



Philadelphia Housing Authority  
Building Beyond Expectations

# PHA Budget Presentation for the 2012 Fiscal Year



# Basics – Public Housing & HCV Units

	Projected as of March 31, 2012
Total Public Housing Units	16,015
Public Housing Units Available for Occupancy	13,638
Number of Units Leased	13,249
Leasing Percentage - *	97.1%

	Projected as of March 31, 2012
Total MTW Authorized Units	17,850
MTW Activity Vouchers	2,500
MTW Tenant Based HCV Vouchers	15,350
Non-MTW HCV Vouchers	1,152
Section 8 Mod Rehab - SRO	700
Total Non-MTW Authorized Subtotal	1,852
Total Section 8 Units Available for Occupancy	17,202
Number of Units Leased	15,479
Leasing Percentage - *	90.0%

Total Number of Family's Serviced	28,728
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\* - Based on Available for Occupancy



# PHA – An MTW Agency

Utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations (PHA) has substantially transformed its properties and programs. PHA's goals for its MTW program include:

- comprehensive rehabilitation and neighborhood revitalization activities,
- advanced facilities management,
- energy efficiency and green technologies,
- partnership programs initiatives,
- public safety,
- support for resident economic self-sufficiency and senior independent living,
- continuous management and administrative improvement efforts, and quality control.





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# Consolidated Budget for PHA



# 2012 Budget Highlights

- **Housing Assistance Payments increased \$9.5 million (9%)**
  - *Providing Housing Assistance to an additional 500 units per month*
- **Legal Expenses decreased by \$2.5 million (38%)**
  - *Focus on bringing outside legal services in-house*
- **Professional Service Contracts decreased by \$4.9 mil (29%)**
  - *Setting new priorities in Information Technology developments*
- **Maintenance Materials and Contracts increased \$3.7 mil (29%)**
  - *Increasing site maintenance services*
- **Employee Benefits decreased \$2.9 million (8%)**
  - *Employees will be contributing to health care costs and a planned reduction in the use of provisional employees*



# PHA Wide Budget Overview - 2012

Operating Revenue	MTW Public		MTW Capital Fund /		Non-MTW S8 Programs	Total 2012 Budget	Percent of Revenue
	Housing	MTW Vouchers	Replacement Housing Budget	Total 2012 MTW Budget			
Tenant Revenue	24,282,059			24,282,059		24,282,059	6.1%
HUD Funding Grants and Subsidies	114,172,854	172,746,684	76,043,142	362,962,680	12,027,061	374,989,741	93.7%
Operating Transfers	20,000,000	(10,000,000)	(10,000,000)	-		-	0.0%
Interest and Miscellaneous Revenue	255,265	124,853		380,118	365,245	745,363	0.2%
<b>Total Operating Revenue</b>	<b>158,710,178</b>	<b>162,871,537</b>	<b>66,043,142</b>	<b>387,624,857</b>	<b>12,392,306</b>	<b>400,017,163</b>	<b>100.0%</b>
							Percent of Expenses
<b>Operating Expense</b>							
Property/Asset Management	4,636,170	-	157,601	4,793,771		4,793,771	1.2%
Front Line/Services to Properties	5,041,711	5,089,192	10,428,460	20,559,363	999,893	21,559,256	5.4%
Central Office/Overhead	7,502,829	2,813,424	1,598,816	11,915,069	20,708	11,935,777	3.0%
Administrative Salaries	17,180,710	7,902,616	12,184,877	37,268,203	1,020,601	38,288,804	9.6%
Legal Expense	3,140,000	850,000		3,990,000		3,990,000	1.0%
Professional Service Contracts	2,667,545	8,944,500		11,612,045	122,500	11,734,545	2.9%
Other Administrative & Office Expenses	7,494,997	2,349,613		9,844,610	159,387	10,003,997	2.5%
Administrative Expenses	13,302,542	12,144,113	-	25,446,655	281,887	25,728,542	6.4%
Tenant Service Contracts and Personnel	951,247	4,088,952		5,040,199	1,000	5,041,199	1.3%
Utilities	30,856,804	275,298		31,132,102	15,188	31,147,290	7.8%
Maintenance Labor	25,022,089	-		25,022,089		25,022,089	6.3%
Materials	5,090,249	172,500		5,262,749	6,500	5,269,249	1.3%
Maintenance Contracts	9,574,611	1,533,331		11,107,942	24,790	11,132,732	2.8%
Maintenance Materials & Contracts	14,664,860	1,705,831		16,370,691	31,290	16,401,981	4.1%
Protective Services Materials & Contracts	5,842,280	1,204,243		7,046,523	15,288	7,061,811	1.8%
Insurance Expenses	11,301,287	332,421	872,437	12,506,145	31,292	12,537,437	3.1%
Subsidy Payments to Component Units	9,878,760			9,878,760		9,878,760	2.5%
Total General Expenses	1,775,000	1,400,000	-	3,175,000	-	3,175,000	0.8%
Total Employee Benefits	27,934,599	5,506,115	7,825,339	41,266,053	561,974	41,828,027	10.5%
Housing Assistance / Utility Payments		107,790,388		107,790,388	10,433,786	118,224,174	29.6%
<b>Total Operating Expense</b>	<b>158,710,178</b>	<b>142,349,977</b>	<b>20,882,653</b>	<b>321,942,808</b>	<b>12,392,306</b>	<b>334,335,114</b>	<b>83.6%</b>
<b>Non-Operating Expense</b>							
Capital Improvements		20,521,560	45,160,489	65,682,049		65,682,049	16.4%
<b>Total Expenses</b>	<b>158,710,178</b>	<b>162,871,537</b>	<b>66,043,142</b>	<b>387,624,857</b>	<b>12,392,306</b>	<b>400,017,163</b>	<b>100.0%</b>
<b>Net Income / (Loss)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	



# Operating Budget Comparison -2012 to 2011

## Excluding Capital Budget

	Total 2012 Operating Budget	Total 2011 Operating Actual (Estimated)	Actual % Increase / (Decrease)
<b>Operating Revenue</b>			
Tenant Revenue	24,282,059	24,082,155	0.8%
HUD Funding Grants and Subsidies	298,946,599	312,340,289	-4.3%
Operating Transfers	10,000,000	10,000,000	0.0%
Interest and Miscellaneous Revenue	745,363	718,620	3.7%
<b>Total Operating Revenue</b>	<b>333,974,021</b>	<b>347,141,064</b>	<b>-3.8%</b>
<b>Operating Expense</b>			
Property/Asset Management	4,636,170	4,376,352	5.9%
Front Line/Services to Properties	11,130,796	10,833,736	2.7%
Central Office/Overhead	10,336,961	9,998,183	3.4%
Administrative Salaries	26,103,927	25,208,271	3.6%
Legal Expense	3,990,000	6,628,590	-39.8%
Professional Service Contracts	11,734,545	16,627,819	-29.4%
Other Administrative & Office Expenses	10,003,997	10,019,305	-0.2%
Administrative Expenses	25,728,542	33,275,714	-22.7%
Tenant Service Contracts and Personnel	5,041,199	1,077,402	367.9%
Total Utilities Expenses	31,147,290	27,254,024	14.3%
Maintenance Labor	25,022,089	24,087,147	3.9%
Maintenance Materials & Contracts	16,401,981	12,810,141	28.0%
Protective Services Labor & Contracts	7,061,811	6,140,095	15.0%
Insurance Expenses	11,665,000	7,737,463	50.8%
Subsidy Payments to Component Units	9,878,760	12,562,005	-21.4%
Total General Expenses	3,175,000	1,688,129	88.1%
Total Employee Benefits	34,002,688	36,907,588	-7.9%
Housing Assistance / Utility Payments	118,224,174	108,559,020	8.9%
<b>Total Operating Expense</b>	<b>313,452,461</b>	<b>297,306,999</b>	<b>5.4%</b>
<b>Non-Operating Expense</b>			
Capital Improvements	20,521,560	31,774,674	-35.4%
Contributions to Housing Assistance Rese	-	2,386,820	-100.0%
Contributions to Operating Reserves	-	15,672,571	-100.0%
<b>Total Expenses</b>	<b>333,974,021</b>	<b>347,141,064</b>	<b>-3.8%</b>
<b>Net Income / (Loss)</b>	<b>-</b>	<b>-</b>	





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# MTW Vouchers Program Budget



# MTW Vouchers 2012 Operating Budget

	Quality of Life Programs	Family Programs	Management Efficiencies	Activity Vouchers for Capital	Total Activity Vouchers	Program Vouchers	2012 Budget	Percent of Budgeted Expenses
<b>Operating Revenue</b>								
MTW Funding Receipts	864,558	8,085,520	7,792,000	7,452,135	24,194,213	148,552,471	172,746,684	
Operating Transfers					-	(10,000,000)	(10,000,000)	
Interest and Investment Earnings					-	124,853	124,853	
<b>Total Operating Revenue</b>	<b>864,558</b>	<b>8,085,520</b>	<b>7,792,000</b>	<b>7,452,135</b>	<b>24,194,213</b>	<b>138,677,324</b>	<b>162,871,537</b>	
<b>Operating Expenses</b>								
Front Line/Services to Properties		1,096,390			1,096,390	3,992,802	5,089,192	3.6%
Central Office/Overhead		561,816			561,816	2,251,608	2,813,424	2.0%
Administrative Salaries	-	1,658,206	-	-	1,658,206	6,244,410	7,902,616	5.6%
Legal Expense		100,000			100,000	750,000	850,000	0.6%
Professional Service Contracts	50,000		7,792,000		7,842,000	1,102,500	8,944,500	6.3%
Other Administrative & Office Expenses	24,000	274,113			298,113	2,051,500	2,349,613	1.7%
<b>Total Administrative Expenses</b>	<b>74,000</b>	<b>374,113</b>	<b>7,792,000</b>	<b>-</b>	<b>8,240,113</b>	<b>3,904,000</b>	<b>12,144,113</b>	<b>8.5%</b>
Tenant Service Contracts and Personnel	15,000	4,064,952	-	-	4,079,952	9,000	4,088,952	2.9%
Total Utilities Expenses	-	138,602	-	-	138,602	136,696	275,298	0.2%
Maintenance Labor					-		-	0.0%
Maintenance Materials & Contracts	5,000	374,225			379,225	1,326,606	1,705,831	1.2%
Protective Services Labor & Contracts	508,775	427,168	-	-	935,943	268,300	1,204,243	0.8%
Insurance Expenses	70,144	88,791	-	-	158,935	173,486	332,421	0.2%
Other General Expenses	-	-	-	-	-	1,400,000	1,400,000	1.0%
Total Employee Benefits	191,639	959,463	-	-	1,151,102	4,355,013	5,506,115	3.9%
Housing Assistance / Utility Payments					-	107,790,388	107,790,388	75.7%
<b>Total Operating Expense</b>	<b>864,558</b>	<b>8,085,520</b>	<b>7,792,000</b>	<b>-</b>	<b>16,742,078</b>	<b>125,607,899</b>	<b>142,349,977</b>	<b>100.0%</b>
<b>Non-Operating Expense</b>								
Capital Improvements				7,452,135	7,452,135	13,069,425	20,521,560	
<b>Total Expenses</b>	<b>864,558</b>	<b>8,085,520</b>	<b>7,792,000</b>	<b>7,452,135</b>	<b>24,194,213</b>	<b>138,677,324</b>	<b>162,871,537</b>	
<b>Net Income / (Loss)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	



# MTW Vouchers Comparison

## 2012 to 2011

	2012 Budget	2011 Actual - Estimated	Actual % Increase / (Decrease)
<b>Operating Revenue</b>			
MTW Funding Receipts	172,746,684	177,995,388	-2.9%
Operating Transfers	(10,000,000)	(10,000,000)	0.0%
Interest and Investment Earnings	124,853	94,604	32.0%
<b>Total Operating Revenue</b>	<b>162,871,537</b>	<b>168,089,992</b>	<b>-3.1%</b>
<b>Operating Expenses</b>			
Front Line/Services to Properties	5,089,192	5,192,375	-2.0%
Central Office/Overhead	2,813,424	3,006,189	-6.4%
Administrative Salaries	7,902,616	8,198,564	-3.6%
Legal Expense	850,000	770,303	10.3%
Professional Service Contracts	8,944,500	13,835,133	-35.3%
Other Administrative & Office Expenses	2,349,613	3,065,912	-23.4%
Total Administrative Expenses	12,144,113	17,671,348	-31.3%
Tenant Service Contracts and Personnel	4,088,952	439,801	829.7%
Total Utilities Expenses	275,298	119,215	130.9%
Maintenance Labor		115,056	-100.0%
Maintenance Materials & Contracts	1,705,831	1,111,312	53.5%
Protective Services Labor & Contracts	1,204,243	1,384,088	-13.0%
Insurance Expenses	332,421	564,482	-41.1%
Other General Expenses	1,400,000	374,975	273.4%
Total Employee Benefits	5,506,115	5,896,068	-6.6%
Housing Assistance / Utility Payments	107,790,388	100,440,409	7.3%
<b>Total Operating Expense</b>	<b>142,349,977</b>	<b>136,315,318</b>	<b>4.4%</b>
<b>Non-Operating Expense</b>			
Capital Improvements	20,521,560	31,774,674	-35.4%
<b>Total Expenses</b>	<b>162,871,537</b>	<b>168,089,992</b>	<b>-3.1%</b>
<b>Net Income / (Loss)</b>	<b>-</b>	<b>-</b>	





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# Public Housing Program Operating Budget



# Public Housing – Budget Comparison

## 2012-2011

	2012 Budget	2011 Actual - Estimated	Actual % Increase / (Decrease)
<b>Operating Revenue</b>			
Tenant Revenue	24,282,059	24,082,155	0.8%
HUD Funding Grants and Subsidies	114,172,854	122,527,576	-6.8%
Operating Transfers	20,000,000	20,000,000	0.0%
Interest and Miscellaneous Revenue	255,265	141,131	80.9%
<b>Total Operating Revenue</b>	<b>158,710,178</b>	<b>166,750,862</b>	<b>-4.8%</b>
<b>Operating Expense</b>			
Property/Asset Management	4,636,170	4,376,352	5.9%
Front Line/Services to Properties	5,041,711	4,615,275	9.2%
Central Office/Overhead	7,502,829	6,973,868	7.6%
Administrative Salaries	17,180,710	15,965,495	7.6%
Legal Expense	3,140,000	5,858,287	-46.4%
Professional Service Contracts	2,667,545	2,792,686	-4.5%
Other Administrative & Office Expenses	7,494,997	6,936,332	8.1%
Total Administrative Expenses	13,302,542	15,587,305	-14.7%
Tenant Service Contracts and Personnel	951,247	637,601	49.2%
Total Utilities Expenses	30,856,804	27,134,809	13.7%
Maintenance Labor	25,022,089	23,972,091	4.4%
Maintenance Materials & Contracts	14,664,860	11,698,829	25.4%
Protective Services Labor & Contracts	5,842,280	4,756,007	22.8%
Insurance Expenses	11,301,287	7,138,804	58.3%
Subsidy Payments to Component Units	9,878,760	12,562,005	-21.4%
Total General Expenses	1,775,000	1,300,000	36.5%
Total Employee Benefits	27,934,599	30,325,345	-7.9%
<b>Total Operating Expense</b>	<b>158,710,178</b>	<b>151,078,291</b>	<b>5.1%</b>
Contribution to Operating Reserves	-	15,672,571	-100.0%
<b>Total Expenses</b>	<b>158,710,178</b>	<b>166,750,862</b>	<b>-4.8%</b>
<b>Net Income / (Loss)</b>	<b>-</b>	<b>-</b>	



# Conclusion

- These budgets reflect the short term plans of the operations teams at PHA
- The budget will enable continuation of PHA's abilities to contribute to the redevelopment improvements of the City of Philadelphia





# Philadelphia Housing Authority

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