075
ECM	Raymond Rosen	Install Water Efficient Plumbing Fixtures	\$ 856,580
ECM	Richard Allen II	Install Water Efficient Plumbing Fixtures	\$ 560,326
ECM	Richard Allen II	LED Lighting Interior - Apts	\$ 75,233
ECM	Spring Garden Apartments	LED Lighting Interior - Apts	\$ 98,947
ECM	Whitehall Apartments	Install Water Efficient Plumbing Fixtures	\$ 695,424
ECM	Wilson Park	Backwater check valves & sanitary investigation	\$ 125,760
ECM	Wilson Park	Combined Heat & Power	\$ 733,720
ECM	Wilson Park	Install Water Efficient Plumbing Fixtures	\$ 766,258
ECM	Wilson Park	LED Lighting Interior - Apts	\$ 409,819
ECM	Wilson Park	LED Site Lighting	\$ 36,731
ECM	Wilson Park	Replacement Water Heaters	\$ 327,500
ECM	Wilson Park	Vacancy Sensors - Lighting - Common	\$ 33,397
ECM	Fairhill Apartments	Sitework - Playground Replacement	\$ 60,000
ECM	Holmecrest Homes	Boiler Replacement	\$ 109,893
ECM	Johnson Homes	Crawl Space	\$ 711,650
ECM	Johnson Homes	Electric Motor Efficiency Upgrades	\$ 45,000
ECM	Morton Homes	Weatherization/Infiltration	\$ 468,186
ECM	Mount Olivet	Exterior Moisture Protection	\$ 500,000
ECM	Oxford Village	Sanitary Upgrades	\$ 4,847,000
ECM	Raymond Rosen	Furnace Replacement	\$ 2,892,480

<b>Project Type</b>	<b>Site</b>	<b>Project Description</b>	<b>Total Estimated Budget</b>
ECM	Raymond Rosen	Weatherization/Infiltration	\$ 510,676
ECM	Scattered Sites 901-910	Heating Upgrades	\$ 100,000
ECM	Scattered Sites 901-910	Painting	\$ 200,000
ECM	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000
ECM	Scattered Sites 901-910	Window Replacement	\$ 100,000
ECM	Abbottsford	Sitework - Playground Replacement	\$ 30,000
ECM	Arlene Homes	Water Efficient Plumbing Fixtures - install	\$ 44,184
ECM	Bentley Hall	Water Efficient Plumbing Fixtures - install	\$ 132,551
ECM	Cassie L Holley	Roof Insulation	\$ 74,824
ECM	Cecil B. Moore	Water Efficient Plumbing Fixtures - install	\$ 68,787
ECM	Champlost Homes	Increase Combustion Air	\$ 44,499
ECM	Champlost Homes	Install Water Efficient Plumbing Fixtures	\$ 14,561
ECM	College View	Install Water Efficient Plumbing Fixtures	\$ 74,560
ECM	Emlen Arms	Increase Combustion Air	\$ 52,400
ECM	Fairhill Apartments	Install Water Efficient Plumbing Fixtures	\$ 694,676
ECM	Gladys B Jacobs (Richard Allen I )	Install Additional Back-Up Power	\$ 144,100
ECM	Gladys B Jacobs (Richard Allen I )	Weatherization/Infiltration	\$ 74,720
ECM	Haddington	Sitework - Playground Replacement	\$ 30,000
ECM	Haverford Homes	Increase Combustion Air	\$ 10,369
ECM	Hill Creek	Sitework - Playground Replacement	\$ 60,000
ECM	Hill Creek	Weatherization/Infiltration	\$ 121,502
ECM	Holmecrest Homes	Install Water Efficient Plumbing Fixtures	\$ 216,577
ECM	Johnson Homes	Increase Combustion Air	\$ 262,000
ECM	Johnson Homes	Install Water Efficient Plumbing Fixtures	\$ 832,695
ECM	Katie B Jackson	Install Additional Back-Up Power	\$ 144,100
ECM	Katie B Jackson	Weatherization/Infiltration	\$ 26,729
ECM	Morton Homes	Increase Combustion Air	\$ 262,000
ECM	Morton Homes	Pipe Insulation	\$ 1,339
ECM	Morton Homes	Sitework - Playground Replacement	\$ 40,000
ECM	Oxford Village	Increase Combustion Air	\$ 85,973
ECM	Oxford Village	Install Water Efficient Plumbing Fixtures	\$ 505,512
ECM	Oxford Village	Pipe Insulation	\$ 14,314
ECM	Queen Lane Apartments	Increase Combustion Air	\$ 8,208
ECM	Queen Lane Apartments	Weatherization/Infiltration	\$ 28,643
ECM	Raymond Rosen	Increase Combustion Air	\$ 238,479
ECM	Raymond Rosen	Roof Replacement	\$ 1,175,309
ECM	Richard Allen II	Increase Combustion Air	\$ 64,804
ECM	Scattered Sites 901-910	Heating Upgrades	\$ 100,000
ECM	Scattered Sites 901-910	Painting	\$ 200,000

<b>Project Type</b>	<b>Site</b>	<b>Project Description</b>	<b>Total Estimated Budget</b>
ECM	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000
ECM	Scattered Sites 901-910	Window Replacement	\$ 100,000
ECM	Spring Garden Apartments	Install Water Efficient Plumbing Fixtures	\$ 510,664
ECM	Spring Garden Apartments	Pipe Insulation	\$ 7,243
ECM	Whitehall Apartments	Pipe Insulation	\$ 28,543
ECM	Wilson Park	Boiler Retube	\$ 589,500
ECM	Arlene Homes	Weatherization/Infiltration	\$ 54,741
ECM	Bentley Hall	Weatherization/Infiltration	\$ 102,759
ECM	Cassie L Holley	Weatherization/Infiltration	\$ 37,431
ECM	Fairhill Apartments	Install Water Efficient Plumbing Fixtures	\$ 363,904
ECM	Harrison Plaza	Water Penetration	\$ 4,000,000
ECM	Haverford Homes	Weatherization/Infiltration	\$ 31,952
ECM	Raymond Rosen	Sitework - Playground Replacement	\$ 50,000
ECM	Scattered Sites 901-910	Heating Upgrades	\$ 100,000
ECM	Scattered Sites 901-910	Painting	\$ 200,000
ECM	Scattered Sites 901-910	Sitework - Concrete Repairs	\$ 600,000
ECM	Scattered Sites 901-910	Window Replacement	\$ 100,000
ECM	Wilson Park	Sitework - Playground Replacement	\$ 80,000
ECM	Wilson Park	Weatherization/Infiltration	\$ 1,407,266
Modernization	Scattered Sites 901-910	Scattered Sites - Rehab	\$ 6,000,000
Modernization	Scattered Sites 901-910	Scattered Sites - Rehab	\$ 6,000,000
Modernization	Scattered Sites 901-910	Scattered Sites - Rehab	\$ 6,000,000
New Development	27th & Susquehanna	27th & Susquehanna – RAD transfer	\$ 20,000,000
New Development	Blumberg	Blumberg PH (25 units homeownership units )	\$ 10,000,000
New Development	Blumberg	Blumberg PH (75 units homeownership units )	\$ 30,000,000
New Development	Blumberg	Blumberg PH (150 rental units)	\$ 60,500,000
New Development	Market West	Market West - 5600 Haverford Avenue	\$ 17,500,000
New Development	Norris Choice	Norris Phase 4 (5 HO)	\$ 2,000,000
New Development	54th & Popular	54th Popular Street (50 Units)	\$ 17,500,000
New Development	Blumberg	Blumberg PH (110 Rental)	\$ 44,000,000
New Development	Blumberg	Blumberg PH (150 rental units)	\$ 60,500,000
New Development	Brooklyn Heights	Brooklyn Heights	\$ 18,100,000
New Development	Gordon Street Extension	Gordon Street Phase II (25 Units)	\$ 8,750,000
New Development	Millcreek West	Millcreek West	\$ 17,500,000
New Development	Norris Choice	Norris Phase 5 (51 Replacement; 48 Affordable; 22 Market)	\$ 50,000,000
New Development	Blumberg	Blumberg PH Homeownership - Various Phases (90 Units)	\$ 36,000,000
New Development	Blumberg	Blumberg PH Rental (50 units)	\$ 18,100,000
New Development	Strawberry Mansion	Strawberry Mansion Community Center	\$ 5,000,000
New Development	Temple Area	Temple Area	\$ 18,750,000

Project Type	Site	Project Description	Total Estimated Budget
New Development	Blumberg	Blumberg PH Homeownership - Various Phases (270 Units)	\$ 108,000,000
New Development	Blumberg	Blumberg Ridge Avenue West Commercial (50/mix)	\$ 60,000,000
New Development	Blumberg	Blumberg Recreation Field	\$ 15,000,000
RAD	Arch	RAD Conversion	\$ 17,426,762
RAD	Bartram Village	RAD Conversion	\$ 96,470,000
RAD	Cambridge I	RAD Conversion	\$ 6,000,000
RAD	Fairhill Apartments	RAD Conversion	\$ 105,600,000
RAD	Gladys B Jacob	RAD Conversion	\$ 12,000,000
RAD	Haddington	RAD Conversion	\$ 33,948,238
RAD	Harrison Plaza	RAD Conversion	\$ 44,850,000
RAD	Suffolk Manor	RAD Conversion	\$ 6,000,000
RAD	Bartram Village	RAD Conversion	\$ 96,064,200
RAD	Cambridge II	RAD Conversion	\$ 6,000,000
RAD	GGFE	RAD Conversion	\$ 31,585,000
RAD	LEB I	RAD Conversion	\$ 12,000,000
RAD	WestPark Apartments	RAD Conversion	\$ 130,800,000
RAD	Cambridge III	RAD Conversion	\$ 6,600,000
RAD	LEB II	RAD Conversion	\$ 12,000,000
	<b>Total:</b>		<b>\$ 1,351,460,056</b>

## **B. Leasing Information**

- PHA's 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 Alternately 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. While PHA is planning to add additional public housing units, the overall size of the public housing inventory continues to decline (and the HCV inventory increases) as units are converted to project-based assistance under RAD.
- 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. PHA utilizes vouchers to support the Unit Based Voucher program, through which PHA provides long-term subsidy contracts with non-profit and other sponsors. In FY 2018, PHA added an additional 50 Mainstream

vouchers from the 1260 Housing Development Corporation. Periodically, HUD issues Enhanced Vouchers and Tenant Protection Vouchers (TPV) for PHA to administer. In FY 2018, HUD issued 254 TPVs to PHA for a HUD Multifamily development (Overmont House) and a Moderate Rehab SRO development converting to RAD (Lofts at 2601). 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 2019. 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. The conversion of public housing to project-based assistance under RAD began in FY 2017 and will continue in FY 2019. RAD vouchers are included in the total “Federal MTW Voucher (HCV) Units to be Leased” shown in Table 7. 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 2019**

**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
13,099	157,188
17,544	210,528
0	0
0	0
<b>30,643</b>	<b>367,716</b>

*\*Includes 892 RAD vouchers*

**Table 7A: Non-MTW Voucher Programs: Planned Number of Households Served at End of FY 2019**

**Non-MTW Program to be Served Through:**

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

Planned Number of Households to be Served	Planned Number of Unit Months Occupied/Leased
120	1,440
703	8,436
14	168
203	2,436
296	3,552
<b>1,336</b>	<b>16,032</b>

## Reporting Compliance with Statutory MTW Requirements

PHA is in compliance with all applicable MTW statutory requirements.

## Description of Anticipated Issues Related to Leasing



*Public Housing Program* – RAD conversions and RAD transfer of assistance activities are expected to continue in FY 2019. 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 the Housing Opportunity Program (HOP) in August 2013 to enhance its mobility initiatives. 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 75 clients in FY 2019 to find units in opportunity areas. HOP 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 HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP) as applicable. Administration of site based waiting lists for the Conventional and Scattered Site program areas is managed under the Public Housing Admissions Department 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 2019**

<b>Housing Program(s)</b>	<b>Wait List Type</b>	<b>Number of Households on Wait List</b>	<b>Wait List Open, Partially Open or Closed</b>	<b>Are There Plans to Open the Wait List During the Fiscal Year</b>
Federal MTW Public Housing Units	Other	29,544	Partially Open	No
Federal MTW Public Housing Units *	Site-Based	40,880	Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide	13,439	Partially Open	No

*\*Units funded with LIHTC and managed by PAPMC*

## Information on Partially Open Wait Lists

Public Housing wait lists are currently only open to applicants that require wheelchair accessible units; applicants aged 55 and older; and applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the ACOP (i.e. Blueprint to End Homelessness and others)
The HCV wait list is closed except for applicants who qualify for admission under HUD's Special Purpose Voucher programs including VASH, as well as applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Administrative Plan. Under the Unit Based Program, site-based waitlists are managed and maintained by individual owners. PHA approves the site-based waitlists and tenant selection plan for each Unit Based development.

## 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. Public Housing developments have site-based waiting lists that are centrally managed by the Public Housing Admissions Department. This change was made to ensure consistent and efficient management of applicants on the various waitlists. Applicants may select specific sites or "first available" unit citywide. Centrally managed waitlists, administered by the Admissions Department, also include 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

PHA currently has sufficient applicants on the waiting list to support full occupancy of units that are available for occupancy. PHA will continue to monitor the number of households on each waiting list to ensure an adequate number of applicants. As needed, PHA will open waiting lists and/or undertake affirmative marketing activities to ensure appropriately sized waiting lists for all unit types, sizes and developments. The following is a summary of wait list policy/organizational changes and issues for FY 2019:

- PHA may update one or more of its waiting lists in FY 2019. 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 and/or HCV Administrative Plan in FY 2019, 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. After the initial waiting list has been established, PHA shall administer its waiting list for the converted project in accordance with the applicable 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 including a review of each development's tenant selection plan.
- 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 detailed in the joint PHA-City Assessment of Fair Housing, PHA will continue to evaluate and update as needed 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

PHA proposes two new MTW Activities for the FY 2019 MTW Annual Plan.

#### **MTW ACTIVITY 2019-01: OPENING DOORS TO AFFORDABLE HOMEOWNERSHIP**

**Description of MTW Activity:** PHA will utilize MTW Block Grant funding and programmatic flexibility to expand first-time affordable homeownership initiatives to increase housing choice and the number of first time, low-income homebuyers. The program will build on the existing framework and consolidate PHA's existing HUD-approved 5h Homeownership Program, HCV Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling support under the management of PHA's Homeownership Department. Further, this activity will expand PHA's existing programs to incorporate new types of assistance including lease-purchase and down payment assistance options.

Under the existing 5h program, PHA assists current public housing residents of scattered site units to purchase their own units; however, the program is limited to current residents of the unit, and does not incorporate post-purchase voucher assistance. To date, 182 residents have purchased their scattered site units under 5h. Under the existing HCV Homeownership program, current voucher participants may utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a fifteen (15) year period. To date, PHA has assisted 585 HCV participants to purchase their first homes.

In addition to 5h and HCV Homeownership, to date, PHA has developed and sold 306 new homeownership units that were developed as part of HOPE VI, mixed finance and other major revitalization initiatives. PHA also has worked with over 1,100 residents to complete homeownership counseling courses in partnership with HUD-approved housing counseling agencies.

The new MTW Opening Doors to Affordable Homeownership Program (ODAHP) will consolidate, streamline and enhance these existing initiatives while modifying eligibility and post-purchase support criteria and adding new financing support mechanisms. Key features of the new program include:

*Eligibility:*

- Open to all existing low-income public housing residents and HCV participants who are in good standing with their lease and program requirements.
- Must be a first time homebuyer.
- Must complete PHA-required homeownership counseling and financial literacy courses.
- Must agree to participate in post-purchase follow-up review on an annual basis for three years from the point of closing. HCV participants who receive monthly subsidy will be exempt from this requirement, although they can access support services through PHA's Homeownership Department.
- PHA will incorporate a preference for current FSS participants in good standing.

### *Program Components*

ODAHP participants will work with PHA's Homeownership Department to review their financial status, credit standing and household goals. As noted above, participants will be required to meet all eligibility requirement including successful completion of approved homeownership counseling and financial literacy courses. Financing options available to program participants will include:

- **Monthly voucher assistance:** Households may receive monthly Housing Assistance Payments assistance for up to 15 years. Generally, this assistance will cover the difference between 30% of household income and the projected monthly homeownership costs, subject to a cap that is equal to PHA's voucher payment standard. This assistance may be used for private market units as well as for PHA scattered site units following sale.
- **Down payment assistance:** In lieu of receiving monthly voucher assistance, ODAHP participants will be eligible for one-time down payment assistance up to a maximum of \$15,000 per household.
- **Soft second mortgage option:** Up to a maximum of \$50,000 per household may be provided as a soft second mortgage, provided that the household is not receiving other PHA homeownership assistance.
- **Lease-purchase option:** PHA plans to implement lease-purchase options that can be implemented in private market rentals and scattered sites that are still part of PHA's public housing inventory. A portion of the tenant rent will be escrowed during the lease-purchase period and then applied to the down payment at the time of purchase.

As with the current 5h program, all scattered site units will be eligible for sale to ODAHP participants without requiring additional HUD disposition approval.

PHA plans to budget approximately \$1.5 million in MTW Block Grant funds yearly to support the program.

**Statutory Objective:** This initiative will support the MTW statutory objective of increasing housing choice for low-income families and giving incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

**Anticipated Impact:** The Opening Doors to Affordable Homeownership Program is expected to result in an increase in the number of low-income, first time homebuyers.

**Anticipated Time Line:** PHA plans to implement the program in FY 2019.

**Metrics:** The following are proposed standard HUD MTW metrics applicable to this activity. As this is a new activity, the baseline is zero. Outcomes will be reported in the MTW Annual Report.

<i>HC #6: Increase in Homeownership Opportunities</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of this activity (increase).	0	TBD		
<i>HC #5: Increase in Resident Mobility</i>				
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	TBD		

**Data Source:** PHA will use data collected from its internal software systems to track participant outcomes.

**Authorization Standard:** MTW Agreement Attachment C, (D): The Agency is authorized to establish reasonable low-income homeownership programs, such as a lease-to-own program, that are not limited by the existing public housing homeownership requirements, provided that units can only be sold to current public housing residents and that any disposition of current public housing units must be approved in advance by HUD, which has previously been done as part of the 5h approval process for scattered sites. Any disposition application will be submitted and processed in accordance with this Agreement; and,

MTW Agreement Attachment C, (D)(8)(a) and (b): The Agency is authorized to establish reasonable Section 8 homeownership programs that are not limited by the existing Section 8 homeownership requirements.... The Agency is authorized to permit current public housing residents who are on a merged waiting list to obtain a Section 8 homeownership voucher.

## MTW ACTIVITY 2019-2: YOUTH EDUCATIONAL ENRICHMENT SERVICES

**Description of MTW Activity:** PHA plans to utilize MTW Block Grant funding flexibility to help improve educational outcomes and high school graduation rates for PHA youth and other low-income youth living in the Sharswood/Blumberg neighborhood of Philadelphia.

As part of the comprehensive neighborhood transformation strategy for the former Blumberg public housing development and the surrounding Sharswood community, PHA will provide \$500 per pupil per year in MTW Block Grant funds to support enhanced educational programming at a newly established neighborhood school serving youth in grades 9-12 which is operated by Big Picture Schools Philadelphia (BPSP) and located in the Vaux Community Building. The Vaux Community Building, a key part of the Choice Neighborhood Transformation Plan, will serve as a focal point and anchor for the revitalized community, with on-site facilities for educational, health care and other supportive services. The plan to establish a neighborhood school and to improve educational outcomes is an integral component of the comprehensive Choice Neighborhoods Transformation Plan for Blumberg-Sharswood that was accepted by the US Department of Housing and Urban Development (HUD) in March 2016.

PHA shares BPSP's goal of helping PHA and other low-income youth to exceed citywide educational metrics, and to graduate and move onto higher education and meaningful careers. PHA's intention is that the primary beneficiaries of the services provided by BPSP will be members of PHA resident households, including residents of public housing and the Housing Choice Voucher (HCV) program; however, other low-income neighborhood youth may be served.

**Statutory Objective:** This initiative will support the MTW statutory objective of giving incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

**Anticipated Impact:** This activity will support improved educational outcomes by PHA youth and other low-income neighborhood youth.

**Anticipated Time Line:** PHA has developed an MOU with the program partner, and will implement and report on activities beginning in FY 2019.

**Metrics:** PHA proposes to utilize local metrics identified in consultation with program partner, Big Picture Schools Philadelphia. Outcomes will be reported in the MTW Annual Report.

**Data Source:** Big Picture Schools Philadelphia will provide detailed information on the metrics identified above. PHA may also utilize other data from its internal software system.

**Authorization Standard:** MTW Agreement Attachment D, Broader Uses of Funds. PHA is seeking Attachment D flexibility in order to provide self-sufficiency and supportive services to eligible low-income households that are not otherwise permitted under the Housing Choice Voucher and public housing programs established in Sections 8 and 9 of the US Housing Act of 1937.

## **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. Additional detail on approved MTW activities is included in prior Annual Plans. 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**

#### **ACTIVITY 2011-1: PARTNERSHIP PROGRAMS INITIATIVE**

##### **Description/Update**

PHA will continue to utilize MTW authority to expand public housing for special needs and other targeted groups in partnership with non-profit neighborhood groups, universities, state and local government, and other stakeholders. This flexible, services-oriented model allows PHA to leverage PHA and partner resources to provide public 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 this initiative include, but are not limited to, the following:

- Admissions and continued occupancy requirements for the initiative may vary from standard public housing 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. 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 invested in 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 permanent supportive 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 of the 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, or other requirements; time limits on housing subsidies; modified occupancy standards; availability of stipends; and other components.

In FY 2019, PHA projects that 49 additional public housing units will be developed by PHA's non-profit partner at the New Courtland at Henry Avenue Phase 1 project. The actual number of units developed and the development timetable may vary depending on final financing plans, construction schedules, HUD approval timetables and other factors.

### Approval and Implementation

- Approved FY 2011
- Implemented FY 2012
- Modified FY 2013 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS)

### Hardship

Not applicable.

### Proposed Changes

No changes are proposed that require MTW authority.

### Changes to Metrics

Benchmarks have been updated to reflect anticipated FY 2019 outcomes.

<i>HC #1: Additional Units of Housing Made Available *</i>				
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	49 units		
<i>* 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 FY19 require MTW waivers at present other than the use of MTW Block Grant funds</i>				
<i>CE #4: Increase in Resources Leverage – ALL Planned FY 2019 Projects *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0	\$18,500,000		
<i>* 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 FY19 require MTW waivers at present other than the use of MTW Block Grant funds.</i>				

## **ACTIVITY 2004-1: NEIGHBORHOOD DEVELOPMENT & REVITALIZATION INITIATIVES**

### **Description/Update**

PHA will continue to use MTW authority to substantially increase housing choices for residents and applicants. PHA is continuing to implement an ambitious program of new construction, substantial rehabilitation, and modernization designed to revitalize PHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Philadelphia's neighborhoods. Public housing development or redevelopment activities, and other new development, directly undertaken by PHA as developer are included under this initiative. To support these redevelopment activities, PHA continues to implement the following MTW components, which also support the Partnership Initiative and other MTW activities:

- Design Standards - PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21st century needs of residents.
- 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).
- 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.
- 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.
- 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.
- 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.

### **Approval and Implementation**

- Design Standards
  - Approved FY 2004
  - Implemented FY 2004

- Total Development Cost Limits and Housing Cost Caps
  - Approved FY 2004
  - Implemented FY 2004
- Streamlined Mixed-Finance Development Process
  - Approved FY 2004
  - Implemented FY 2004
- MTW Site and Neighborhood Standards
  - Approved FY 2004
  - Implemented FY 2004
- Streamlined Acquisition Process
  - Approved FY 2002
  - Implemented FY 2002
- Strategy for Development
  - Approved FY 2005
  - Implemented FY 2005

## Hardship

Not applicable.

## Proposed Changes

No changes are proposed that require MTW authority. PHA may seek to update its MTW TDC/HCC cost caps, subject to HUD approval.

## Changes to Metrics

New units developed by PHA or its affiliates are included as part of the Unit Based Leasing and Development activity.

CE #1: Agency Cost Savings *				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease)	TBD	\$0		
*PHA has previously noted that this metric is not 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 2004 (i.e. over 10 years before implementation of HUD standard metrics).				
CE #2: Staff Time Savings *				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	TBD	0		

*\*PHA has previously noted that this metric is not 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 2004 (i.e. over 10 years before implementation of HUD standard metrics).*

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

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

*\*PHA has previously noted that this metric is not applicable to this activity; however, its use is required by HUD. PHA does not track error rates associated with the Neighborhood Development and Revitalization Initiative activities listed above.*

**CE #4: Increase in Resources Leveraged**

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

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	0 in FY 2019		

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

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

**HC #3: Decrease in Wait List Time \***

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Public Housing – 14 years for participants housed in FY 2015	TBD		

*\*PHA establishes new site based waiting lists 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 the proposed development(s); 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?
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 2019		

## **ACTIVITY 2004-2: SERVICE-ENRICHED HOUSING FOR SENIORS & PEOPLE WITH DISABILITIES**

### **Description/Update**

PHA will continue to collaborate 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 program components:

- Nursing Home Transition – The Nursing Home Transition Initiative (NHTI) is a partnership with the Department of Public Welfare (DPW) that assists persons transitioning out of nursing homes with accessing affordable housing. As part of NHTI, PHA administers seventy-five (75) 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.
- 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.

### **Approval and Implementation**

- Nursing Home Transition
  - Approved FY 2010
  - Implemented FY 2010
- Definition of Elderly
  - Approved FY 2004
  - Implemented FY 2004

### **Hardship**

Not applicable.

### **Proposed Changes**

No changes are proposed that require MTW authority.

### **Changes to Metrics**

Changes in benchmarks have been made to reflect the transition of PHA's Adult Day Care program to a third party provider as noted in the FY 2017 MTW Annual Report. Benchmarks have been updated to reflect anticipated FY 2019 outcomes.

<i>HC #5: Increase in Resident Mobility</i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 – Nursing Home Transition (NHT)	75 – Ongoing (NHT)		
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
<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 – Nursing Home Transition (NHT)	75 – Ongoing (NHT)		

## **ACTIVITY 2004-3: SIMPLIFICATION AND STREAMLINING OF RENT AND RECERTIFICATION PROCESSES FOR PUBLIC HOUSING AND HCV**

### **Description/Update**

PHA will continue to implement 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.

- Two and Three-Year Recertification/Limit on Interims – Public Housing and HCV, including UBVRAD require recertifications every two years, except for public housing residents choosing ceiling rents who are recertified every three years. Voluntary interim recertifications are restricted to one every six months, except for elderly and disabled households who are exempt from this restriction. PHA will process voluntary interim rent reductions if and when the reduction in income lasts for more than 30 days. In FY 2017, PHA began conducting recertifications every three years for elderly or disabled households on fixed incomes in both the HCV and public housing program.
- Ceiling Rents – PHA has established ceiling rents for its public housing developments, which are periodically updated. PHA tenants will continue to have the option of selecting either a ceiling rent or an income-base rent. PHA uses ceiling rents when calculating rent for mixed families.
- Rent Calculation Method – PHA has established an alternative rent structure for the HCV, including UBVRAD, and public housing programs to motivate residents to work and accumulate savings. In FY 2017, PHA began allowing households with up to \$50,000 in assets to self-certify asset value and income from the assets. Asset income is excluded when the value of the household's asset is less than \$50,000. Asset income for household assets valued at greater than \$50,000 is calculated by using the market value of the asset times the passbook savings rate. Also in FY 2017, PHA began excluding all full-time student earned income for family members other than the Head, Spouse or Co-Head and PHA discontinued verification of full-time student income as 100% of the income is excluded.
- Payment Standards – PHA has implemented a policy in the HCV program whereby the current payment standard is applied at regular recertification. In FY 2017, 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 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.
- Reasonable Rent
  - PHA has developed and implemented a reasonable rent policy for the HCV program, including UBVRAD, 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 redetermination.

- 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.
- Utility Allowances
  - PHA is authorized to implement a revised utility allowance methodology that includes the following components:
    - HCV participants who are responsible for paying gas heat and who are eligible to participate in the PGW Customer Responsibility Program (CRP) have the gas portion of their utility allowances calculated using an alternative methodology. PHA may elect to implement this utility allowance program in public housing where applicable.
    - PHA will periodically, at its discretion, review HCV utility allowance schedules to determine if adjustments are required. Annual updates are not required.
    - Utility allowances may be phased out for residents with incomes at or above 80% of Area Median Income or public housing residents on ceiling rent.
    - 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 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.
  - 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 2019, PHA will continue to analyze options to the HUD Small Area Fair Market Rent (SAFMR) regulation that will both promote residential mobility among HCV participants and avoid negative impacts on current and future participants. PHA may propose MTW modifications that address housing market conditions in Philadelphia.

PHA will further expand the utility allowance policy to require public housing and HCV tenants, whose incomes are at or below 150% of the Federal Poverty Level and who receive a utility allowance for water, to enroll and participate in the Philadelphia Water Departments Tiered Assistance Program (TAP). TAP provides customers with significant savings by offering a consistent bill based on their income. PHA will base the water utility allowance for eligible



households on the amount charged under the TAP program. Water charges range from 2% to 3% of gross income.

Also, in FY 2019, PHA will implement a policy whereby the HAP contract terminates automatically 180 calendar days after the last housing assistance payment to the owner of \$50 or less. In this way, PHA will be able to provide assistance to a greater number of households by freeing up vouchers held by households with minimal assistance.

## **Approval and Implementation**

- Two and Three-Year Recertification/Limit on Interims
  - Approved FY 2004
  - Implemented FY 2004
- Ceiling Rents
  - Approved FY 2004
  - Implemented FY 2004
- Rent Calculation Method
  - Approved FY 2004
  - Implemented FY 2004
  - Modified FY 2017
- Payment Standards
  - Approved FY 2008
  - Implemented FY 2008
- Reasonable Rent
  - Across-the-board Rent Increases
    - Approved FY 2008
    - Implemented FY 2008
  - Streamline Reasonable Rent Determinations
    - Approved FY 2005
    - Implemented FY 2005
- Utility Allowances
  - PGW CRP Program
    - Approved FY 2009
    - Implemented FY 2014
  - PECO Customer Assistance Plan Enrollment
    - Approved FY 2011
    - Not yet implemented

- Interim Recertification Utility Allowance
  - Approved FY 2017
  - Implemented FY 2017

## Hardship

PHA has adopted a hardship policy which considers exceptions to all of PHA's rent and utility allowance 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. Hardship exemption requests must be submitted in writing and explain the nature of the hardship and include any applicable documentation.

## Proposed Changes

No changes are proposed that require additional MTW authority.

## Changes to Metrics

Benchmarks have been updated to reflect anticipated FY 2019 outcomes. PHA continues to note that the below metrics do not accurately reflect the success of this activity as they do not account for unit/population turnover (i.e. households moving out over multiple years). The baselines 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.

<i>CE #1: Agency Cost Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease)	\$878,122 (estimate)	\$333,095		
<i>*Includes HCV and PH.</i>				
<i>CE #2: Staff Time Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	56,110 hours (estimate)	21,284 hours		
<i>*Includes HCV and PH.</i>				
<i>CE #3: Decrease in Error Rate of Task Execution *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	5%	5%		
<i>*PHA implemented its revised rent calculation method in 2004, and did not have historical data on rent calculation error rates at that time. PHA identified the baseline as part of the FY 16 Annual Report (which already reflects error rate reductions) and then established a benchmark of maintaining this level going forward, i.e. PHA would not anticipate future reductions to error rates.</i>				
<i>CE #5: Increase in Agency Rental Revenue – Utility Allowance Policy *</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	\$606,753	\$606,753		
<i>*Represents the savings generated by PHA on behalf of households who receive the CRP UA for gas heat.</i>				
<b>SS #1: Increase in Household Income *</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase). – HCV	\$17,032	\$18,331		
Average earned income of households affected by this policy in dollars (increase). – PH	\$20,749	\$20,749		
<i>* Although this activity was implemented in FY 04, HUD has only recently required PHA to track the average earned income of households affected by this policy; therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the average earned income of households to remain stable. For additional information, see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013</i>				
<b>SS #3: Increase in Positive Outcomes in Employment Status *</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in Positive Outcomes in Employment Status – Employed (increase).	36% (n=4,725) of work-able households as of 3/31/14	Increase work-able households with employment income to 42% *		
Increase in Positive Outcomes in Employment Status – Unemployed (decrease).	64% (n=8,282) of work-able households as of 3/31/14	Decrease work-able households without employment income to 58%		
<i>*Combined PH and HCV. Work-able includes non-elderly, non-disabled households only. The benchmark is contingent on the economy and opportunities available in the City of Philadelphia.</i>				
<i>* Although this activity was implemented in FY 04, HUD has only recently required PHA to track the average earned income of households affected by this policy; therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the average earned income of households to remain stable. For additional information, see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013</i>				
<b>SS #8: Households Transitioned to Self Sufficiency *</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).*	0 households	295 households		
<i>*Combined PH and HCV. 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 is 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.</i>				

## **ACTIVITY 2004-4: UNIT-BASED LEASING AND DEVELOPMENT PROGRAM**

### **Description/Update**

Expanding the supply of affordable housing in Philadelphia continues to be PHA's top priority. Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA negotiates long-term subsidy contracts with for-profit and non-profit private sector housing providers based on property specific agreements. PHA prioritizes the selection of developments which serve underserved populations and/or which incorporate supportive services on-site or nearby. Key features of PHA's UBV program include:

- PHA's Site Selection Standards for the UBV program will comply with the alternate Site and Neighborhood Standards described at Attachment C, Section D (7)(c) to PHA's MTW Agreement.
- The rent to 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 may determine that a shallow 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 use a site-based waiting list for selection of tenants for a site. For owners using a site-based waiting list, PHA must review and approve the tenant selection plan, and owners must refer families to PHA for eligibility screening.
- A family residing in a UBV unit funded with MTW HCV funds may terminate the lease at any time after the initial term. The family must give advance written notice to the owner in accordance with the lease and provide a copy of such notice to PHA. Once a family terminates the lease, the family will no longer be part of the HCV or UBV program. 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 HCV voucher, except where required under the RAD program or otherwise offered by PHA as a reasonable accommodation, VAWA transfer or due to HQS failures under certain circumstances.
- PHA will apply its MTW UBV policy to RAD developments and may project-base 100% of the units in a RAD UBV development.
- PHA is not subject to the requirement for an independent entity to approve AHAP/HAP contract terms, renewals of HAP contracts, rent determinations and inspection of PHA owned units.
- PHA will apply the following rent simplification initiatives to the UBV/RAD program: two and three year recertifications; limit on interim recertifications, alternative rent structure and reasonable rent.
- PHA may utilize local forms which reflect PHA's MTW UBV policies and procedures as an alternative to HUD standard forms. 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.

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."

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 2019, PHA may issue requests for proposals, conduct evaluations and recommend additional units and developments for approval by the PHA Board. Additionally, in FY 2019, PHA will continue to enter into unit-based contracts for unit which have been approved for conversion under RAD.

Projects that are projected to be placed under HAP contract in FY 2019 – including RAD conversion and transfer of assistance projects - are included in Table 4. The three tables below provide information on projects that are currently subsidized or scheduled to be under contract through the end of FY 2018. The first table includes MTW Unit Based HAP Contracts. The second table lists MTW Rental Assistance Demonstration HAP Contracts and the third table lists HUD-VASH Project Based HAP Contracts.

### **Approval and Implementation**

- Approved FY 2004
- Implemented FY 2004
- Further modifications approved in FY 2017
- FY 2017 modification to approve a VASH PBV HAP contract for an existing shared housing facility.

### **Hardship**

PHA will provide a tenant-based voucher to a UBV tenant as a result of extended HQS failures. PHA may offer a tenant-based voucher to a UBV tenant who has successfully completed the FSS program and has been deemed eligible for a Homeownership Voucher. In extenuating circumstances and subject to funding availability, PHA may offer tenant-based assistance according to the hierarchy of UBV transfers, for households requiring:

- Transfers due to Personal Safety/VAWA/Other Emergency;
- Reasonable accommodation transfers.

### **Proposed Changes**

No changes are proposed that require additional MTW waivers. PHA will implement two changes to the Unit Based Leasing activity: 1) PHA will modify the definition of a “project” to include contiguous and/or non-contiguous scattered site housing units owned by a single owner and covered by a single Housing Assistance Payments contract; and, 2) For such scattered site projects, implement an alternative method to determine rent reasonableness whereby PHA will base the rent reasonableness determination for all units in the project that are within the same submarket area

on the rent reasonableness determination made for a single unit of each bedroom size. For example, the rent reasonableness determination for all one bedroom units in the project will be based on the rent reasonableness determination made for a single one-bedroom unit in the project provided that the units are in the same submarket area.

## Changes to Metrics

Benchmarks have been updated to reflect anticipated UBV activity in FY 2019.

<i>HC #1: Additional Units of Housing Made Available *</i>				
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	430 units		
<i>*HUD requires this metric track only <u>newly constructed and/or rehabilitated</u> units that were put under HAP Contract during the Plan year.</i>				
<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	2,474 households		
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0 households	916 households		

## MTW Unit Based HAP Contracts through End of FY 2018

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
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
4050 Apartments	People's Emergency Center	Low Rise apartments	West Philadelphia	20	Homeless artists	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

<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>
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
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
Blumberg Phase I	Philadelphia Housing Authority	row homes	North Philadelphia	6	families/very low income	no
Borinquen	Borinquen	Scattered row	North	17	families/very	no



Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
	Associates II Limited	homes	Philadelphia		low income	
Brentwood Parkside	Columbus Property Management	High rise apartments	West Philadelphia	22	seniors/families/very low income	no
Centennial Village	Community Ventures	Low Rise apartments	West Philadelphia	23	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
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 abuse)	yes
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

<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>
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
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
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

<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>
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	35	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
Lehigh Park II	HACE	Low 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
Lindley Court	Presby's Inspired Life	Low rise apartments	North Philadelphia	11	Seniors	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	West Philadelphia	60	families/very low income	no

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
		and row homes				
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 Manor I	Mt. Vernon LP	Low rise apartments	West Philadelphia	15	families/very low income	no
Mt. Vernon Manor II	Mt. Vernon LP	Low rise apartments	West Philadelphia	15	families/very low income	no
New Courtland at Allegheny	New Courtland	Low rise apartments	North Philadelphia	40	Seniors	yes
New Courtland Apts at Cliveden	New Courtland	High rise apartments	Germantown	32	seniors	yes
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
Penrose	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
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	Low rise	West	80	families/very	no

<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>
	Housing Partnership	apartments	Philadelphia		low income	
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	20	mental health/ chemical dependency	yes
Tillmon Villanueva	Women's Community Revitalization Project	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
Tioga Family Center	Gaudenzia	Row Homes	North Philadelphia	24	families/very low income	yes
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>SUB-TOTAL</b>				<b>2225</b>		

### MTW Rental Assistance Demonstration (RAD) HAP Contracts through End of FY 2018

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
1315 N 8 <sup>th</sup> St	Project HOME	Low Rise	North Philadelphia	25	Homeless youth	yes
2415 N Broad St	Project HOME	Low Rise	North Philadelphia	88	Homeless individuals	yes
Blumberg Phase I	Philadelphia Housing Authority	Row homes	North Philadelphia	51	Low income families	no
Blumberg Senior	Philadelphia Housing Authority	High Rise	North Philadelphia	94	Seniors	yes
Beury Building	North Philly Works Inc	High Rise	North Philadelphia	50	Seniors/disabled	no
Cantrell Place	Presby's Inspired Life	Low Rise apartments	South Philadelphia	40	Seniors	yes
Casas En La Plaza	Norris Square Civic Association	Low Rise apartments	North Philadelphia	29	Families/very low income	no
Courtyard at Riverview (RAD Conversion)	Michaels Org	High Rise Apartments/Row homes	South Philadelphia	470	Seniors/low income families	no
Haddington III	Mission First	Row homes	West Philadelphia	48	families/very low income	yes
HELP V	HELP USA	Low rise apartments	North Philadelphia	37	Homeless veterans	yes
Lehigh Park I&II	HACE	Low rise apartments	North Philadelphia	49	families/self sufficiency	yes
New Courtland at St. Barts	New Courtland	Low rise apartments	Northeast Philadelphia	42	Seniors	yes
Norris Homes Phase II	Philadelphia Housing Authority	Low rise apartments and row homes	North Philadelphia	74	families/very low income	no

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
Plymouth Hall	Philadelphia Housing Authority	Low rise apartments	North Philadelphia	53	Seniors	no
Roberto Clemente	Nueva Esperanza	Row homes	North Philadelphia	38	Low income families	yes
Strawberry Mansion	Philadelphia Housing Authority	Low rise apartments and row homes	North Philadelphia	55	families/very low income	no
St John Neumann	Archdiocese of Philadelphia	Low rise apartments	South Philadelphia	52	Seniors	no
Witherspoon	Presby's Inspired Life	Low Rise apartments	Southwest Philadelphia	40	Seniors	yes
<b>SUB-TOTAL</b>				<b>1,335</b>		

#### **HUD-VASH HAP Contracts through End of FY 2018**

Development Name	Sponsor	Building Type	Neighborhood Location	Voucher Units Under Contract Update	Target Population	Supportive Services
Hancock Manor	Impact Services	Low Rise apartments	North Philadelphia	14	Homeless Veterans	yes
<b>SUB-TOTAL</b>				<b>14</b>		

**Total Units under HAP Contract FY 2018: 3,574**

## **ACTIVITY 2005-2: STREAMLINE THE ADMISSIONS AND TRANSFER PROCESS**

### **Description/Update**

PHA will continue to implement 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.
- 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 initial lease term has been completed.
- 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.

### **Approval and Implementation**

- MTW Transfers
  - Approved FY 2005
  - Implemented FY 2005
- HCV Waiting List
  - Approved FY 2012
  - Implemented FY 2012
- Public Housing Waiting List
  - Approved FY 2012
  - Implemented FY 2012

### **Hardship**

Not applicable.

### **Proposed Changes**



No changes are proposed that require MTW authority.

## Changes to Metrics

Benchmarks have been updated to reflect anticipated activity in FY 2019.

<b>HC #3: Decrease in Wait List Time – MTW Transfers</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	PH – 14 years in FY 2015 HCV – 4.5 years in FY 2015	PH < 1 year HCV < 1 year		
<b>HC #5: Increase in Resident Mobility – MTW Transfers *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	30 (estimate)		
*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				
<b>CE #1: Agency Cost Savings – MTW Transfers *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
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.				
<b>CE #2: Staff Time Savings – HCV and Public Housing Waiting Lists *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	TBD	TBD		
*PHA has previously indicated that PHA does not believe these metrics are applicable to this activity. However, HUD has required their 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.				

## **ACTIVITY 2005-3: HCV PROGRAM EFFICIENCIES**

### **Description/Update**

PHA continues to implement additional efficiencies in the HCV Program designed to simplify processing and streamline administrative processes. This activity includes:

- Restriction on Elective Moves –Families are permitted to move within PHA's jurisdiction after the initial term of assisted occupancy and at the time of regular recertification.
- 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.
- Development of Local Forms - PHA will prepare local forms which reflect PHA's MTW policies and procedures.

### **Approval and Implementation**

- Restriction on Elective Moves
  - Approved FY 2008
  - Implemented FY 2008
- Criteria for Portability Moves
  - Approved FY 2013
  - Implemented FY 2013
- Development of Local Forms
  - Approved FY 2017
  - Implemented FY 2017

### **Hardship**

Not applicable. This is not a rent reform activity.

### **Proposed Changes**

No changes are proposed that require MTW authority.

### **Changes to Metrics**

No changes have been made to the metrics identified in the FY 2018 Annual Plan.

<b>CE #1: Agency Cost Savings *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Restriction on Elective Moves: Total cost of task in dollars (decrease).	\$25,259	\$39,125		
Criteria for Portability Moves: Total cost of task in dollars (decrease).	\$8,451	\$9,390		
*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.				
<b>CE #2: Staff Time Savings *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Restriction on Elective Moves: Total time to complete the task in staff hours (decrease).	1,614 hours (based on 1,291 moves in FY 14)	2,500 hours		
Criteria for Portability Moves: Total time to complete the task in staff hours (decrease).	540 hours (based on FY 12 port activity)	264 hours		
*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.				

## **ACTIVITY 2016-1: SECOND CHANCE INITIATIVE**

### **Description/Update**

PHA will continue to utilize its MTW authority to support implementation of the Second Chance Housing Choice Voucher Pilot Program. The policy permits the provision of 10 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. 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. In the 2017 Annual Plan, PHA indicated that placements in public housing units may be offered to Second Chance participants in good standing at PHA’s option.

Housing assistance is available to the participants for a period of up to two years, at which point the objective is for participants to transition off the program to other affordable housing. However, PHA may allow Second Chance participants to transition to the HCV or public housing program to continue their tenancy.

In FY 2018, PHA entered into a new partnership with the Pennsylvania First Judicial Court’s MENTOR program. This pilot initiative will allow 20 qualified returning citizens who are working with the MENTOR program to move in with existing PHA public housing households, provided that the PHA household is in good standing and is willing to add a MENTOR program participant to the lease. This will help to re-unite families, prevent homelessness and, hopefully, interrupt the cycle of recidivism.

### **Approval and Implementation**

- Approved FY 2016
- Implemented FY 2016
- Modified FY 2018

### **Hardship**

Not applicable.

### **Proposed Changes**

No changes are proposed that require MTW authority.

### **Changes to Metrics**

No changes have been made to the metrics identified in the FY 2018 Annual Plan.

<b>CE #4: Increase in Resources Leveraged *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	\$0	Up to \$10,000		
<i>*Participation is not mandatory and is based on the needs of the individual. Leveraged resources reflect activity in the STAR and RISE programs only.</i>				
<b>HC #5: Increase in Resident Mobility *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	30		
<i>*10 represent the STAR and RISE program and the remaining 20 reflect the First Judicial Court reentry program</i>				
<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	\$18,200 average earned income of participants	\$18,200		
<b>SS #3: Increase in Positive Outcomes in Employment Status *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Employed Full-Time*	10 participants	10		
	100% of participants	100%		
Enrolled in a Job Training Program	0 participants	5		
	0% of participants	50%		
Enrolled in an Education Program	0 participants	5		
	0% of participants	50%		
<i>*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.</i>				
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	0	0		
<b>SS #5: Households Assisted by Services that Increase Self-Sufficiency</b>				
<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 self-sufficiency (increase).	0	10		

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	\$430 upon implementation (2 participants)	\$439		
<i>* Represents STAR and RISE program participants only.</i>				
<b>SS #7: Increase in Agency Rental Revenue *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
PHA rental revenue in dollars (increase).	\$439	\$440		
<i>*PHA does not have any rental revenue as all participants are in the HCV program. Total Tenant Payment is the metric. Represents STAR and RISE program participants only.</i>				
<b>SS #8: Households Transitioned to Self Sufficiency *</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).	0	0		
<i>*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.</i>				

## **B. Activities Not Yet Implemented**

### **MTW Activity 2014-1: Flexible Subsidy Initiative**

**Description/Update:** The Flexible Subsidy Initiative provides PHA with the flexibility, subject to HUD approval, to establish operating subsidy levels for newly constructed public housing units which blend MTW Block Grant funds (HAP and Operating Fund). This activity was approved by HUD in FY2014. PHA has not utilized this flexibility to date; however, it may be utilized, subject to HUD approval, in future transactions.

**Timeline for Implementation:** PHA will implement this activity if and when PHA needs MTW flexibility to supplement the current public housing operating subsidy levels, subject to prior HUD approval.

**B. Activities on Hold**

Not applicable.



### **C. 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>Activity</b>	<b>Plan Year</b>	<b>Close Out Year</b>	<b>Reason for Close Out</b>
Assisted Living	FY 2009	FY 2011	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.
Home Care Services	FY 2009	FY 2011	PHA discontinued this activity prior to its implementation based on a determination that services can be more efficiently delivered through third-party partners.
Scattered Site Income Tiering	FY 2011	FY 2011	PHA discontinued this activity 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.
HCV Time Limit	FY 2004	FY 2012	PHA discontinued this activity due to economic conditions which limited the availability of jobs for residents.
HCV HQS Enforcement	FY 2004	FY 2012	PHA discontinued this policy based on a decision to establish uniform HQS enforcement policies for both MTW and Non-MTW vouchers.
Public Housing Service Order Policy	FY 2004	FY 2012	PHA discontinued this policy after discussions with the HUD Field Office concerning the need to expedite service order response times.
Tenant Responsibility Training	FY 2004	FY 2013	PHA determined that this activity does not require MTW flexibility to implement.
Blueprint	FY 2004	FY 2013	PHA continues to implement the Blueprint Program; however, a determination was made that the activity does not require MTW flexibility.
Transitional Housing Facilities	FY 2007	FY 2013	PHA determined that comparable activities are authorized under Partnership Initiative.
LIFE Program	FY 2007	FY 2013	PHA determined that this activity does not require MTW programmatic waivers or Block Grant funding.
Community Service Policy	FY 2011	FY 2013	PHA determined that this activity does not require MTW flexibility.
Expanding Use of LIHTC	FY 2011	FY 2013	PHA determined that the proposed activities were covered under Partnership and Unit-Based Leasing/Development Initiatives.
Family Economic Development Action	FY 2004	FY 2014	PHA discontinued this activity along with discontinuation of HCV time limits as they were

Activity	Plan Year	Close Out Year	Reason for Close Out
Plan/Tenant Responsibility Training			interrelated activities. No additional statutory exceptions outside of the current MTW flexibilities were considered.
Comprehensive Resident Self Sufficiency Services	FY 2005	FY 2014	PHA continues to provide comprehensive resident self-sufficiency services utilizing MTW Block Grant funds. However, MTW programmatic waivers are not required. These activities are now referenced in Chapter V under the Single Fund Flexibility section.
90 Day Voucher Reissuance Policy	FY 2005	FY 2014	PHA discontinued this policy based on an assessment that it would not contribute to PHA's utilization goals.
Accessible Unit Retrofitting and Development	FY 2010	FY 2014	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 waivers
Moving to Work Family Agreement Addendum	FY 2004	FY 2016	PHA elected not to utilize this Agreement and instead provides a Family Responsibilities form to each household at each regular recertification.
\$20 Minimum Threshold for Utility Allowance Reimbursements	FY 2009	FY 2016	PHA elected not to establish a minimum threshold of \$20 for payment of utility allowance payments.
Adult Day Care	FY 2011	FY 2017	PHA transitioned the program to a qualified third party provider, and does not provide MTW funding or utilize MTW waivers to support the activity.

## V. MTW SOURCES AND USES OF FUNDING

### A. Estimated Sources and Uses of MTW Funding for Fiscal Year 2019

Tables 9 and 10 below provide estimated sources and uses of MTW funds for FY 2019. 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 2019 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 2019**

<b>SOURCES</b>		
<b>FDS Line Item</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
70500 (70300+70400)	Total Tenant Revenue	\$ 26,667,612
70600	HUD PHA Operating Grants*	\$ 314,503,064
70610	Capital Grants	\$ 41,257,006
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ 550,000
71100+72000	Interest Income	\$ 419,584
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>\$ 383,397,266</b>

\* This line item includes projected Public Housing Operating Fund and HCV HAP (including embedded Admin Fee) revenue. Of the total amount listed, the Public Housing Operating Fund revenue is estimated at \$107,596,558 and HCV HAP revenue is estimated at \$206,906,506.

**Table 10: Estimated Uses of MTW Funding for FY 2019**

<b>USES</b>		
<b>FDS Line Item</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
91000 (91100+91200+91400+91500+91600+91700+ 91800+91900)	Total Operating – Administrative	\$ 42,041,560
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	\$ 18,368,571
93500+93700	Labor	\$ 33,663,287
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 12,965,153
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 7,594,048
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$ 9,576,543
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 49,552,175
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	\$ 164,173,029
97400	Depreciation Expense	\$ 0
97500+97600+97700+97800 *	All Other Expenses	\$ 41,879,770
<b>90000</b>	<b>Total Expenses</b>	<b>\$ 383,397,266</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 2019 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 2019 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 2019**

Program	Description	Target Population	Funding Source	Residents Served
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
Afterschool	On site programs which provide: (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 to support appropriate nutrition, and provide best practice fellowship to support aging in place.	Residents 62 and over	HUD Grant	20
Community Partners	Occupational Skills training in career areas with reasonable growth potential.	Residents 18 to 55	MTW	100 enrolled
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	2,500
Early Childhood Education Partnerships	Pre-School Partnerships to ensure 3 year olds are enrolled into area Head Start programs	Children 3 to 5	US Dept. of HHS	100
Financial Literacy	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 Grant	300

<b>Program</b>	<b>Description</b>	<b>Target Population</b>	<b>Funding Source</b>	<b>Residents Served</b>
Health & Wellness Programs	With Every Heartbeat There is Life, with a tobacco component to improve nutrition, exercise	Residents 18 to 55	MTW	75
Home Ownership	Homeownership counseling including 5H, HCV, and Section 32 programs.	Residents 18 to 55	MTW	50
Jobs Plus Pilot Program	Place-based employment program to increase earnings and employment of working-age residents	Residents 18 to 62	HUD Grant	300
PhillySEEDS Scholarship	Competitive scholarship awards based on academic achievement.	Youth/Adults 18 to 55	Section 3 Vendors	55 residents to receive scholarships
ROSS Service Coordination	Assessment of individual and family needs, followed by referrals and tracking.	Residents 18 to 55	HUD Grant	200
ROSS SOAR	Assist PHA residents in applying for FASFA for financial assistance for college	Youth/Young Adults ages 15-20	HUD Grant	120
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	15
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	130
Smoke Free Housing	Provide smoke free cessation programs, including educational awareness workshops and other smoking cessation resources to help residents quit smoking	All	MTW, Philadelphia Department of Public Health, American Heart Association, Nursing Consortium	50 attendees
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, Partners, MTW	50

### C. Local Asset Management Plan

Is the PHA allocating costs within statute?

	or	No
Yes	or	

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

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 2019 MTW Annual Plan and the MTW Plan Certification of Compliance will be adopted by the PHA Board of Commissioners at the December 21, 2017 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 2019 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 from November 10, 2017 through December 11, 2017. A public hearing was held on November 29, 2017 at 12 South 23<sup>rd</sup> Street, an accessible facility. In attendance were XX persons. PHA also conducted a meeting with resident leadership to discuss proposed Plan contents and provide additional opportunities for resident input. In attendance were XX persons. Prior to finalizing the Plan, PHA considered the comments received during the public review process.

### **C. Evaluations**

PHA most recent impact analysis of its rent simplification efforts (see Appendix H) is attached. 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**

Submitted under separate cover.

## 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 2019 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, Option 3.
- 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>
2017	PA01R00250117	08/16/2019	08/16/2021
2017	PA01R00250217	08/16/2019	08/16/2021
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

## **Appendix C: Annual Statement/Performance & Evaluation Report**

Submitted under separate cover.

## **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 2017)

	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, administrative facilities 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.

	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
4.	Bentley Hall PA002077	100 Elderly Units		As part of Sharswood Blumberg revitalization, possible façade improvements.		99 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
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		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
7.	Cambridge Plaza Phase II PA-002129	40 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
8.	Cambridge Plaza Phase III Phase I PA002147	40 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
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		71 Elderly Units	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
				Choice/RAD and/or LIHTC Application.			economic development, management offices, community and 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	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional	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



	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
				and/or Capital Funds to develop units.	disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.		community and supportive services offices and/or open space.	Housing Choice vouchers.
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.	

	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
17.	Fairhill Apartments PA002055	264 Family			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.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
18.	Falls Ridge PA002130	135 LIHTC Rental Units		Development partner for 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. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.			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.	

	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
21.	Gladys B. Jacobs PA002114	80 Elderly	Intent for RAD conversion	Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		
22.	Greater Grays Ferry Estates (Formerly known as Tasker Homes) New AMP#s: PA002139 PA002143	429 LIHTC rental units; 125 replacement home ownership units.	Water penetration repairs planned.	Possible mixed-finance development and commercial development including community building on PHA vacant lots and public parcels. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.	Possible disposition in connection with non-dwelling commercial development including 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			Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Possible homeownership component in connection with

	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
				Choice/RAD and/or LIHTC Application.			economic development, management offices, community and supportive services offices and/or open space.	potential modernization and revitalization.
26.	Herbert Arlene Homes PA002104	32 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 Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
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.	Holmecrest Apartments PA002066	84 Elderly		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		84 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services	

	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
							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 modernization.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
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.	Lucien E. Blackwell Homes Phase I PA002145	80 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
33.	Lucien E. Blackwell Homes Phase II PA002150	80 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
34.	Lucien E. Blackwell Homes Phase III PA002153	50 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				

	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
35.	Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156	80 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
36.	Ludlow HOPE 6 Area Scattered Sites PA #: PA002154	Phases I, II, III, IV & V; 75 LIHTC and 103 Homeownership units		Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
37.	Mantua Hall PA002045	152 Family High-Rise Units	Water penetration repairs and leasing of commercial spaces.					
38.	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	All Phases completed. New construction of 19 market rate homeownership units on a portion of the site. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.	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.
39.	Mill Creek Extension East	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
40.	Mill Creek Extension West	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the

	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
				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.				USHA of 1937 will include lease purchase conventional sale and Housing Choice vouchers.
41.	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.
42.	Mt. Olivet PA002138	161 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.		161 Elderly Units		
43.	Nellie Reynolds Garden PA002158	64 Elderly housing units.		Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.		64 Elderly housing designation.		
44.	Neumann North PA002148	67 LIHTC Rental Units				67 Elderly Units Designated		
45.	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, private funds. PHA will use Choice Neighborhood and/or	Possible demolition in connection with the revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development,	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
				LIHTC Application when available.			management offices, community and supportive services offices and/or open space.	
46.	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.
47.	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 I 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.
48.	Parkview Apartments PA002054	20 Elderly Low Rises						
49.	Paschall Homes PA002061	223 Family		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.		Possible Elderly Designation		Possible homeownership component
50.	Plymouth Hall PA002079	69 Elderly High Rise	Intent for RAD Conversion	Rehabilitation with capital funds to develop 53 ACC units		53 Elderly Units Elderly Designation to be revised	Possible conversion of units/parcels for residential unit reconfiguration and commercial,	



	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
							economic development, management offices, community and supportive services offices and/or open space. Reduce unit count from 60 to 53 with new community space.	
51.	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.
52.	Raymond Rosen On-Site PA002010	356 Family						
53.	Richard Allen Homes Phase III PA002133	178 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				Includes 15-year tax credit and lease purchase homeownership components.
54.	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.
55.	Scattered Site Disposition: City-Wide	To be determined		Disposition Plan to be developed and implemented. Disposition of properties at market rate, for affordable	Possible demolition in connection with the modernization and			Possible Homeownership Component: Revised 5(h)/Section 32 of

	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
				housing or transfer to Land Bank	revitalization. Disposition application may be required.			USHA of 1937. Possible PHA affordable homeownership program.
56.	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.
57.	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	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.

	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
				funding sources when available.				
58.	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.
59.	Scattered Sites PA002000901	1,869 Family	Intent for RAD Conversion - 63 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization.

	Name, Number and Location	Number and Type of Units	Note for 2018 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
60.	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.
61.	Scattered Sites PA002000903	988 Family Units	Intent for RAD Conversion - 70 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
62.	Scattered Sites PA002000904	41 Family Units	Intent for RAD Conversion - 71 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition	Possible demolition/disposition of non-viable units and imminently dangerous		Possible conversion of units/parcels for residential unit reconfiguration 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 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.	properties for neighborhood redevelopment activity.		commercial, economic development, management offices, community and supportive services offices and/or open space.	
63.	Scattered Sites PA002000905	173 Family Units	Intent for RAD Conversion - 77 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
64.	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	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.	
65.	Scattered Sites PA002000910	514 Family Units	Intent for RAD Conversion - 163 units	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
66.	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.

	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
67.	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.
68.	Southwest Phila Area planning	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
69.	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.
70.	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	Possible demolition in connection with modernization and revitalization, and possible disposition in connection	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Possible homeownership component, subject to Section 32 of the USHA of 1937 will

	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
				alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.		economic development, management offices, community and supportive services offices and/or open space.	include lease purchase, conventional sale and Housing Choice vouchers.
71.	Spring Garden Revitalization: Phase 1 PA002127	84 LIHTC Rental Units	Intent for RAD Conversion					
72.	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.			
73.	St Anthony's Senior Residence: PA002131	38 Elderly LIHTC Units	Intent for RAD Conversion			38 Elderly Units		
74.	St Ignatius Phase I (Angela Court II) PA002146 PA002159	Phases I; 67 Elderly Units Phase II 64?				67 and 54 Elderly Units Designated		
75.	Suffolk Manor PA002132	137 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved.		77 Elderly Units		
76.	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.	
77.	Warnock PA002160	Phase I 50; TBD		Development completed. Potential for refinancing, re-				



	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
				syndication, change of entity ownership related to end of initial LIHTC compliance period.				
78.	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.		
79.	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.	
80.	West Philadelphia North of Market Street	45	Market West to be planned and begin acquisition activities.	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
81.	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,	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development,	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
				private funds with Choice/RAD and/or LIHTC Application.	developers.		management offices, community and supportive services offices and/or open space.	
82.	Whitehall Apartments I PA002034	188 Family		Modernization completed.				
83.	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.	
84.	Walton School		RAD transfer of assistance site	Redevelopment into Senior Housing.				
85.	Reynolds School			Redevelopment of Vacant School in Sharswood Neighborhood.				

## Appendix F: Planned Demo/Dispo Additional Documentation

Listed below are scattered sites units which are planned for demolition and/or disposition in FY 2019 or subsequent periods. PHA may modify this listing in the future. Approvals by the PHA Board of Commissioners and HUD are required in order to proceed with demolition/disposition activities.

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
<b>RAD TRANSFER OF ASSISTANCE</b>					
041691	PA002000901	4920 PARRISH ST	19139		4
041870	PA002000901	5063 PARRISH ST	19139		3
125875	PA002000901	228 N CECIL ST	19139		3
589279	PA002000901	232 N 58TH STREET	19139		3
599300	PA002000901	207 N 54TH STREET	19139		3
609339	PA002000901	150 N 58TH STREET	19139		3
609345	PA002000901	220 N 56TH STREET	19139		3
609353	PA002000901	239 N RUBY ST	19139		3
609429	PA002000901	27 N PEACH ST	19139		3
609431	PA002000901	652 N SICKELS ST	19131		2
690532	PA002000901	4924 OLIVE ST	19139		3
690682	PA002000901	5104 FUNSTON ST	19139		3
690813	PA002000901	4825 PARRISH ST	19139		3
857537	PA002000901	331 N FELTON ST	19139		3
888795	PA002000901	5306 RACE ST	19139		4
888810	PA002000901	5149 WYALUSING AVE	19131		4
888816	PA002000901	149 N 54TH STREET	19139		4
888831	PA002000901	437 S 62ND STREET	19143		3
888871	PA002000901	44 N 58TH STREET	19139		3
888872	PA002000901	551 N CREIGHTON ST	19131		3
976196	PA002000901	1650 N 60TH STREET	19151		3
041698	PA002000902	3926 RENO ST	19104		3
041839	PA002000902	3606 MELON ST	19104		6
041960	PA002000902	3932 WALLACE ST	19104		3
041985	PA002000902	3818 HAVERFORD AVE	19104		3
042269	PA002000902	614 N 38TH STREET	19104		5
042312	PA002000902	4167 MANTUA AVE	19104		5
042394	PA002000902	619 N 39TH STREET	19104		5
042682	PA002000902	3821 BRANDYWINE ST	19104		3
042753	PA002000902	3841 BRANDYWINE ST	19104		3
042979	PA002000902	724 N DEKALB ST	19104		3
043490	PA002000902	768 N 38TH STREET	19104		5
124861	PA002000902	3866 OLIVE ST	19104		3
124908	PA002000902	3843 HAVERFORD AVE	19104		6
125272	PA002000902	3850 BROWN ST	19104		5

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125398	PA002000902	3853 ASPEN ST	19104		3
125469	PA002000902	4203 OGDEN ST	19104		3
125789	PA002000902	763 N 37TH STREET	19104		2
125795	PA002000902	3608 WALLACE ST	19104		5
125851	PA002000902	612 N 39TH STREET	19104		6
125889	PA002000902	853 N 45TH STREET	19104		3
125902	PA002000902	746 N 38TH STREET	19104		3
690542	PA002000902	3921 FOLSOM ST	19104		3
690549	PA002000902	732 N 37TH STREET	19104		3
690720	PA002000902	866 N 47TH STREET	19139		3
690878	PA002000902	959 N 45TH STREET	19104		3
691074	PA002000902	632 N LOWBER ST	19104		3
691106	PA002000902	3825 BROWN ST	19104		4
691255	PA002000902	3504 MT VERNON ST	19104		3
691378	PA002000902	744 N 38TH STREET	19104		3
804109	PA002000902	610 UNION ST	19104		5
818055	PA002000902	766 N DEKALB ST	19104		3
818124	PA002000902	926 N 43RD STREET	19104		3
818186	PA002000902	628 N 37TH STREET	19104		5
818302	PA002000902	4223 W STILES ST	19104		5
818391	PA002000902	3828 ASPEN ST	19104		3
857199	PA002000903	1432 S 56TH STREET	19143		3
857281	PA002000903	5706 SPRINGFIELD AVE	19143		4
857287	PA002000903	5417 BELMAR TERRACE	19143		3
857339	PA002000903	1925 S REDFIELD ST	19143		3
857370	PA002000903	1705 S CONESTOGA ST	19143		2
857436	PA002000903	2114 S FRAZIER ST	19143		4
857453	PA002000903	2026 S CECIL ST	19143		3
857469	PA002000903	1841 S 55TH STREET	19143		4
857530	PA002000903	5722 PENTRIDGE ST	19143		3
857532	PA002000903	2124 S SHIELDS ST	19142		3
857554	PA002000903	5722 WINDSOR AVE	19143		3
857561	PA002000903	5855 WARRINGTON AVE	19143		3
888734	PA002000903	1521 S PATTON ST	19146		3
888815	PA002000903	5427 BEAUMONT ST	19143		3
888855	PA002000903	5419 BELMAR TERRACE	19143		3
888897	PA002000903	5733 BEAUMONT ST	19143		3
916089	PA002000903	1434 S VODGES ST	19143		3
926719	PA002000903	1522 S LINDENWOOD ST	19143		3
976173	PA002000903	5508 WINDSOR ST	19143		3
976219	PA002000903	1754 S 60TH STREET	19142		4
124799	PA002000904	5811 CRITTENDON ST	19138		5

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125570	PA002000904	3024 N 05TH STREET	19133		3
125892	PA002000904	3047 N CARLISLE ST	19132		3
818168	PA002000904	4509 N BOUVIER ST	19140		3
818174	PA002000904	4512 N BOUVIER ST	19140		3
818259	PA002000904	636 W CLEARFIELD ST	19133		3
818515	PA002000904	2823 N 12TH STREET	19133		5
857257	PA002000904	1516 ROWAN ST	19140		3
857327	PA002000904	67 E SEYMOUR ST	19144		3
857391	PA002000904	5329 N 12TH STREET	19141		4
857525	PA002000904	5215 N 10TH STREET	19141		3
888659	PA002000904	1221 W BUTLER ST	19140		4
888879	PA002000904	4210 N HICKS ST	19140		3
888920	PA002000904	500 E PENN ST	19144		3
916031	PA002000904	3646 N MARVINE ST	19140		4
916034	PA002000904	1116 W TIOGA ST	19140		4
916087	PA002000904	3109 N TAYLOR ST	19132		3
041526	PA002000905	1929 N 05TH STREET	19122		6
041661	PA002000905	2535 N 07TH STREET	19133		4
041936	PA002000905	2415 N LAWRENCE ST	19133		4
042452	PA002000905	2208 N 05TH STREET	19133		6
042697	PA002000905	2040 N 05TH STREET	19122		4
042895	PA002000905	2416 N LEITHGOW ST	19133		2
043064	PA002000905	2119 N 05TH STREET	19122		4
043134	PA002000905	2332 N 05TH STREET	19133		4
043135	PA002000905	2339 N 05TH STREET	19133		4
043635	PA002000905	1929 N 04TH STREET	19122		5
043939	PA002000905	2123 N 04TH STREET	19122		4
124819	PA002000905	1550 N LAWRENCE ST	19122		4
124825	PA002000905	409 W SUSQUEHANNA AVE	19122		4
124876	PA002000905	2143 N 05TH STREET	19122		3
125044	PA002000905	2226 N ORKNEY ST	19133		4
125123	PA002000905	319 W NORRIS ST	19122		4
125139	PA002000905	2425 N MARSHALL ST	19133		5
125264	PA002000905	2138 N ORKNEY ST	19122		2
125275	PA002000905	2544 N 09TH STREET	19133		3
125290	PA002000905	1754 N 03RD STREET	19122		4
125317	PA002000905	2150 N 05TH STREET	19122		5
125342	PA002000905	2145 N 05TH STREET	19122		3
125470	PA002000905	626 W HUNTINGDON ST	19133		5
125489	PA002000905	1914 MUTTER ST	19122		2
125527	PA002000905	1933 N 04TH STREET	19122		5
125705	PA002000905	921 W HUNTINGDON ST	19133		5

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125726	PA002000905	629 W CUMBERLAND ST	19133		5
125747	PA002000905	2514 N FRANKLIN ST	19133		3
125752	PA002000905	645 W CUMBERLAND ST	19133		5
125857	PA002000905	639 W CUMBERLAND ST	19133		5
125872	PA002000905	2427 N LAWRENCE ST	19133		4
255963	PA002000905	2237 N 04TH STREET	19133		5
690159	PA002000905	2451 N 05TH STREET	19133		5
690208	PA002000905	2631 N FRANKLIN ST	19133		3
690211	PA002000905	1921 N 05TH STREET	19122		4
690419	PA002000905	2250 N 02ND STREET	19133		6
690927	PA002000905	2509 N MARSHALL ST	19133		3
691054	PA002000905	2527 N FRANKLIN ST	19133		3
691107	PA002000905	2537 N 07TH STREET	19133		5
691119	PA002000905	2437 N MARSHALL ST	19133		5
691246	PA002000905	416 W NORRIS ST	19122		6
691384	PA002000905	2155 N 05TH STREET	19122		5
691454	PA002000905	2016 N LAWRENCE ST	19122		4
804307	PA002000905	548 W HUNTINGDON ST	19133		5
804359	PA002000905	616 W CUMBERLAND ST	19133		5
804492	PA002000905	2032 N 05TH STREET	19122		3
818224	PA002000905	1842 N 04TH STREET	19122		5
818434	PA002000905	955 N 06TH STREET	19123		6
818523	PA002000905	1931 N 04TH STREET	19122		5
926754	PA002000905	2526 N LAWRENCE ST	19133		3
926791	PA002000905	2434 N 04TH STREET	19133		2
043079	PA002000906	1728 FOLSOM ST	19130		5
043496	PA002000906	1515 N BOUVIER ST	19121	A	2
043497	PA002000906	1515 N BOUVIER ST	19121	B	5
043557	PA002000906	1730 W MASTER ST	19121	A	3
043558	PA002000906	1730 W MASTER ST	19121	B	3
043559	PA002000906	1730 W MASTER ST	19121	C	3
043595	PA002000906	1728 W MASTER ST	19121	A	3
043596	PA002000906	1728 W MASTER ST	19121	B	3
043597	PA002000906	1728 W MASTER ST	19121	C	3
043787	PA002000906	1004 GREEN ST	19123	A	1
043788	PA002000906	1004 GREEN ST	19123	B	4
043921	PA002000906	1010 GREEN ST	19123	A	2
043922	PA002000906	1010 GREEN ST	19123	B	5
690317	PA002000906	1505 N 17TH STREET	19121	A	3
690318	PA002000906	1505 N 17TH STREET	19121	B	4
690319	PA002000906	1505 N 17TH STREET	19121	C	2
804644	PA002000906	1438 N 17TH STREET	19121	A	4

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804645	PA002000906	1438 N 17TH STREET	19121	B	4
041519	PA002000907	1717 N Marshall St	19122		4
041860	PA002000907	933 W York St	19133		5
042242	PA002000907	1218 W SERGEANT ST	19133		3
042431	PA002000907	2006 N 08TH STREET	19122		6
043963	PA002000907	2642 N SARTAIN ST	19133		2
124862	PA002000907	809 DIAMOND ST	19122		6
124984	PA002000907	2535 N 11TH STREET	19133		5
125095	PA002000907	619 WESTMONT ST	19122		2
125174	PA002000907	2234 N CAMAC ST	19133		6
125334	PA002000907	2436 N DELHI ST	19133		2
125741	PA002000907	1222 W HAZZARD ST	19133		3
818047	PA002000907	2163 N FRANKLIN ST	19122		5
041565	PA002000908	2070 W GLENWOOD AVE	19132		4
041637	PA002000908	3023 W SUSQUEHANNA AVE	19121		5
041706	PA002000908	2344 N OPAL ST	19132		3
041831	PA002000908	2201 W SERGEANT ST	19132		2
041833	PA002000908	2205 W SERGEANT ST	19132		2
041920	PA002000908	1426 W YORK ST	19132		6
041977	PA002000908	1921 W DAUPHIN ST	19132		5
042013	PA002000908	3311 W HUNTINGDON ST	19132		4
042033	PA002000908	3143 W ARIZONA ST	19132		2
042122	PA002000908	2248 N 17TH STREET	19132	A	2
042123	PA002000908	2248 N 17TH STREET	19132	B	4
042305	PA002000908	2543 N COLORADO ST	19132		2
042363	PA002000908	2129 W DAUPHIN ST	19132		5
042444	PA002000908	2644 N 29TH STREET	19132		6
042825	PA002000908	2230 N 17TH STREET	19132	A	2
042826	PA002000908	2230 N 17TH STREET	19132	B	5
042956	PA002000908	2220 N 17TH STREET	19132	A	2
042957	PA002000908	2220 N 17TH STREET	19132	B	5
124982	PA002000908	2317 W SERGEANT ST	19132		3
125056	PA002000908	2343 N 20TH STREET	19132		6
125151	PA002000908	2345 N VAN PELT ST	19132		3
125178	PA002000908	2415 W HAROLD ST	19132		3
125263	PA002000908	2528 N BANCROFT ST	19132		3
125416	PA002000908	2539 N NATRONA ST	19132		3
125429	PA002000908	2460 N DOVER ST	19132		2
125592	PA002000908	2247 N 17TH STREET	19132		6
125654	PA002000908	2539 W HAROLD ST	19132		3
125698	PA002000908	1625 W HUNTINGDON ST	19132		5
125873	PA002000908	2315 N VAN PELT ST	19132		3

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
255945	PA002000908	2406 N 15TH STREET	19132		5
255971	PA002000908	2258 N 17TH STREET	19132		6
690007	PA002000908	2524 N 16TH STREET	19132		4
690096	PA002000908	2211 N BOUVIER ST	19132		3
690106	PA002000908	2334 N OPAL ST	19132		3
690109	PA002000908	2246 N BANCROFT ST	19132		3
690110	PA002000908	2356 N VAN PELT ST	19132		3
690118	PA002000908	2319 N CLEVELAND ST	19132		3
690135	PA002000908	2444 N GARNET ST	19132		3
690412	PA002000908	2269 N COLORADO ST	19132		3
690558	PA002000908	2342 N 18TH STREET	19132		4
690565	PA002000908	2209 N COLORADO ST	19132		3
690573	PA002000908	2531 N BOUVIER ST	19132		3
690578	PA002000908	2506 N CHADWICK ST	19132		3
690593	PA002000908	2645 N COLORADO ST	19132		3
690691	PA002000908	3113 W DAUPHIN ST	19132		3
690722	PA002000908	2452 N NATRONA ST	19132		3
690745	PA002000908	2515 N COLORADO ST	19132		3
690777	PA002000908	2525 N COLORADO ST	19132		3
690899	PA002000908	2355 N VAN PELT ST	19132		3
690904	PA002000908	2513 N COLORADO ST	19132		3
690957	PA002000908	2046 W GLENWOOD AVE	19132		4
690986	PA002000908	2444 N COLORADO ST	19132		3
691027	PA002000908	2327 N COLORADO ST	19132		3
691040	PA002000908	2560 N SYDENHAM ST	19132		3
691135	PA002000908	2619 N CORLIES ST	19132		3
691163	PA002000908	2469 N COLORADO ST	19132		3
691296	PA002000908	2511 N NAPA ST	19132		3
691370	PA002000908	2402 W OAKDALE ST	19132		3
804769	PA002000908	2260 N 17TH STREET	19132		6
818004	PA002000908	2323 N COLORADO ST	19132		3
818111	PA002000908	2357 N COLORADO ST	19132		3
818126	PA002000908	2614 N 16TH STREET	19132		5
818151	PA002000908	2528 N NATRONA ST	19132		3
818230	PA002000908	2455 N BOUVIER ST	19132		3
818314	PA002000908	2605 N STANLEY ST	19132		3
818342	PA002000908	2232 N 17TH STREET	19132		6
818411	PA002000908	2513 N MARSTON ST	19132		3
818496	PA002000908	2229 W DAUPHIN ST	19132		3
818526	PA002000908	2225 N BANCROFT ST	19132		3
857219	PA002000908	2233 N CHADWICK ST	19132		3
857240	PA002000908	2324 N COLORADO ST	19132		3



UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
888572	PA002000908	2627 N 18TH STREET	19132		3
926743	PA002000908	2347 N CLEVELAND ST	19132		3
926767	PA002000908	2403 W OAKDALE ST	19132		4
041607	PA002000909	2120 N 20TH STREET	19121		6
041802	PA002000909	2115 N NEWKIRK ST	19121		2
041816	PA002000909	2933 WESTMONT ST	19121		2
041907	PA002000909	2841 DIAMOND ST	19121	A	2
041908	PA002000909	2841 DIAMOND ST	19121	B	6
041998	PA002000909	2956 WESTMONT ST	19121		3
042030	PA002000909	2104 N 16TH STREET	19121	A	3
042031	PA002000909	2104 N 16TH STREET	19121	B	3
042032	PA002000909	2104 N 16TH STREET	19121	C	1
042062	PA002000909	2936 WESTMONT ST	19121		2
042810	PA002000909	2117 N 15TH STREET	19121	A	3
042811	PA002000909	2117 N 15TH STREET	19121	B	3
042812	PA002000909	2117 N 15TH STREET	19121	C	3
042882	PA002000909	2124 N 21ST STREET	19121	A	2
042883	PA002000909	2124 N 21ST STREET	19121	C	4
043472	PA002000909	2020 N BAMBREY ST	19121	A	3
043473	PA002000909	2020 N BAMBREY ST	19121	B	3
043511	PA002000909	1803 N 18TH STREET	19121	A	3
043512	PA002000909	1803 N 18TH STREET	19121	B	3
043513	PA002000909	1803 N 18TH STREET	19121	C	3
043626	PA002000909	2018 N 32ND STREET	19121	A	2
043627	PA002000909	2018 N 32ND STREET	19121	B	6
125359	PA002000909	2942 W SUSQUEHANNA AVE	19121		3
125798	PA002000909	3114 WESTMONT ST	19121		3
690070	PA002000909	1816 N NEWKIRK ST	19121		3
690515	PA002000909	1824 N BUCKNELL ST	19121		3
690516	PA002000909	1802 N BUCKNELL ST	19121		3
690517	PA002000909	1804 N BUCKNELL ST	19121		3
690524	PA002000909	1825 N BUCKNELL ST	19121		3
690525	PA002000909	1847 N BUCKNELL ST	19121		3
690526	PA002000909	1821 N BUCKNELL ST	19121		3
690541	PA002000909	1843 N BUCKNELL ST	19121		3
690557	PA002000909	1825 N 26TH STREET	19121		3
690804	PA002000909	2153 N 21ST STREET	19121	A	4
690805	PA002000909	2153 N 21ST STREET	19121	B	2
690815	PA002000909	1923 N RINGGOLD ST	19121		3
690851	PA002000909	2151 N NATRONA ST	19121		3
690936	PA002000909	2022 N 20TH STREET	19121		5
691021	PA002000909	1838 N BUCKNELL ST	19121		3

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
803989	PA002000909	2028 N 31ST STREET	19121		3
804208	PA002000909	1843 N 17TH STREET	19121	A	3
804209	PA002000909	1843 N 17TH STREET	19121	B	3
804210	PA002000909	1843 N 17TH STREET	19121	C	3
804328	PA002000909	2009 N 17TH STREET	19121	A	4
804329	PA002000909	2009 N 17TH STREET	19121	B	4
804660	PA002000909	1512 DIAMOND ST	19121	A	4
804661	PA002000909	1512 DIAMOND ST	19121	B	4
818011	PA002000909	2135 N NATRONA ST	19121		3
818033	PA002000909	1844 N JUDSON ST	19121		3
818279	PA002000909	1860 N TANEY ST	19121		3
818338	PA002000909	1820 N 22ND STREET	19121		6
818362	PA002000909	1816 N RINGGOLD ST	19121		5
818416	PA002000909	3110 EUCLID ST	19121		6
818418	PA002000909	1806 N TANEY ST	19121		3
818463	PA002000909	3113 W NORRIS ST	19121		3
818471	PA002000909	3106 W BERKS ST	19121		3
041682	PA002000910	2435 CLIFFORD ST	19121		6
041838	PA002000910	2320 SHARSWOOD ST	19121		4
043073	PA002000910	2403 W OXFORD ST	19121		6
043252	PA002000910	1521 N 25TH STREET	19121		6
124843	PA002000910	2408 REDNER ST	19121		4
124892	PA002000910	2319 SHARSWOOD ST	19121		4
124949	PA002000910	1730 N MARSTON ST	19121		3
124963	PA002000910	1744 N 27TH STREET	19121		4
125110	PA002000910	1731 N TANEY ST	19121		3
125700	PA002000910	2403 INGERSOLL ST	19121		2
125867	PA002000910	1230 N DOVER ST	19121		3
125934	PA002000910	2238 INGERSOLL ST	19121		4
690016	PA002000910	1455 N HOLLYWOOD ST	19121		3
690022	PA002000910	1740 N 28TH STREET	19121		4
690029	PA002000910	1645 N NEWKIRK ST	19121		3
690114	PA002000910	1521 N NEWKIRK ST	19121		3
690551	PA002000910	1454 N HOLLYWOOD ST	19121		3
690633	PA002000910	2931 CECIL B MOORE AVE	19121		6
690737	PA002000910	2402 W THOMPSON ST	19121		5
691090	PA002000910	1738 N NEWKIRK ST	19121		3
691436	PA002000910	1430 N CORLIES ST	19121		3
804684	PA002000910	2828 W MASTER ST	19121	A	4
804685	PA002000910	2828 W MASTER ST	19121	B	4
818137	PA002000910	1525 N 25TH STREET	19121		6
818204	PA002000910	1325 N 23RD STREET	19121		5

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818255	PA002000910	2403 REDNER ST	19121		4
888580	PA002000910	1402 N 27TH STREET	19121		4
888633	PA002000910	2040 W MASTER ST	19121		6
888636	PA002000910	2927 W MASTER ST	19121		4
<b>DEMO/DISPO OF NON-VIABLE UNITS</b>					
804142	PA002000906	624 N 12TH STREET	19123	A	3
804143	PA002000906	624 N 12TH STREET	19123	B	3
804144	PA002000906	624 N 12TH STREET	19123	C	3
804114	PA002000907	1908 N 08TH STREET	19122		5
804352	PA002000907	1931 N 09TH STREET	19122		4
043159	PA002000909	2122 N 16TH STREET	19121	A	3
043160	PA002000909	2122 N 16TH STREET	19121	B	3
043161	PA002000909	2122 N 16TH STREET	19121	C	3
043244	PA002000909	2153 N 15TH STREET	19121	A	3
043245	PA002000909	2153 N 15TH STREET	19121	B	3
043246	PA002000909	2153 N 15TH STREET	19121	C	3
041531	PA002000910	2126 W MASTER ST	19121		5
042995	PA002000910	2324 SHARSWOOD ST	19121		5
043827	PA002000910	2440 NICHOLAS ST	19121		5
043913	PA002000910	1535 N 22ND STREET	19121		5
690619	PA002000910	2313 W THOMPSON ST	19121		4
690808	PA002000910	2441 W OXFORD ST	19121	A	2
690809	PA002000910	2441 W OXFORD ST	19121	B	4
818226	PA002000910	2042 W MASTER ST	19121		5
818368	PA002000910	2415 TURNER ST	19121		5
<b>VACANT LOTS</b>					
125506	PA002000901	648 N YEWDALL ST	19131		2
691373	PA002000901	645 N CREIGHTON ST	19131		3
041580	PA002000902	3929 FOLSOM ST	19104		3
042445	PA002000902	3944 FOLSOM ST	19104		5
043116	PA002000902	823 N 40TH STREET	19104	A	2
043117	PA002000902	823 N 40TH STREET	19104	B	4
125572	PA002000902	3913 FOLSOM ST	19104		3
125599	PA002000902	3935 FAIRMOUNT AVE	19104		5
125780	PA002000902	644 N 38TH STREET	19104		
125871	PA002000902	3932 BROWN ST	19104		6
690276	PA002000902	3849 FAIRMOUNT AVE	19104	A	3
690277	PA002000902	3849 FAIRMOUNT AVE	19104	B	2
691067	PA002000902	3711 MT VERNON ST	19104		3
691186	PA002000902	806 N 38TH STREET	19104		5
691187	PA002000902	3822 MT VERNON ST	19104		3
691218	PA002000902	3527 MT VERNON ST	19104		3

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
691383	PA002000902	741 N DEKALB ST	19104		3
818438	PA002000902	656 N 36TH STREET	19104		6
888670	PA002000902	729 N 39TH STREET	19104		4
125493	PA002000903	1247 S HANSON ST	19143		2
125637	PA002000903	1243 S HANSON ST	19143		2
926716	PA002000903	6015 ALLMAN ST	19142		3
125664	PA002000904	2712 W STERNER ST	19132		2
818098	PA002000904	3154 N CARLISLE ST	19132		2
916024	PA002000904	1211 WINGOHOCKING ST	19140		4
926746	PA002000904	4815 GREENE ST	19144		6
041570	PA002000905	1933 N 05TH STREET	19122		4
041572	PA002000905	1937 N 05TH STREET	19122		4
041772	PA002000905	2532 N HOWARD ST	19133		5
041932	PA002000905	2108 N 05TH STREET	19122		5
041957	PA002000905	421 W DAUPHIN ST	19133		5
042356	PA002000905	2242 N 04TH STREET	19133		5
042835	PA002000905	2024 N BODINE ST	19122		2
043940	PA002000905	2148 N ORKNEY ST	19122		3
125007	PA002000905	2552 N HOWARD ST	19133		5
125018	PA002000905	2134 N ORKNEY ST	19122		4
125152	PA002000905	2542 N HOWARD ST	19133		5
125279	PA002000905	2128 N 05TH STREET	19122		4
125513	PA002000905	2021 N 05TH STREET	19122		5
690200	PA002000905	532 W BERKS ST	19122		4
690728	PA002000905	2642 N 03RD STREET	19133		3
691192	PA002000905	2522 N 09TH STREET	19133		4
041916	PA002000906	1432 N 17TH STREET	19121	A	2
041917	PA002000906	1432 N 17TH STREET	19121	B	6
041918	PA002000906	1616 W FLORA ST	19121		4
041959	PA002000906	1913 PARRISH ST	19130		5
043773	PA002000906	632 N 12TH STREET	19123	A	3
043774	PA002000906	632 N 12TH STREET	19123	B	3
043775	PA002000906	632 N 12TH STREET	19123	C	3
043980	PA002000906	1423 N 17TH STREET	19121	A	3
043981	PA002000906	1423 N 17TH STREET	19121	B	3
043982	PA002000906	1423 N 17TH STREET	19121	C	3
043983	PA002000906	1425 N 17TH STREET	19121	A	3
043984	PA002000906	1425 N 17TH STREET	19121	B	3
043985	PA002000906	1425 N 17TH STREET	19121	C	3
125328	PA002000906	1609 OGDEN ST	19130		4
690294	PA002000906	1427 N 17TH STREET	19121	A	3
690295	PA002000906	1427 N 17TH STREET	19121	B	3

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690296	PA002000906	1427 N 17TH STREET	19121	C	3
690306	PA002000906	1443 N 17TH STREET	19121	A	3
690307	PA002000906	1443 N 17TH STREET	19121	B	3
690308	PA002000906	1443 N 17TH STREET	19121	C	3
690446	PA002000906	1726 W MASTER ST	19121	A	3
690447	PA002000906	1726 W MASTER ST	19121	B	3
690448	PA002000906	1726 W MASTER ST	19121	C	3
042235	PA002000907	2311 N 10TH STREET	19133	A	1
042236	PA002000907	2311 N 10TH STREET	19133	B	4
125828	PA002000907	2512 N 10TH STREET	19133		5
691422	PA002000907	2138 N FRANKLIN ST	19122		5
042578	PA002000908	2309 N CROSKEY ST	19132		3
042994	PA002000908	2266 N VAN PELT ST	19132		3
125002	PA002000908	2230 N 19TH STREET	19132		6
125531	PA002000908	2224 N 19TH STREET	19132		6
125836	PA002000908	2216 N 19TH STREET	19132		6
691072	PA002000908	2425 N MARSTON ST	19132		2
818482	PA002000908	2218 N 19TH STREET	19132		6
926742	PA002000908	2320 N CLEVELAND ST	19132		3
041557	PA002000909	2940 PAGE ST	19121		3
041715	PA002000909	2017 N BAMBREY ST	19121		3
041721	PA002000909	1835 N VAN PELT ST	19121		6
042275	PA002000909	1731 W MONTGOMERY AVE	19121	A	3
042276	PA002000909	1731 W MONTGOMERY AVE	19121	B	4
042277	PA002000909	1731 W MONTGOMERY AVE	19121	C	1
042795	PA002000909	1917 N 24TH STREET	19121		5
125138	PA002000909	1847 N JUDSON ST	19121		3
125339	PA002000909	1914 N 24TH STREET	19121		6
690009	PA002000909	2228 PAGE ST	19121		3
690013	PA002000909	1812 N 27TH STREET	19121		5
690595	PA002000909	1833 N TANEY ST	19121		3
691281	PA002000909	2121 N 19TH STREET	19121	A	2
691282	PA002000909	2121 N 19TH STREET	19121	B	6
804404	PA002000909	1908 N 24TH STREET	19121	A	3
804405	PA002000909	1908 N 24TH STREET	19121	B	2
818129	PA002000909	1921 N 24TH STREET	19121		5
818152	PA002000909	2139 N 19TH STREET	19121		6
818386	PA002000909	2114 N 19TH STREET	19121		6
818472	PA002000909	1826 N BUCKNELL ST	19121		3
818530	PA002000909	1923 N 24TH STREET	19121		5
041744	PA002000910	2703 W JEFFERSON ST	19121		5
043251	PA002000910	2437 REDNER ST	19121		4

UNIT ID	AMP NO.	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125113	PA002000910	2403 CECIL B MOORE AVE	19121	A	3
125114	PA002000910	2403 CECIL B MOORE AVE	19121	B	4
125482	PA002000910	2425 NASSAU ST	19121		2
125868	PA002000910	2412 NASSAU ST	19121		2
690052	PA002000910	1427 N HOLLYWOOD ST	19121		3
804571	PA002000910	2410 CECIL B MOORE AVE	19121		5
818369	PA002000910	2707 W JEFFERSON ST	19121		3

## 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 cost limits in 2009. Subject to HUD approval, PHA will periodically review and update the MTW TDC/HCC cost limits.

	0		1		2		3		4		5	
Type of Unit	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	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. 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'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 adjusted 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 adjusted income towards rent.

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

	Housing Choice Voucher Households	Public Housing Households
Average	28%	28%
25 <sup>th</sup> Percentile	27%	27%
Median	28%	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	922 (6%)	667 (7%)
Households with Gross Rents exceeding Payment Standards	3,327 (22%)	-N/A-
Households on Ceiling Rent	-N/A-	518 (6%)

## 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 current annual savings resulting from PHA's adoption of this policy.

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

	<b>Households on CRP</b>
# of HCV participants who are eligible for a gas utility allowance	11,798
# of HCV participants who pay gas heat and are eligible for CRP	5,765
Total gas portion without application of CRP	\$1,347,255
Total gas portion with application of CRP	\$1,006,775
Monthly Savings	\$340,480
<b>Annual Savings to PHA</b>	<b>\$4,085,760</b>

## **Appendix I: Board Resolution & MTW Certification**